



Your Inspection Report

1127 Janet St
Picton, ON



PREPARED FOR:
MIKE BOSSEY

INSPECTION DATE:
Wednesday, February 9, 2011

PREPARED BY:
Gil Strachan



ELECTROSPEC®



Electrospec Home Inspection Services
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Inspiring confidence since 1994.



February 17, 2011

Dear Mike Bossey,

RE: Report No. 1581, v.3
1127 Janet St
Picton, ON

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. Please visit our website at your convenience and feel free to fill out and return our client questionnaire.

www.electrospec.ca/contact.htm

Thanks again for allowing us to work with you.

Sincerely,

Gil Strachan
on behalf of
Electrospec Home Inspection Services

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SUMMARY

1127 Janet St, Picton, ON February 9, 2011

Report No. 1581, v.3

www.electrospec.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

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

-

This older home is in good overall condition with some upgrades completed. It is recommended that roof ventilation and insulation be improved to reduce ice damming and potential for resultant damage. Note that the attic and roof spaces were not accessible at the time of this inspection. Note also, that the lot grading and roof gutter systems will require improvement and replacement in some areas. Snow cover precluded an accurate assessment of the roof coverings and lot grading, and these areas should be checked when weather permits.

Please read the entire report and call Gil at 613-394-6954 if you have any questions or concerns regarding the property or this report.

-

[Priority Maintenance Items](#)

Heating

OIL FURNACE \ Fill and vent pipes

Condition: • [Abandoned](#)

Abandoned fuel fill and vent pipes must be removed where/if they are accessible at the exterior, and prone to accidental dumping of fuel oil in the basement.

Implication(s): System inoperative

Location: North Basement

Task: Remove

Time: Immediate

Cost: Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

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

Probability of leakage: • Unable to assess age or condition of roof coverings due to heavy snow and ice cover. Some areas appear to be recently renewed, however this is based solely upon a limited view of the edge of the roofing materials where visible at the gables. It will be prudent to re-inspect the roof coverings when weather permits, to identify the age and condition of all roof surfaces, and to ensure that no defects or areas of premature wear exist.



1.



2.

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Snow/ice/frost

Inspection performed: • With binoculars from the ground

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.

EXTERIOR

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Description

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

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

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Wood](#) • [Aluminum](#)

Deck: • Raised • Wood

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall • Snow

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Improper slope, ponding](#)

Troughs are sagging under the weight of accumulated ice.

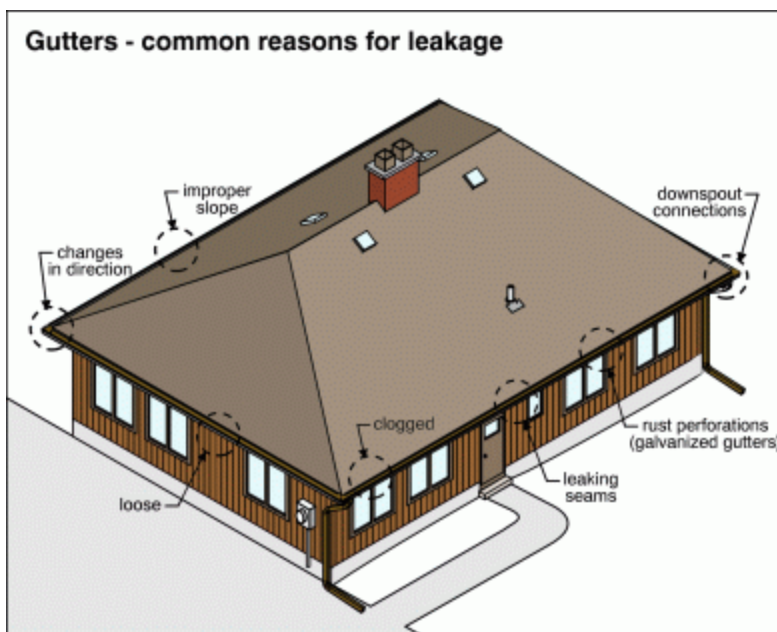
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Correct

Time: Immediate

Cost: Depends on work needed



[Click on image to enlarge.](#)

EXTERIOR

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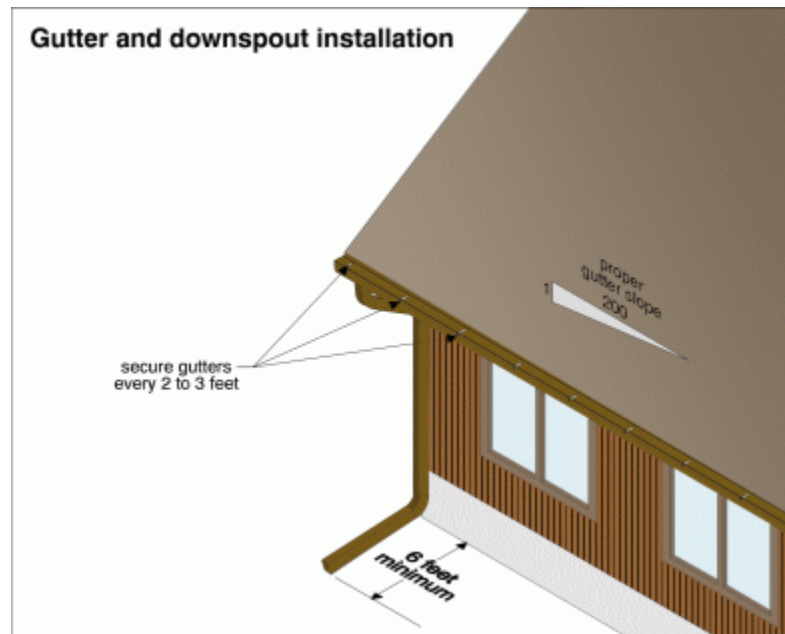
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



3.

ROOF DRAINAGE \ Downspouts

Condition: • [Clogged](#)

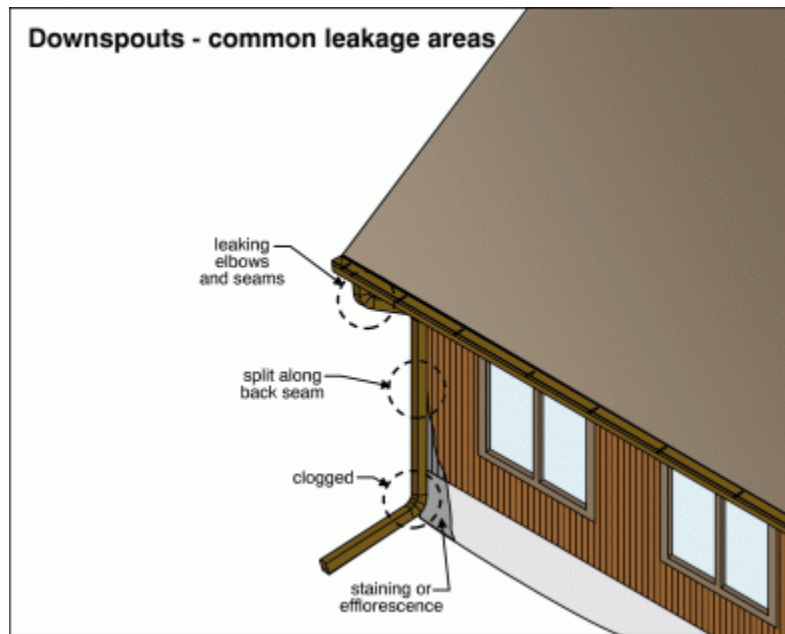
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

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

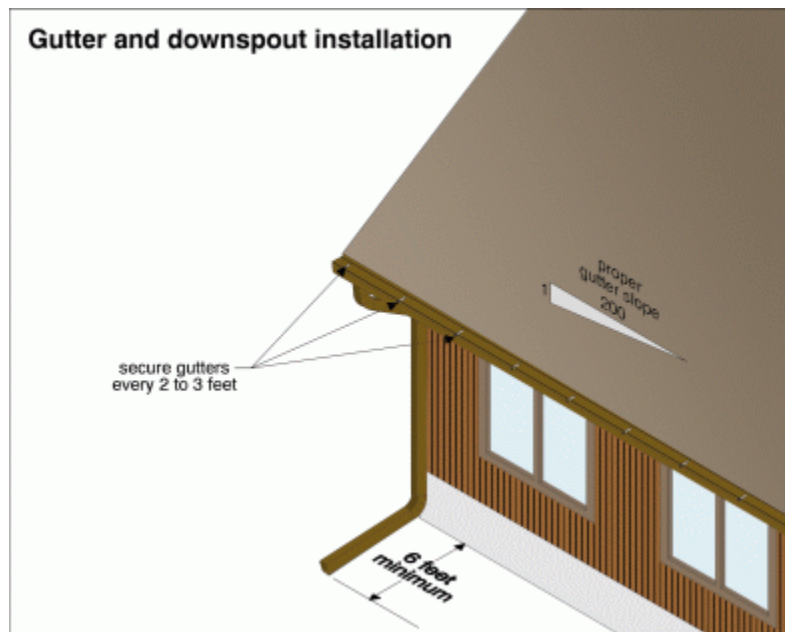
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

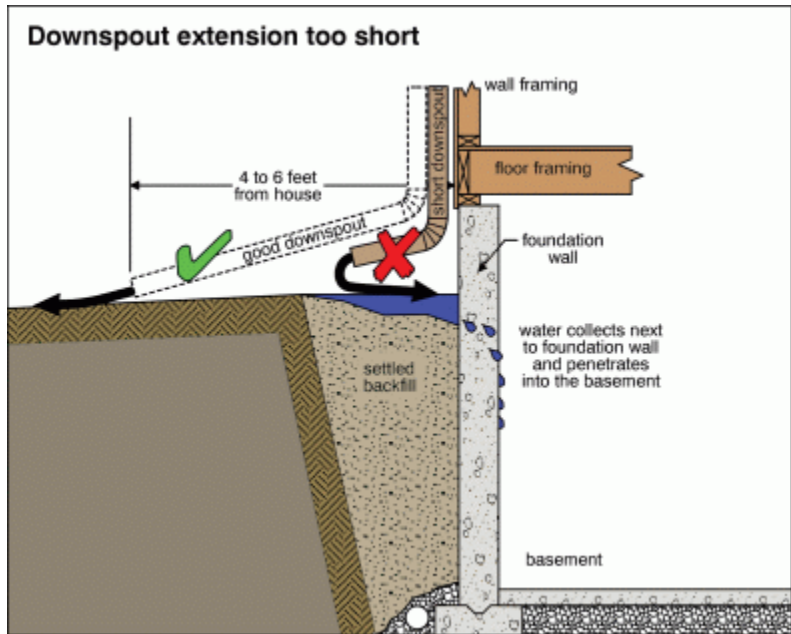
Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



4.



5.



6.



7.

WALLS \ Soffits and fascia

Condition: • [Paint or stain needed](#)

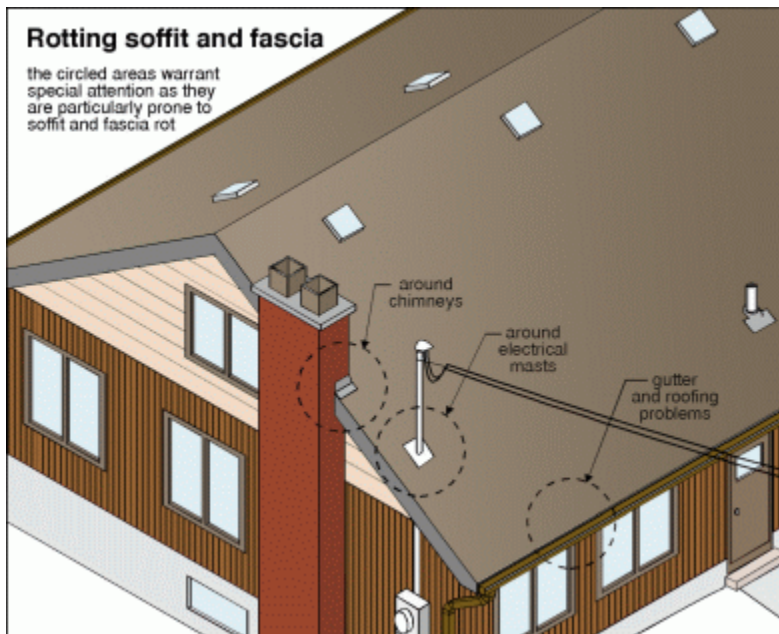
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Various

Task: Provide

Time: Ongoing

Cost: Regular maintenance item



[Click on image to enlarge.](#)

WALLS \ Trim

Condition: • [Paint](#)

Implication(s): Cosmetic defects | Shortened life expectancy of material

Location: Various

Task: Provide

Time: Ongoing

Cost: Regular maintenance item

EXTERIOR GLASS \ Window wells

Condition: • [Missing](#)

Melting snow and storm water can drain into basement thru windows which are at, or below exterior grade.

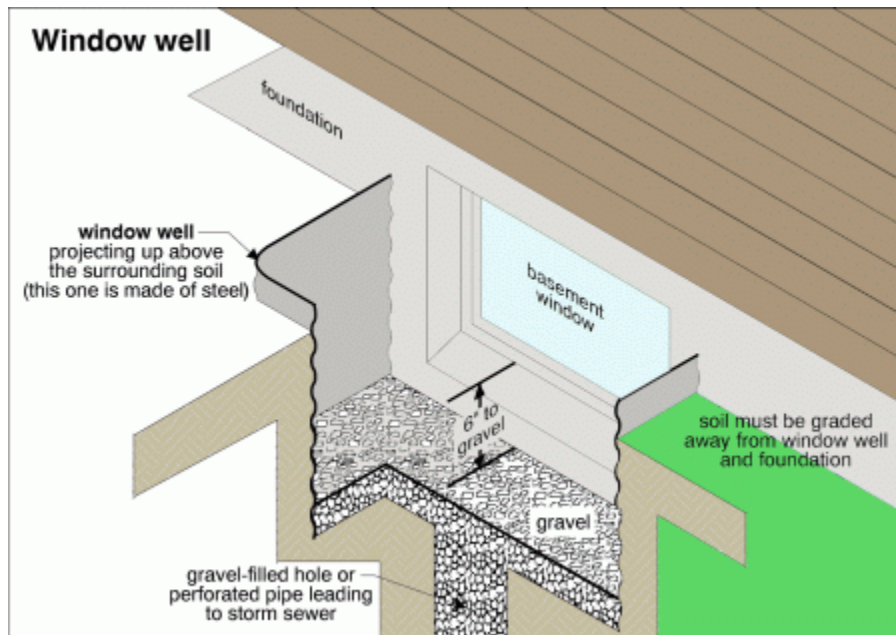
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout Basement

Task: Provide

Time: Less than 1 year

Cost: Depends on work needed



[Click on image to enlarge.](#)

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8.

9.

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

Ensure that soils are properly graded away from the house, so that roof water will be dispersed away from foundations. Some areas with potential for ponding of water are indicated in the accompanying photos; other areas of interest or concern may exist.

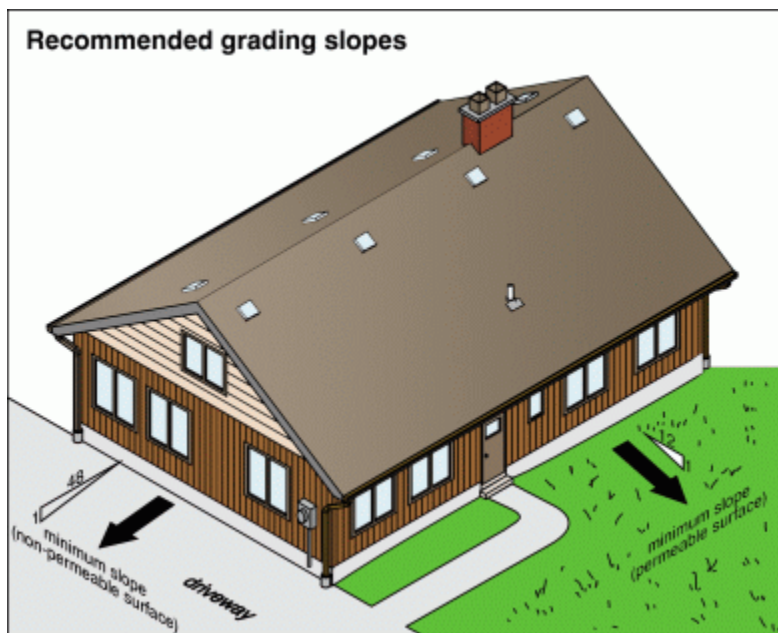
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Further evaluation

Time: When weather permits

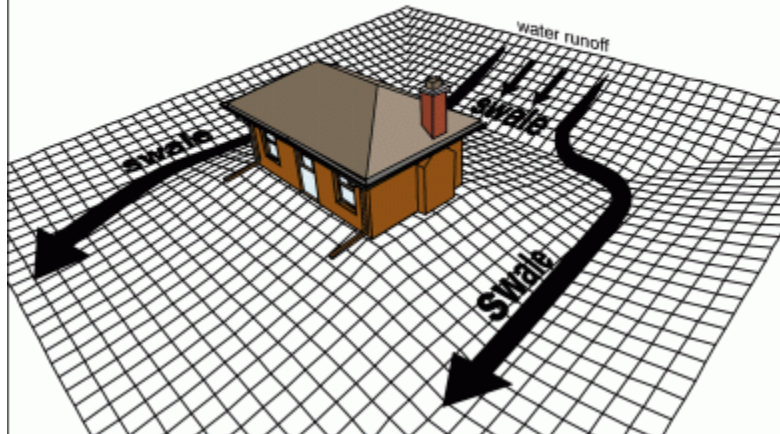
Cost: Not determined



[Click on image to enlarge.](#)

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)



10. Some areas may be prone to ponding of water



11.

EXTERIOR

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12. *Potentially poorly drained area*

Description

Configuration:

- [Basement](#)
- [Crawl space](#)
- [Not visible](#)

Kitchen and sun room floor spaces inaccessible.

Foundation material:

- [Stone](#)
- Not visible

Kitchen and sun room foundations not accessible for inspection.

Floor construction:

- [Joists](#)
- Subfloor - plank

Where visible.

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Attic/roof space: • No access

Knee wall areas: • No access

Crawl space: • No access

Percent of foundation not visible:

- 90 %

As viewed from exterior

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

Description

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

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

Main disconnect/service box type and location:

• [Breakers - basement](#)



13. Distribution panel, main shut-off

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

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)



14. Sub-panel located in furnace room

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

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

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

Smoke detectors: • [Present](#)

Limitations

Inspection limited/prevented by: • Restricted access

Panel covers: • Disconnect covers are not removed by the home inspector

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Extra grounded receptacles may be required in some areas, depending upon intended usage and occupant needs. Realize that some of the apparently grounded (three-pin) receptacles are not actually grounded. Although no vintage "knob and tube" wiring was detected during the course of this inspection, the presence of such wiring is always a possibility in older homes, especially where ungrounded receptacles are noted. The presence or absence of knob and tube wiring cannot be readily determined in the course of a one-time visual inspection such as conducted today. Consult with a licensed electrician if this is a concern.

Implication(s): Electric shock

Location: Various

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed - Not determined



15.



16.

ELECTRICAL

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17.



18.

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency:

• [High-efficiency](#)



19. Rear view of hi-eff furnace, filter location

Approximate age: • [7 years](#)

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

Main fuel shut off at: • Meter

Auxiliary heat: • [Gas fireplace](#)

Chimney/vent: • [Metal](#) • PVC plastic • Sidewall venting

Combustion air source: • Interior of home • Outside

Limitations

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

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Not visible

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No heating recommendations are offered as a result of this inspection.

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate problems](#)

The condensate drain is leaking onto the floor, causing some rusting of the furnace cabinet, and should be corrected as soon as possible.

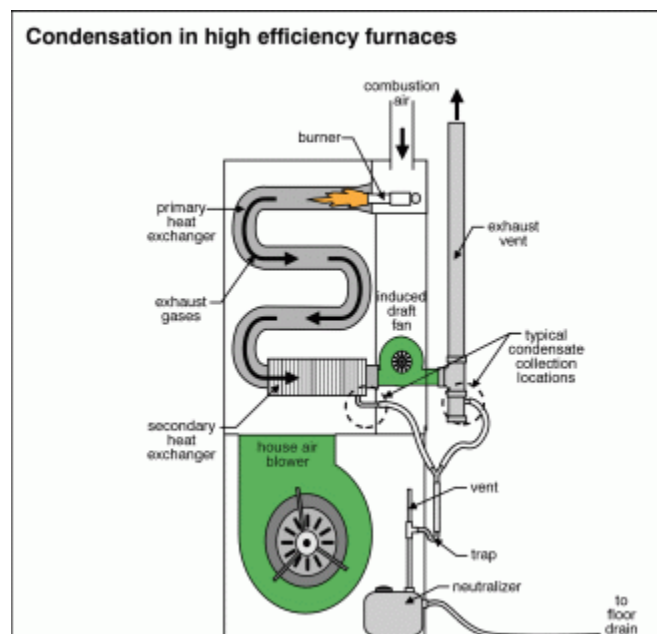
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



20. Leaking condensate drain

OIL FURNACE \ Fill and vent pipes

Condition: • [Abandoned](#)

Abandoned fuel fill and vent pipes must be removed where/if they are accessible at the exterior, and prone to accidental dumping of fuel oil in the basement.

Implication(s): System inoperative

Location: North Basement

Task: Remove

Time: Immediate

Cost: Minor



21. Abandoned fuel oil pipes

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

Description

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof vent](#)

Foundation wall insulation amount/value: • [None found](#)

Air/vapor barrier: • Not determined

Limitations

Inspection prevented by no access to: • Attic • Roof space • Floor space • Walls, which were spot checked only

Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount inadequate](#)

In addition to the limited roof ventilation, inadequate insulation and air barriers may be a contributing factor in the melting of roof snow. This is an undesirable situation, as the ice dams can cause damage to the roof, walls, and interior finishes over time, if left unimproved. Without access to the attic or roof space it is not possible to make an exact determination, however in my experience the conditions existing at this property are most likely related to inadequate roof ventilation and/or heat loss via the roof and attic spaces. I recommend further evaluation by an experienced contractor, when weather permits.

Implication(s): Increased heating and cooling costs

Location: Throughout

Task: Improve

Time: If necessary

Cost: Depends on work needed

ATTIC/ROOF \ Air/vapor barrier

Condition: • [Air leakage excessive](#)

Although some of the ceiling stains may be related to the ice damming, or possibly leakage due to other causes, it is also possible that they are the result of condensation caused by air leakage into the roof spaces. Some marking may be related to paint mismatches. Cracked and loose plaster, where no stains exist, may be caused simply by age and drying.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs |

Reduced comfort

Location: Second Floor

Task: Further evaluation

Time: Immediate

Cost: Not determined



22. *Appears to be a paint problem*



23. *Loose, cracked plaster/lath*



24.



25. *Stains below eaves, possibly from ice dams*

ATTIC/ROOF \ Roof vents

Condition: • [Inadequate](#)

The melted snow and ice dams are indicative of inadequate roof ventilation, possibly insulation as well.

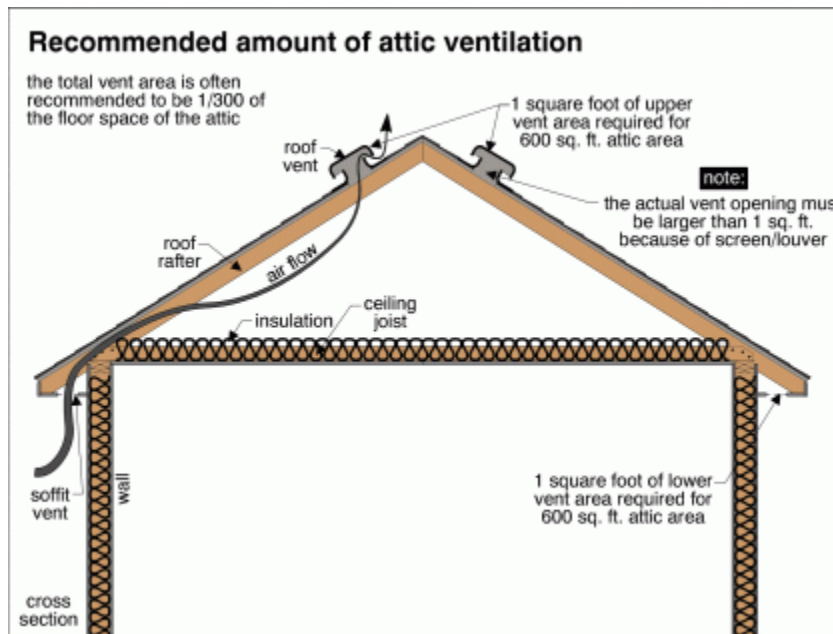
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout

Task: Improve

Time: Immediate

Cost: Depends on approach



[Click on image to enlarge.](#)



26.



27. One only, roof vent visible



28.

Condition: • [Snow or wet spots below roof vents](#)

Although not verified due to inaccessibility of the roof spaces and attic, it is possible that the stain in the accompanying photo is a result of snow or wind-driven rain entering via the roof vent(s.)

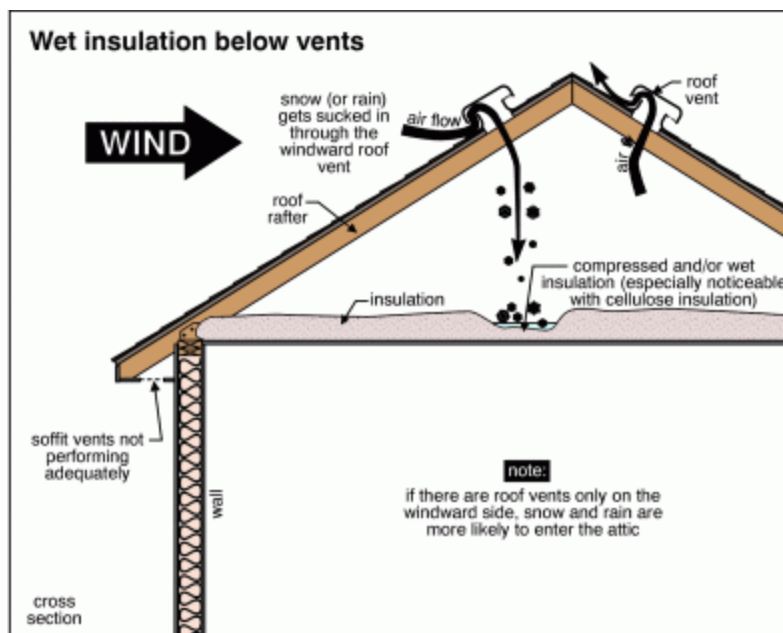
Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of condensation damage to finishes and/or structure

Location: Second Floor

Task: Further evaluation

Time: Unknown

Cost: Not determined



[Click on image to enlarge.](#)



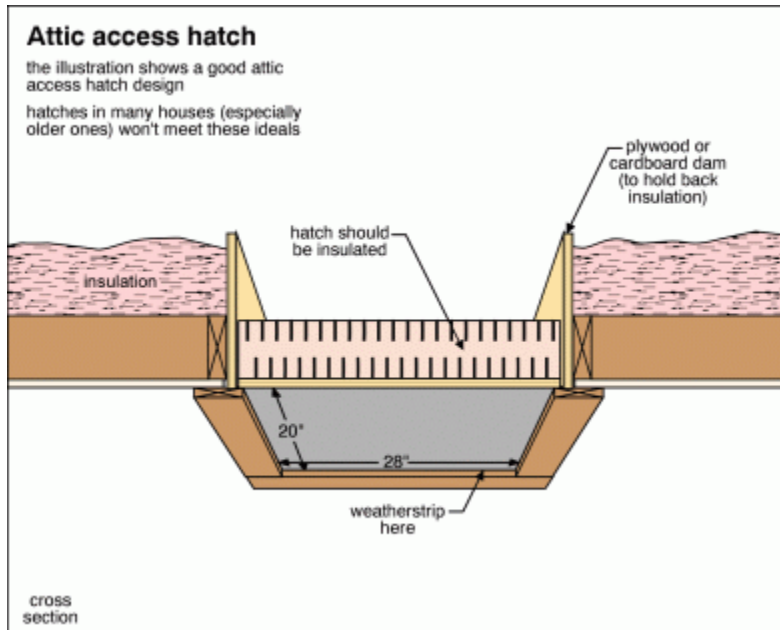
29.

ATTIC/ROOF \ Hatch

Condition: • [Missing](#)

No access provided to attics or roof spaces.

Implication(s): Difficult to service



[Click on image to enlarge.](#)

Description

Water supply source: • Public

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

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

Main water shut off valve at the:

• North



30.

Water flow (pressure): • [Typical for neighborhood](#)

Water heater type: • [Induced draft](#) • Rental

Tank capacity: • [150 liters](#)

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

Waste piping in building: • [Plastic](#) • [Cast Iron](#)

Pumps: • [Sump pump](#)

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

FIXTURES AND FAUCETS \ Toilet

Condition: • Consult with a licensed plumber, if simple plunging does not free the toilet drain.

Implication(s): Toilet itself may be plugged, or another blockage may exist in the drain piping.

Location: First Floor

Task: Clean

Time: Immediate

Cost: Depends on work needed



31.



32.

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Rust](#)

It is not know whether this stain can be removed, nor what the cause is. The rust may be a result of disuse, rusting pipes (possibly galvanized steel, in inaccessible areas) or the quality of the municipal water.

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

Location: Second Floor

Task: Further evaluation

Time: Discretionary

Cost: Not determined

PLUMBING

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34.

Description

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

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

Windows: • [Single/double hung](#)

Glazing: • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged

Limitations

Inspection limited/prevented by: • Storage/furnishings

No access to: • Crawlspace

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues

Percent of foundation not visible: • 60 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Recommendations

WINDOWS \ General

Condition: • [Original lower quality units](#)

Budget for eventual replacement of all remaining older, original windows; obtain two or more estimates for installed product.

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various

Task: Upgrade

Time: Discretionary

Cost: Depends on work needed



35.



36.

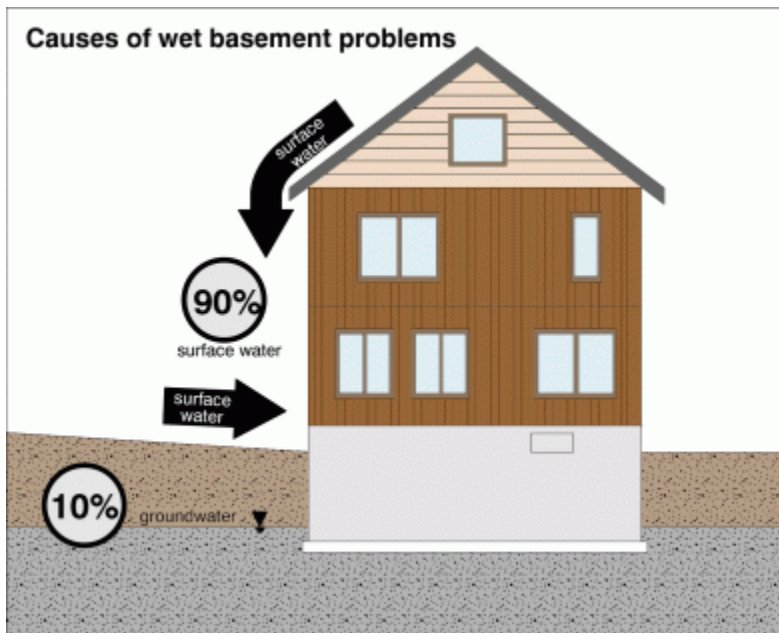
BASEMENT \ Wet basements - vulnerability

Condition: • Older, stone foundations such as this one are more prone to wetting than newer style construction.

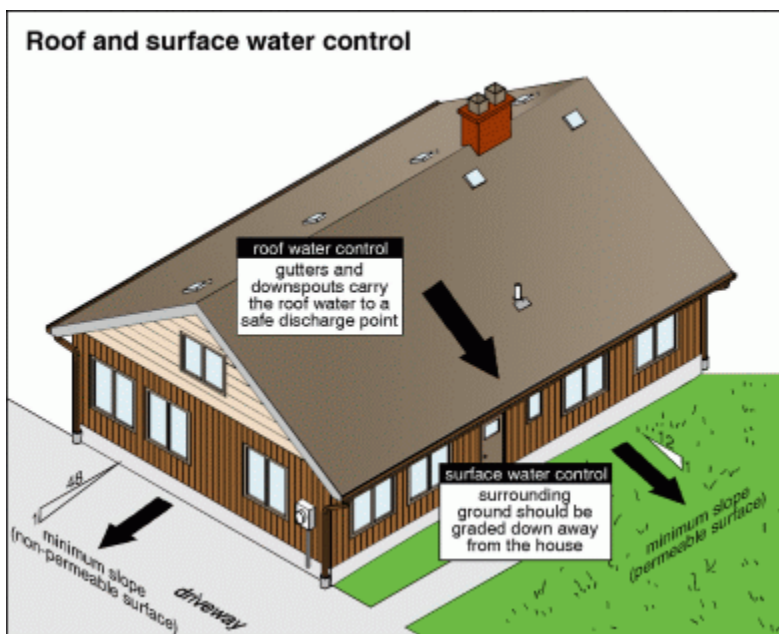
Implication(s): Some basement wetting should not come as a surprise, especially if lot grading and roof water dispersal are not improved.

Condition: • [Poor grading](#)

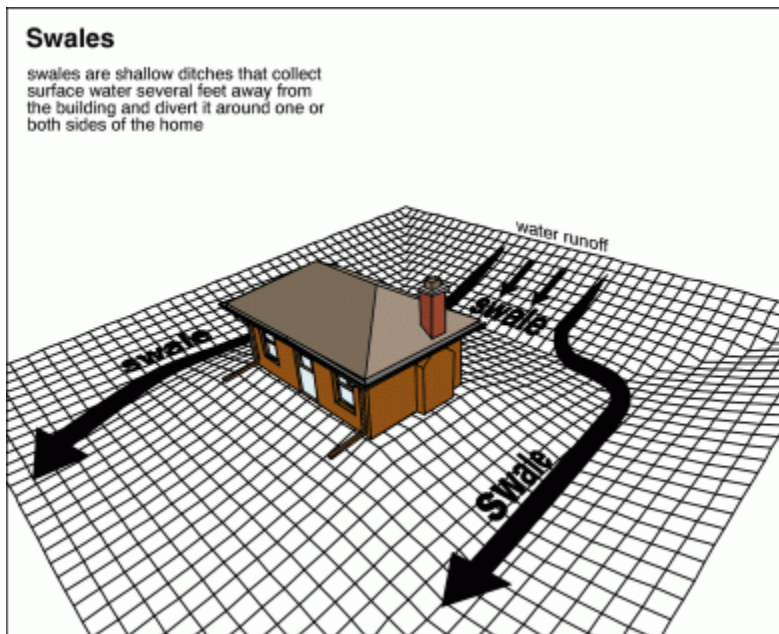
Implication(s): Chance of water damage to contents, finishes and/or structure



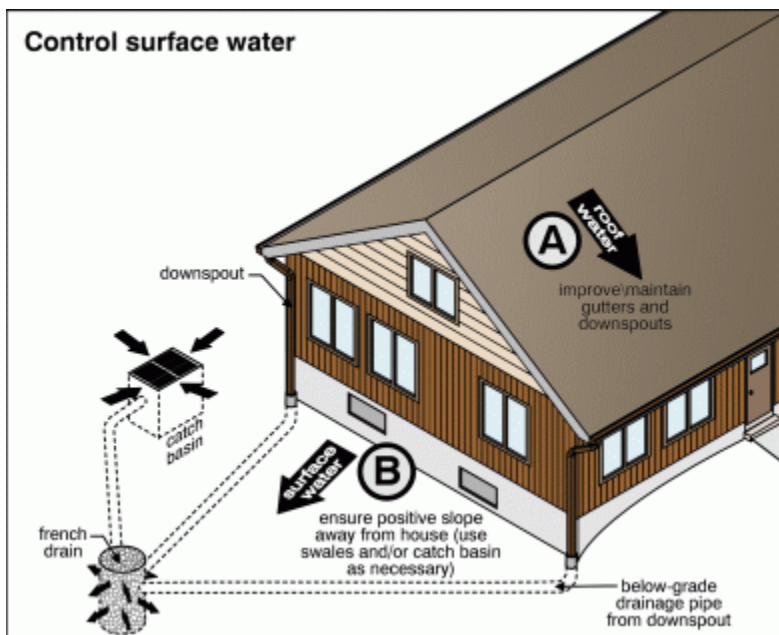
[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



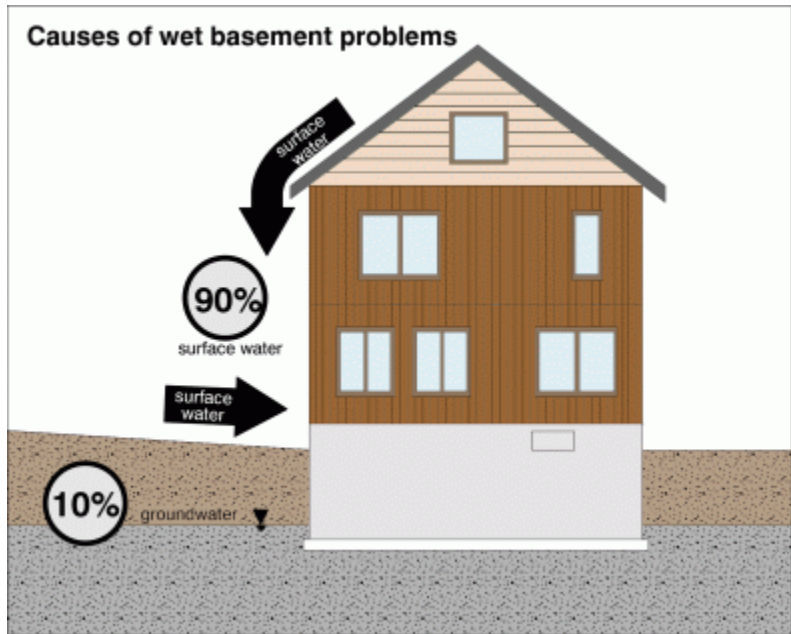
[Click on image to enlarge.](#)



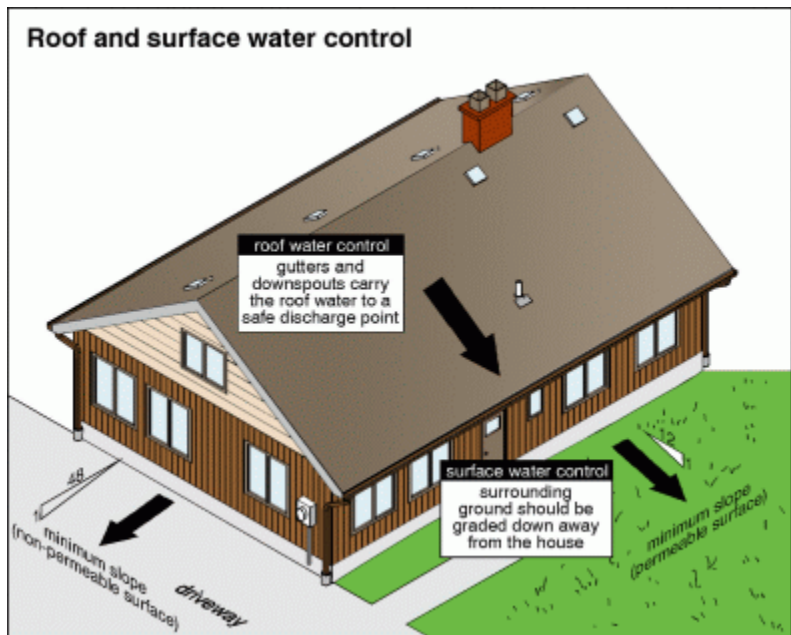
[Click on image to enlarge.](#)

Condition: • [Poor gutters and downspouts](#)

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



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

END OF REPORT