

INSPECTION REPORT



For the Property at:

411 SAMPLE STREET
EASTERN ONTARIO, ON

Prepared for: SAMPLE REPORT

Inspection Date: Sunday, January 10, 2016

Prepared by: Michael Johnson



Kingfisher Home Inspections
1253 Powers Road
Perth, ON K7H 3C5
(613) 812-3864

www.kingfisherinspect.me
michael@kingfisherinspect.me



January 22, 2020

Dear Sample Report,

RE: Report No. 1273, v.5
411 Sample street
Eastern Ontario, ON

Thanks very much for choosing Kingfisher to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association, PHPIC. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Michael Johnson
on behalf of
Kingfisher Home Inspections

Kingfisher Home Inspections
1253 Powers Road
Perth, ON K7H 3C5
(613) 812-3864
www.kingfisherinspect.me
michael@kingfisherinspect.me



INVOICE

January 22, 2020

Client: Sample Report

Report No. 1273, v.5
For inspection at:
411 Sample street
Eastern Ontario, ON

on: Sunday, January 10, 2016

Sample report		\$1.00
	HST-872.725.890	\$0.13
	Total	<u>\$1.13</u>

PAID IN FULL - THANK YOU!

Kingfisher Home Inspections
1253 Powers Road
Perth, ON K7H 3C5
(613) 812-3864
www.kingfisherinspect.me
michael@kingfisherinspect.me

AGREEMENT

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

PARTIES TO THE AGREEMENT

Company

Kingfisher Home Inspections
1253 Powers Road
Perth, ON K7H 3C5

Client

Sample Report

Total Fee: \$1.13

This is an agreement between Sample Report and Kingfisher Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association, Professional Home & Property Inspectors of Canada, PHPIC. The Standards of Practice are listed here:

<http://www.phpic.ca/Content/PHPIC%27s%20Revised%20SOP%27s%2Epdf>

The Code of Ethics we follow are listed here;

<http://www.phpic.ca/Content/Code%20of%20Ethics%2Epdf>

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

AGREEMENT

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

AGREEMENT

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended. Our client is free to share this report with others.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Sample Report (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY OF SIGNIFICANT CONDITIONS

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

INTRODUCTION

The site conditions at the time of the inspection are documented in the section of the report titled Site Info. This can be found at the end of the report.

SCOPE

While a home inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection. After you settle into your new home, you may find others.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Heating

GAS FURNACE \ Combustion air

Condition: • Combustion fan is noisy, which sometimes indicates end-of-life of the fan.

Implication(s): Bearing in the combustion fan may be failing

Location: Furnace Room

Task: Service the furnace.

Time: Immediate

Cost: Minor

GAS FURNACE \ Heat shield

Condition: • [Rust](#)

Location: Furnace Room

Task: Service

Time: Immediate

Cost: Minor

GAS FURNACE \ Cabinet

Condition: • Condensate leaking inside cabinet

Implication(s): Condensate drain plugged.

Location: Furnace Room

Task: Service

SUMMARY OF SIGNIFICANT CONDITIONS

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Immediate

Cost: Minor

GAS FURNACE \ Humidifier

Condition: • [Leak](#)

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

Location: Furnace Room

Task: Service

Time: Immediate

Cost: Minor

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any visible defects in the home and suggest improvements.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

<http://www.inspectionlibrary.com/costs.html>

ROOFING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)

Snow covered much of lower roof, some of upper roof.



1. Asphalt shingles.



2. Asphalt shingles



3. Asphalt shingles.

Sloped roof flashing material:

- Aluminum

2008 build

No drip edge molding at edge of roof but shingles overhang 1 ".

Probability of leakage: • Low

ROOFING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Lack of access (too slippery/fragile)

• Snow/ice/frost

Inspection performed: • From roof edge • From the ground

EXTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material:

- [Aluminum](#)

Aluminum downspouts and deterioration of parking layer in certain areas.



4. Aluminum downspouts

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#)

Wall surfaces - masonry:

- [Brick](#)

Corner of brickwork at garage door show deterioration of mortar. Minor repointing needed.

EXTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5. Brick

Driveway: • Asphalt

Walkway: • Concrete • Pavers

Deck:

- Raised
- Pressure-treated wood
- Railings

Spindle not attached at bottom right handrail



6. Railings

EXTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Porch:

- Concrete

Some horizontal cracking seen at each end of porch deck, as well as neighbouring porch.



7. Concrete



8. Concrete



9. Concrete

Balcony:

- Pressure-treated wood

Deck is almost the same level as sliding door threshold, making snow likely to enter if the door is used in winter.

- Wood railings

One verticle spindle unattached at the bottom of the right railing. Needs screwing on.

Patio:

- Pavers

Entirely snow covered

EXTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. Pavers

Garage: • Minor dent in top of garage door noted. Safety features of automatic door opener tested and are functional.



11. garage door.

Garage:

• General

Some deterioration noted. Recommend filling/painting in the spring, or cover with aluminum trim.

EXTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

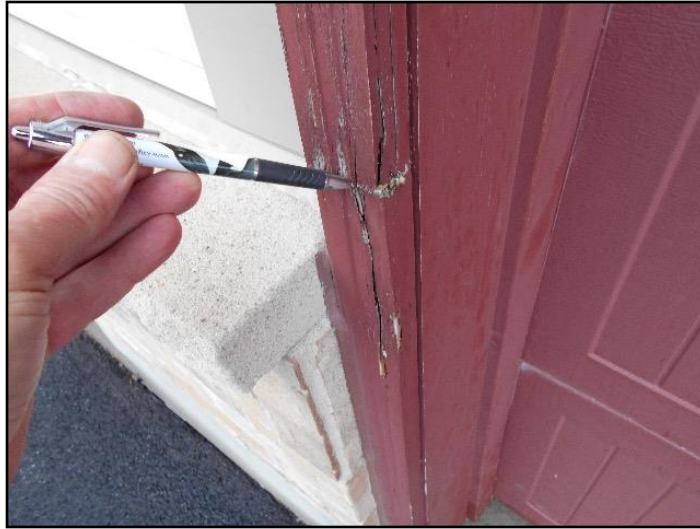
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



12. Garage door molding.

Limitations

Inspection limited/prevented by: • Snow / ice / frost

Description

Configuration:

- [Basement](#)

Poured concrete basement walls, floor.



13. Basement



14. Basement sill plates with vaour barrier.

Foundation material: • [Poured concrete](#)

Floor construction:

- [Wood I-joists](#)



15. Wood I-joists

- Laminated wood beams
- Subfloor - OSB (Oriented Strand Board)

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

STRUCTURE

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Roof and ceiling framing:

- [Trusses](#)



16. Trusses and blown fiberglass insulation.

- [Waferboard sheathing](#)

Party wall:

- [Wood frame](#)



17. Wood frame party wall with drywall covering.

Description

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

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

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

Main disconnect/service box type and location:

• [Breakers - basement](#)



18. Breakers - basement



19. Breakers - basement

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

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

Number of circuits installed: • 24

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - exterior](#)

Smoke alarms (detectors):

• [Present](#)



20. Present smoke & CO detectors.

Carbon monoxide (CO) alarms (detectors): • Present

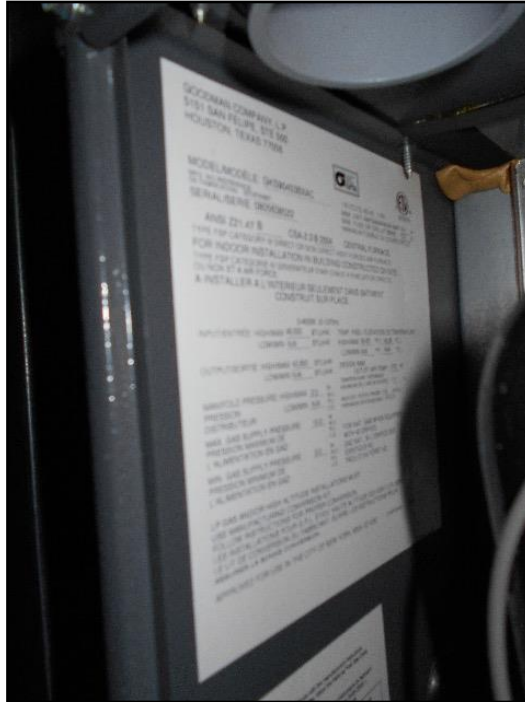
Description

System type:

- [Furnace](#)

Furnace data tag. Manufactured in February, 2008, according to serial number.

Model number: GKS90453BXAC *Serial number:* 0805638522



21. Furnace

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Goodman

Model number: GKS90453BXAC *Serial number:* 0805638522

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

Approximate capacity: • [50,000 BTU/hr](#)

Efficiency:

- [High-efficiency](#)

4 minor issues with the furnace;

1. Rust on heat shield, sometimes caused by backdrafting.
2. Condensate leaking out into cabinet.
3. Exhaust fan seems noisy, perhaps a failing bearing.
4. Humidifier is seeping, needs cleaning and sealing.

Recommend servicing by a qualified burner technician.

HEATING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

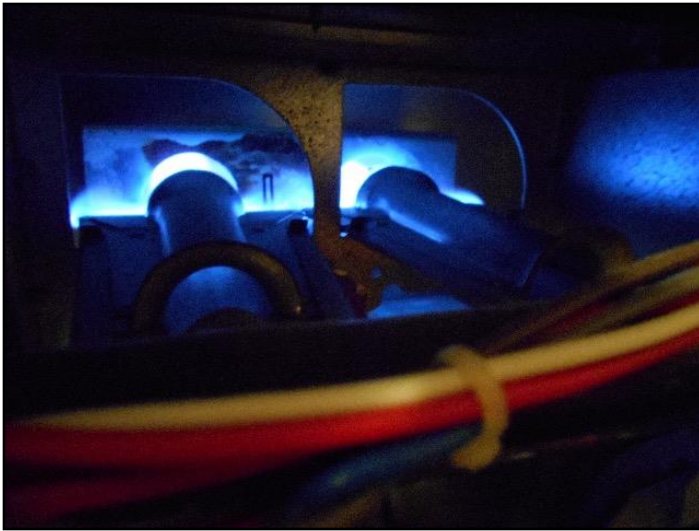
COOLING

INSULATION

PLUMBING

INTERIOR

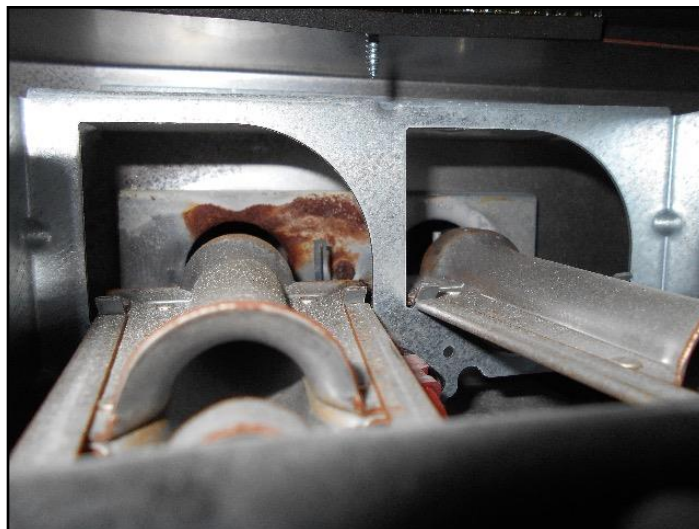
REFERENCE



22. High-efficiency



23. Condensate leaking out.



24. Rust on heat shield.

Exhaust venting method:

- [Induced draft](#)

Exhaust fan noisy

Combustion air source: • Interior of building

Approximate age: • [8 years](#)

Main fuel shut off at: • Meter

Temperature difference: • 40°

Exhaust pipe (vent connector):

- PVC plastic

HEATING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

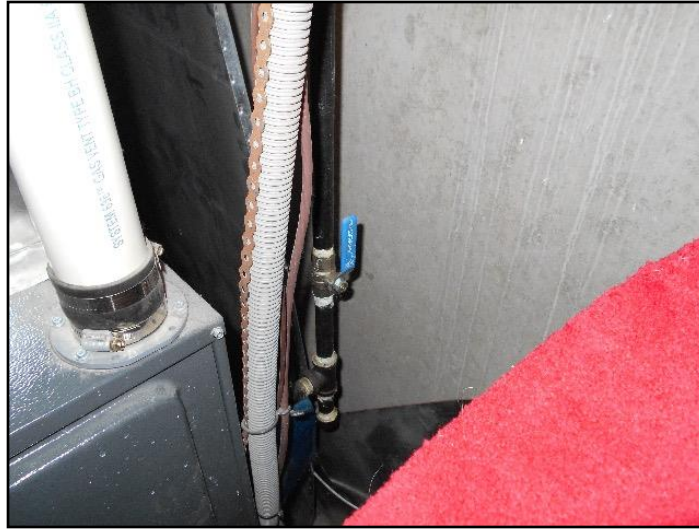
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



25. PVC plastic

Chimney/vent: • PVC plastic

Chimney liner: • [None](#)

Humidifiers:

• [Duct mounted bypass humidifer](#)

Humidifier seeping, requires service/cleaning.



26. Duct mounted bypass humidifer

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

HEATING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

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

Heat exchanger: • Furnace heat exchanger not visible.

Recommendations

GAS FURNACE \ Combustion air

1. Condition: • Combustion fan is noisy, which sometimes indicates end-of-life of the fan.

Implication(s): Bearing in the combustion fan may be failing

Location: Furnace Room

Task: Service the furnace.

Time: Immediate

Cost: Minor

GAS FURNACE \ Heat shield

2. Condition: • [Rust](#)

Location: Furnace Room

Task: Service

Time: Immediate

Cost: Minor

HEATING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

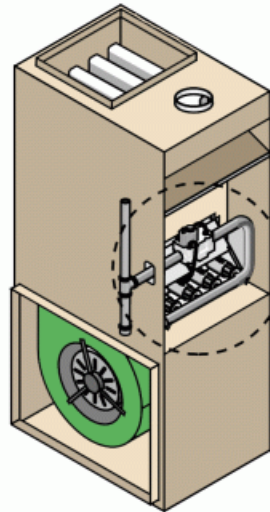
PLUMBING

INTERIOR

REFERENCE

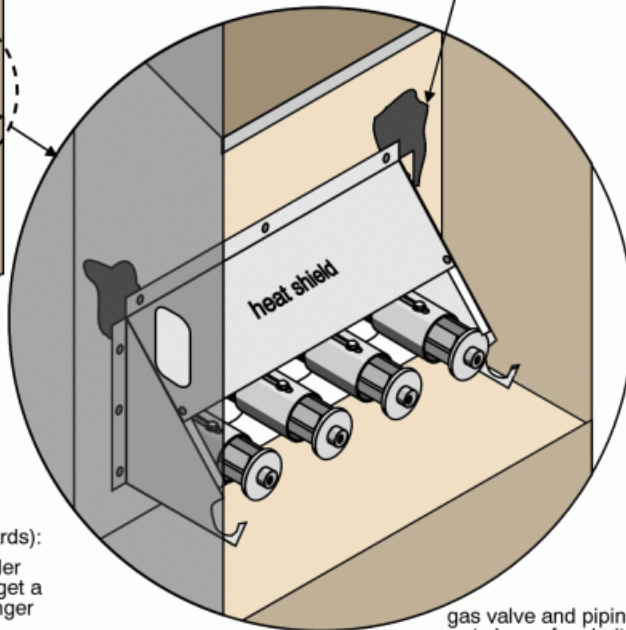
Heat shield or flame rollout shield

in forced air gas furnace



watch for scorching of the metal
above and around the heat shield
- indicating possible flame rollout

make sure that the heat shield is
properly secured



inspection tip (beyond standards):
remove the heat shield on older
furnaces and use a mirror to get a
better look at the heat exchanger

GAS FURNACE \ Cabinet

3. Condition: • Condensate leaking inside cabinet

Implication(s): Condensate drain plugged.

Location: Furnace Room

Task: Service

Time: Immediate

Cost: Minor

GAS FURNACE \ Humidifier

4. Condition: • [Leak](#)

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

Location: Furnace Room

Task: Service

Time: Immediate

Cost: Minor

HEATING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

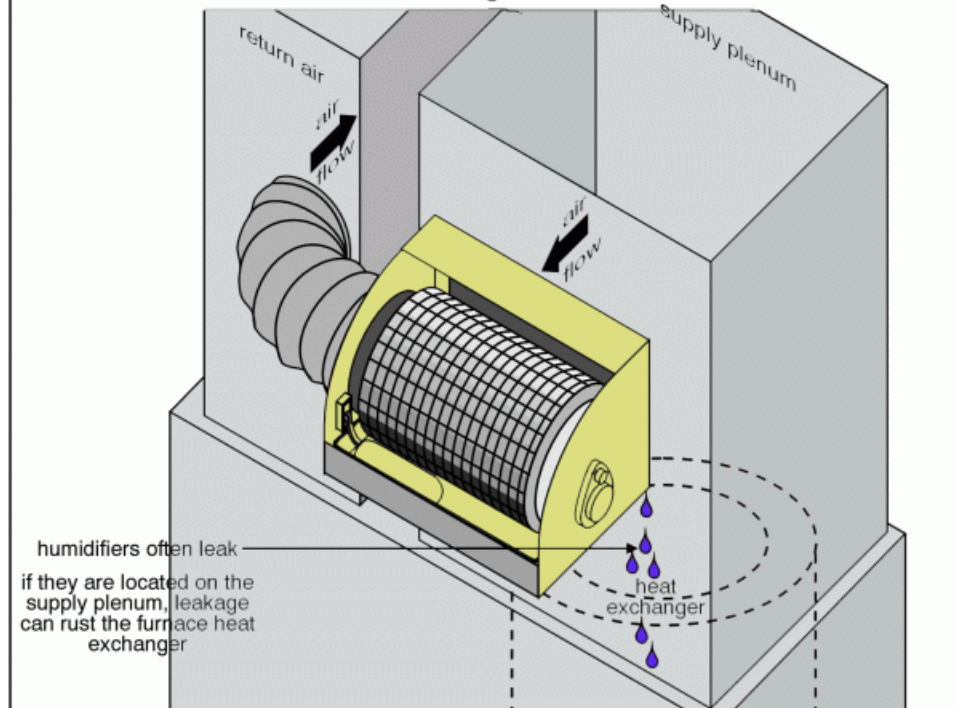
INSULATION

PLUMBING

INTERIOR

REFERENCE

Humidifier above heat exchanger



Description

Air conditioning type:

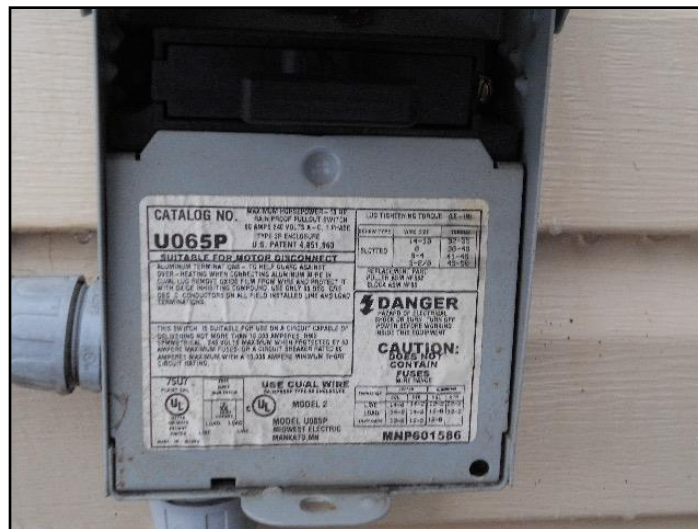
- [Air cooled](#)



27. Condensor coil mostly clean.



28. Air cooled central air.



29. Outside disconnect for A/C

Manufacturer:

- Goodman

Central air conditioning unit (condensor/compressor) data plate

Model number: GSC130181AE Serial number: 0803213367

COOLING & HEAT PUMP

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



30. Goodman AC

Cooling capacity: • [1 Ton](#)

Compressor approximate age: • 8 years

Failure probability: • [Medium](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

INSULATION AND VENTILATION

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Attic/roof insulation amount/value:

- [R-40](#)



31. R-40 blown fiberglass in attic.

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

Attic/roof ventilation:

- [Roof vent](#)



32. Baffles for soffit ventilation.

- [Soffit vent](#)



33. Roof vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

INSULATION AND VENTILATION

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Wall air/vapor barrier: • Plastic

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

Foundation wall air/vapor barrier: • Kraft paper

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

PLUMBING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

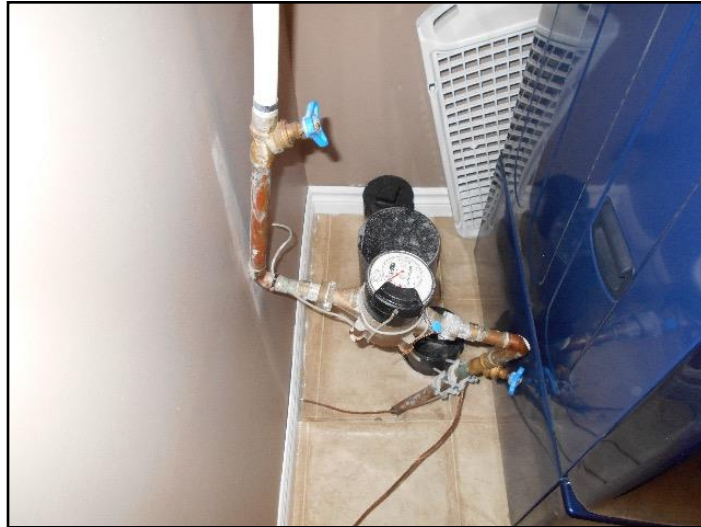
REFERENCE

Description

Water supply source: • Public

Service piping into building:

- [Copper](#)



34. Copper water service

Supply piping in building:

- [Plastic](#)

Pex

Main water shut off valve at the: • Utility room

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

Water heater type:

- [Induced draft](#)

Model number: 8g50nvH-Es-02 *Serial number:* u1034f701393

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

Water heater exhaust venting method: • Induced draft

Water heater manufacturer: • GSW Hot water heater data tag

Model number: 8G50NVH-ES-02 *Serial number:* U1034F701393

PLUMBING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

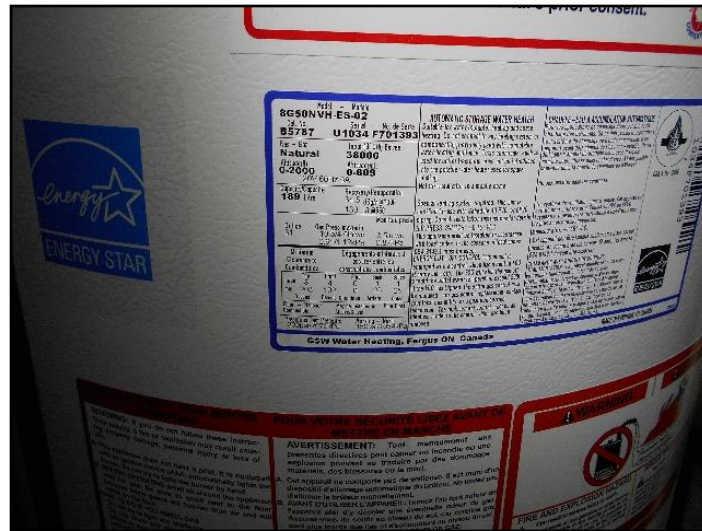
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



35. Gas water heater

Water heater tank capacity: • 189 liters

Water heater approximate age: • 6 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

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

Floor drain location:

• None found

May be under storage boxes.

Dedicated drain for condensate is behind the furnace.

Gas piping: • Steel

Main fuel shut off valve at the:

• Gas meter

PLUMBING

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



36. Gas meter and main shut-off.

Exterior hose bibb (outdoor faucet): • Present

INTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#) • [Concrete](#)

Windows: • [Casement](#)

Glazing: • [Double](#)

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

Party wall: • [Wood frame](#)

Appliances: • Stove



37.

Appliances: • Washer/dryer



38.

INTERIOR

411 Sample street, Eastern Ontario, ON January 10, 2016

Report No. 1273, v.5

www.kingfisherinspect.me

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Appliances:

- Refrigerator



39. Refrigerator

- Dishwasher



40. Dishwasher

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