



TWIN PEAKS PROPERTY INSPECTIONS

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RESIDENTIAL INSPECTION

1234 Main Street
Oshawa, ON L1G 3V2

Buyer Name
02/01/2023 9:00AM



Inspector

Brad Bojda

Certified Professional Inspector (CPI)®

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Agent

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Dear Homeowner,

Thanks for choosing Twin Peaks Property Inspections to perform your home inspection.

The Inspection is performed in accordance with the Standards of Practice of our association. A copy of these standards is available at <https://www.nachi.org/sop.htm>. This document defines the scope of a home inspection. 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 Twin Peaks Property Inspections to perform your home inspection.

Sincerely,

Brad Bojda

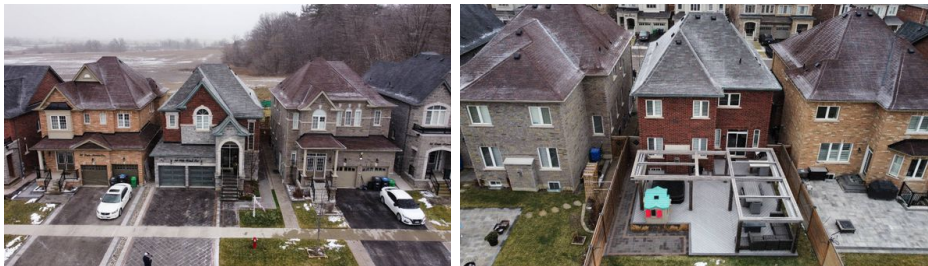
President, Twin Peaks Property Inspections
(289) 844-7277

1: INSPECTION DETAILS

Information

In Attendance Client	Occupancy Furnished	Style Multi-level
Temperature (approximate) -2 Celsius (C)	Type of Building Single Family	Weather Conditions Snow

Exterior Photos



Inspection Categories

Explanation of Ratings (How to Read Report)

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

REPAIR ITEMS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

DEFICIENCY

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

2: ROOF

Information

Inspection Method	Roof Type/Style	Roof Drainage Systems:
Drone	Hip	Eavestrough & Downspout
		Material
		Aluminum

Homeowner's Responsibility

Being a homeowner is a large responsibility. Regular maintenance helps find small issues before they become costly repairs and also protects your financial investment in the property. We recommend annual inspection of your roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters. Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak. Every roof should be inspected each year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: Material

Asphalt



Deficiency

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Repair Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to water leakage or structural movement. Recommend a qualified contractor or handyman to add extensions to drain minimum 4-6 feet from the foundation.

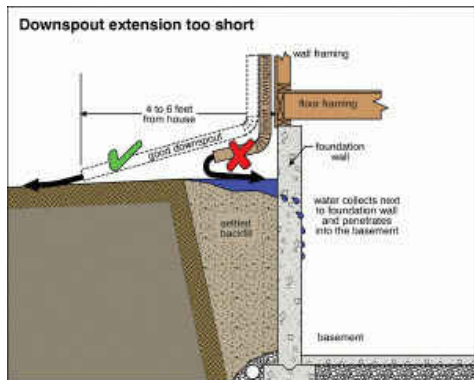
[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.

Estimated Cost

CAD\$20 - CAD\$40



2.2.2 Roof Drainage Systems

DOWNSPOUT DRAINING ON ROOF



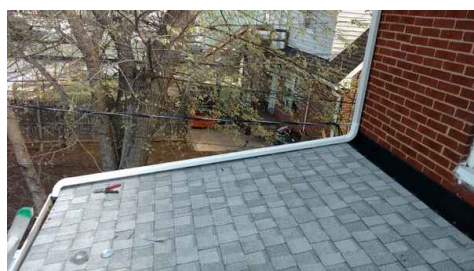
Downspout observed to be draining onto the roof. This can cause premature wear of the shingles in this area. Recommend a qualified aluminum or roofing contractor to install downspout extension to drain the water directly to the eavestrough below.

Recommendation

Contact a qualified professional.

Estimated Cost

CAD\$40 - CAD\$80



Sample of typical repair



2.2.3 Roof Drainage Systems

DOWNSPOUTS DRAIN UNDERGROUND



FRONT

The downspout was found to be draining underground. The preferred method of discharging water is **above grade**, away from the foundation.

As the underground pipe ages, it is vulnerable to partial obstruction, blockage or drainage collapse due to tree roots, leaf debris or expiration of the building materials. This can result in excessive moisture in the soil at the foundation, which can lead to interior leakage.

Recommend a qualified contractor adjust downspout extensions to drain above grade, at least 6 feet from the foundation.

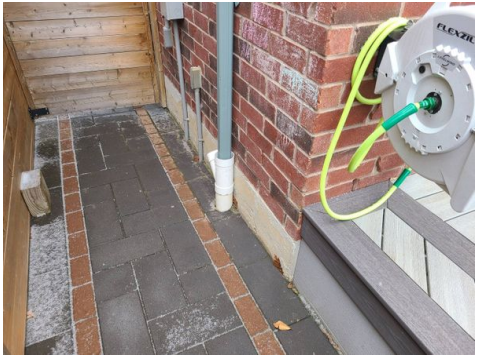
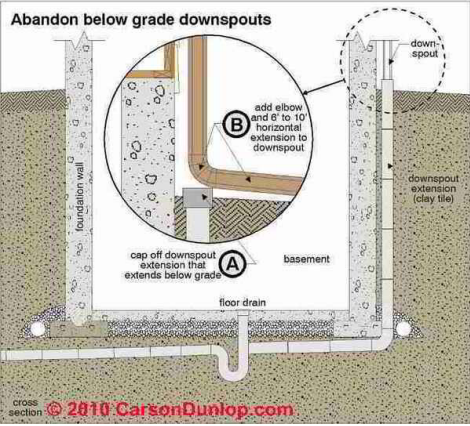
[Here is a helpful article](#) on re-routing downspouts to an above grade configuration.

Recommendation

Contact a qualified professional.

Estimated Cost

CAD\$40 - CAD\$80



3: EXTERIOR

Information

Electrical Service Conductors
Below Ground, 240 Volts



Main Gas Shut-off Location
Gas Meter



Exterior Finishes, Flashing & Trim:
Exterior Cladding Material
Brick Veneer, Stone Veneer

Exterior Doors: Exterior Entry Door
Steel, Vinyl

Walkways, Patios & Driveways:
Driveway Material
Interlocking

Walkways, Patios & Driveways:
Walkway
Interlocking

Decks, Porches & Steps:
Appurtenance
Deck

Decks, Porches & Steps: Material
Composite

Deficiency

3.1.1 Exterior Finishes, Flashing & Trim

CAULKING REQUIRED

FRONT EXTERIOR

Caulking sealant missing or deteriorated. Caulking is responsible for sealing vulnerable gaps in the building and for extending the life of building materials. Recommend repairs.

Recommendation

Contact a qualified professional.

Estimated Cost

CAD\$150 - CAD\$300

 Repair Item



3.3.1 Exterior Doors

DOOR OBSTRUCTED

FRONT DOOR

The front door is obstructed from fully opening by a wall mounted shelf. This is a double door system and is the side of the door which is not used for typical daily use. However it is an inconvenience and could be an issue for moving large items (furniture) in and out. Recommend removing the shelf.

Recommendation

Contact a qualified professional.

Estimated Cost

CAD\$0 - CAD\$10

 Maintenance Item



3.6.1 Vegetation, Grading, Drainage & Retaining Walls
(With respect to their effect on the condition of the building)

FILL CRACKS ON LANDSCAPE STONES

EXTERIOR WALKWAYS

The interlocking walkway is missing jointing sand between stones, which can lead to movement of the walkway. Recommend the installation of polymeric sand to fill the gaps and extend the life of the interlocking.

Recommendation

Contact a qualified landscaping contractor

Estimated Cost

CAD\$150 - CAD\$300

 Repair Item



4: STRUCTURE

Information

Foundation: Material Concrete	Basements & Crawlspaces: Support System Type Basement	Floor Structure: Basement/Crawlspace Floor Concrete
Floor Structure: Material Wood joists	Roof and Ceiling Framing: Type Truss	

Limitations

General

WEEPING TILE OR DRAINAGE SYSTEM

Weeping tile not confirmed or inspected as part of a standard home inspection.

General

PERCENTAGE OF FOUNDATION NOT VISIBLE

95%

Deficiency

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

LEFT REAR EXTERIOR

Minor cracking was noted at the foundation. This condition is common as concrete ages and shrinkage cracks occur. If the crack becomes larger or begins to leak, a foundation repair contractor should be contacted for repairs. Common repairs include epoxy injection or interior/exterior waterproofing repairs.

Recommendation

Contact a foundation contractor.

 Repair Item



4.1.2 Foundation

PARGING DAMAGE

GARAGE FRONT

Parging damage was noted. Parging plays an important role in the foundation wall, both esthetically and functionally to help keep water away from the foundation. Recommend hiring a general contractor or masonry contractor to repair.

 Repair Item

Recommendation

Contact a qualified masonry professional.


Estimated Cost

CAD\$100 - CAD\$200



5: HEATING & MECHANICAL SYSTEMS

Information

Thermostat (operating control)	Equipment: Heat Type Forced Air	Equipment: Approximate Capacity 45 000 BTU/hr
		
Equipment: Brand Lennox	Equipment: Energy Source Natural Gas	Equipment: Year Of Manufacture 2016
Equipment: Typical Life Expectancy 10-15 Years	Efficiency High-efficiency	Distribution Systems: Ductwork Rigid

Heat Recovery Ventilator (HRV): Heat/Energy Recovery Ventilator (ERV / HRV)
Present

- Here are a couple of a helpful link to better understand the benefits and how to operate your HRV/ERV System.
- 1. [How to operate or adjust the system \(link\)](#)
 - 2. [Everything you need to know on how the system works \(link\)](#)



Humidifier: Humidifier

Present

A humidifier is a very helpful add-on to your heating system which adds moisture to the interior air. This can help provide healthy interior air quality during the dry winter months. [Here is a helpful article on humidifiers.](#)



Annual Maintenance Of Mechanical Systems

Annual maintenance of your home should service by a qualified Heating and Ventilation (HVAC) Contractor. This includes furnace, air conditioner, hot water heater, HRV and other mechanical systems to ensure they are operating well. Servicing the systems will increase the service life and also helps identify issues before they become costly repairs.

Please note that typically a furnace filter needs to be checked every 3-4 month's, depending on the type of filter.

[Here is a helpful article on HVAC maintenance.](#)

Deficiency

5.1.1 Equipment

AIR CONDITIONER COIL LEAK

FURNACE

The air conditioner coil is leaking. This could lead to equipment failure and damage to the interior finishings. Recommend a qualified HVAC contractor to investigate and repair as soon as possible.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

CAD\$300 - CAD\$700

Repair Item



5.5.1 Humidifier

REPLACE FILTER



Maintenance Item

Annual humidifier filter replacement is required to improve interior air quality. Recommend replacing each fall.

Recommendation

Recommended DIY Project

Estimated Cost

CAD\$30 - CAD\$60



6: COOLING

Information

Cooling Equipment: Brand Lennox	Cooling Equipment: Energy Source/Type Electric, Swamp Cooler	Cooling Equipment: Year Of Manufacture 2016
Cooling Equipment: Typical Life Expectancy 10 to 15 years	Distribution System: Configuration Central	
Cooling Equipment: Unit Size 2.5 Ton		




Limitations

General
LOW TEMPERATURE

The air conditioner was not tested due to the low exterior temperature. Running the system below 15 degrees celsius can damage the components. Recommend having a qualified HVAC contractor evaluate the system prior to operating.

7: PLUMBING

Information

Water Source Public	Main Water Shut-off Device: Location Water meter, Basement	Drain, Waste, & Vent Systems: Material (where visible) ABS
		
Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper, Pex	Hot Water Systems: Water Heater Type Standard tank	Hot Water Systems: Year Of Manufacture 2016
Hot Water Systems: Typical Life Expectancy 10 to 15 years	Hot Water Systems: Location Basement	Hot Water Systems: Manufacturer Johnwood Here is a helpful maintenance guide to help.
Hot Water Systems: Power Source Natural Gas		

A reminder to turn off all exterior water outlets each fall before freezing exterior temperatures. Frozen water pipes can lead to burst pipes and interior damage.



50 Gallon



General

Many of the components that make up a plumbing system are concealed in floor, wall, and ceiling chases. No commentary is offered on concealed components.

7.3.1 Water Supply, Distribution Systems & Fixtures

MASTER BATHROOM TUB



Silicone sealant needs to be installed or replaced. Silicone is an important part of the waterproofing system. Recommend installation as soon as possible to limit chance of water leakage.

Recommendation

Contact a qualified professional.



7.3.2 Water Supply, Distribution Systems & Fixtures

 Maintenance Item

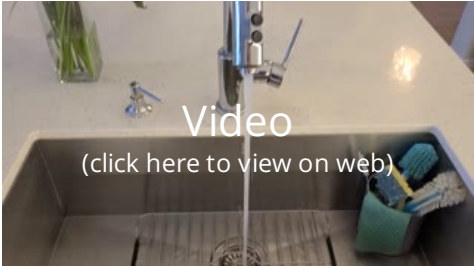
FAUCET UPGRADE

KITCHEN

The faucet is older and the diverter is partially obstructed. It is still functional, so replacement only when desired.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Basement	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 150 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location None
Branch Wiring Circuits, Breakers & Fuses: Branch Wires (where visible) Copper, Stranded Aluminum	Branch Wiring Circuits, Breakers & Fuses: Wiring Method (where visible) Romex	
Smoke Detectors: Smoke detectors present		



Limitations

General

GENERAL ELECTRICAL (LIMITATIONS)

Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items.

Smoke Detectors

SMOKE DETECTOR (GENERAL - NOT TESTED)

The testing of smoke and carbon monoxide detectors is not part of the scope of the inspection as they may be connected to an external monitoring service which can cause additional fees. Recommend testing all Smoke and Carbon Monoxide detectors before occupancy. Note to ensure there are working smoke alarms installed on every floor and carbon monoxide detectors installed near bedrooms and utility room.

Deficiency

8.1.1 Service Entrance Conductors

ANTI-OXIDANT PASTE - MISSING OR DAMAGED

HOT TUB

Missing anti-oxidant paste was observed on the electrical wires. Anti-oxidant paste is required on multi-strand aluminum conductors to limit the chance of corrosion and electrical hazards. Recommend repairs by a qualified electrical contractor.

Recommendation

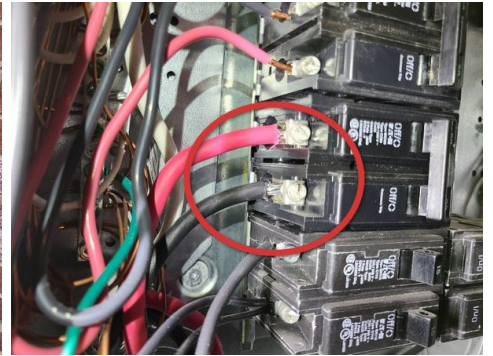
Contact a qualified electrical contractor.

Estimated Cost

CAD\$50 - CAD\$100



Deficiency



8.3.1 Branch Wiring Circuits, Breakers & Fuses

DOUBLE TAPS

Double taps noted on panel. This occurs when multiple wires are connected to a terminal designed for one. This is an electrical hazard. Recommend having a licensed electrician further evaluate and repair.

Recommendation

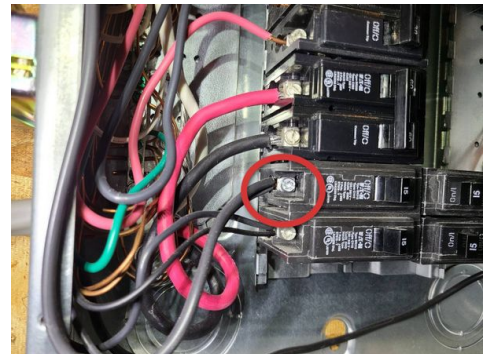
Contact a qualified electrical contractor.

Estimated Cost

CAD\$50 - CAD\$100



Deficiency



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

BASEMENT

One or more receptacles are missing a cover plate. This causes short and shock risk for occupants. Recommend installation of cover plate(s).

Recommendation

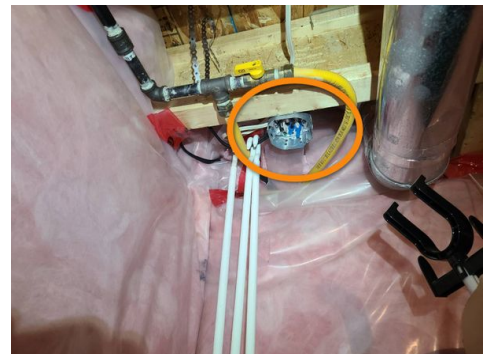
Contact a qualified electrical contractor.

Estimated Cost

CAD\$10



Repair Item



9: FIREPLACE

Information

Type
Gas



10: ATTIC, INSULATION & VENTILATION

Information

Insulation: Insulation Type
Loose-fill

Insulation: R-value (attic)
60

Roof Ventilation: Ventilation Type
Roof and soffit vents



Exhaust Systems: Exhaust Fans
Bathrooms ceiling fans

Exhaust Systems: Dryer Vent
Not visible

11: INTERIOR

Information

Windows: Window Type Casement, Thermal, Sliders	Floors: Floor Coverings Carpet, Hardwood, Concrete	Walls: Wall Material Drywall
Ceilings: Ceiling Material Drywall	Countertops & Cabinets: Cabinetry Wood	Countertops & Cabinets: Countertop Material Solid Surface

Interior Pictures



Preventative Maintenance To Limit Chance of Water Leakage

Preventative Maintenance In Bathrooms - On-going maintenance is required for grout and caulking in showers and bath tub areas. It is recommended that the grout and caulking is inspected annually for deterioration and repaired or replaced as required, which can limit the chance of water leakage and interior damage.

Limitations

General

BASEMENT LEAKAGE REPAIR TECHNIQUES

Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspout's, and ground sloping down toward the house often cause basement leakage problems.

To summarize, wet basement issues can be addressed in 4 steps:

- 1. First, ensure gutters and downspout's carry roof run-off away from the home. (relatively low cost)
- 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
- 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$400 to \$700 per crack or hole.) These repair costs are estimates only. It is recommended that you consult with a qualified foundation repair contractor for accurate repair costs.
- 4. As a last resort, damp proof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost/ Major Expense)

General

LIMITED ACCESS

BASEMENT

Limited access due to furnishings and storage.



Deficiency

11.5.1 Ceilings

SIGNS OF WATER LEAKAGE

KITCHEN CEILING

Deficiency

Signs of water leakage were present on the kitchen ceiling. The bathroom above includes a shower and bathtub. Thermal imaging showed areas which were inconsistent with adjacent surfaces, indicating a leak. This appears to be a small leak but should still be corrected right away. On-going water leakage can lead to further damage to interior finishes and the structure. I recommend having a plumbing contractor evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

CAD\$500 - CAD\$1,200



11.8.1 Steps, Stairways & Railings

NO HANDRAIL AND POOR SUPPORT



Deficiency

GARAGE

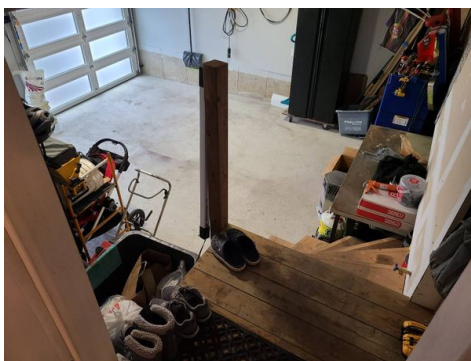
The garage staircase had no handrails, which is a safety hazard. The attic storage structure is also poorly supported and unsafe for occupants. Repairs should be completed by a carpentry contractor before it is used.

Recommendation

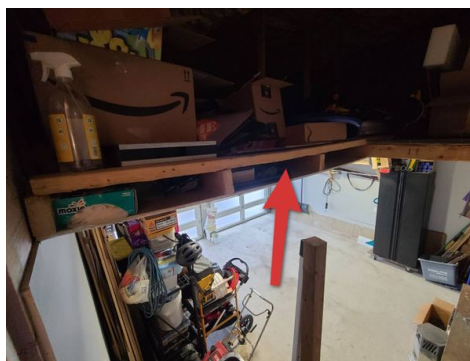
Contact a qualified carpenter.

Estimated Cost

CAD\$250 - CAD\$500



No handrail



Poorly supported structure

11.9.1 Countertops & Cabinets

CABINETS DAMAGED



Maintenance Item

Damage was noted on the kitchen cabinets. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.



12: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher



Refrigerator: Refrigerator



Range: Energy Source
Electric



Exhaust Fan: Type
Vented to exterior

Washing Machine: Washer and
Dryer



Limitations

General

APPLIANCES (GENERAL)

If time allows, we will inspect household appliances. This goes above and beyond our [Standards of Practise](#) and is not required as part of a standard home inspection. That said, we believe in providing the best service for our clients. So, we will document appliances, when possible. Appliances can fail at any time and this is not a guarantee that the systems will be operation after the date of inspection. We recommend you test all appliances as soon as possible after taking possession of the property.

13: GARAGE

Information

Pictures



Garage Door: Material
Non-insulated

Garage Door: Type
Roll-Up

Garage Door Opener: Opener Type
Door Opener

Deficiency

13.2.1 Walls & Firewalls

FIRE WALL/CEILING NOT UP TO CODE

GARAGE

The garage ceiling separating the home and garage is not compliant with modern building standards. Fires often originate in the garage, so firewalls should be built with materials to prevent the spreading of a fire into the home living space. This is accomplished by installing drywall to create the fire stop.

The ceiling currently has exposed spray foam insulation and should be covered with drywall. I recommend hiring a qualified contractor to frame and install drywall to meet building code requirements.

[Link for more info.](#)

Recommendation

Contact a qualified professional.

Estimated Cost

CAD\$700 - CAD\$1,400

 Deficiency

