Inspection Report

Property Address:

Ridge Valley Home Inspections

Direct

Email: iruth@ridgevalley.ca

www.ridgevalley.ca
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: Detached House

Style of Building: Back Split

Estimated Age of Building: 34 Years

Dwelling Occupied: Yes

In Attendance: Buyer(s), Buyers Agent

Home Faces: South East

Weather: Sunny

Temperature: 22 Degrees C.

Soil Conditions: Dry
1. Roof

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<tbody>
<tr>
<td>1.0</td>
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<td>1.1</td>
<td>ROOF FLASHINGS/ VALLEY’S/ PENETRATIONS</td>
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<td>1.2</td>
<td>CHIMNEY(s)</td>
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<td>1.3</td>
<td>ROOF DRAINAGE SYSTEMS (gutters/ eaves trough/ downspouts)</td>
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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.
1.3 (1) Downspouts require extensions which direct the roof water well away from the foundation. Recommend install as needed.

1.3 Item 1(Picture)

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

1.3 Item 2(Picture)

1.3 (3) Downspout is currently discharging into the driveway. In the colder months this may become a slip hazard. Recommend relocate to a safe location.
2.0 (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) 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.

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

2.3 Item 1(Picture)

2.3 Item 2(Picture)

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.
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.

3.1 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.
4. Structural Components

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<td>STRUCTURAL FRAMING AND SUPPORT</td>
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<td>4.2</td>
<td>FLOORS</td>
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<td>4.3</td>
<td>COLD ROOM</td>
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<td>4.4</td>
<td>ROOF STRUCTURE</td>
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**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.
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.
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.
5.5 (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.

5.7 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.
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.

### 6. Plumbing

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<th>R/R</th>
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<tbody>
<tr>
<td>6.0</td>
<td>WATER SUPPLY, SHUT OFF, DISTRIBUTION PIPING</td>
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<td>6.1</td>
<td>PLUMBING DRAIN, WASTE AND VENT PIPING</td>
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<td>6.2</td>
<td>HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTING</td>
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<td>6.3</td>
<td>GAS PIPING, FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)</td>
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<td>6.4</td>
<td>LAUNDRY FACILITIES</td>
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### 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:**
  - Corrugated Metal
  - Rigid Metal
  - Foil
  - Excessive length
- **Water Shut-off Valve to the Exterior:**
Comments:

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

2. Exterior wall vent requires repair/ replacement.
## 7. Heating

### 7.0 HEATING EQUIPMENT

#### 7.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts, piping, air filters, registers, radiators, convectors and Thermostats)

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#### 7.2 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

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#### 7.3 DRAFT CONTROL / EXHAUST VENTING

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### 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:

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

2. (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

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<tr>
<th>8.0</th>
<th>AIR CONDITIONING</th>
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<tr>
<td>8.1</td>
<td>DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping)</td>
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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
Probability of Failure: Low

Comments:
#### 9. Interior Rooms

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<td>CEILINGS, WALLS / TRIM and FLOORING</td>
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<td>9.1</td>
<td>STEPS, STAIRS AND RAILINGS</td>
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<td>9.2</td>
<td>WINDOWS &amp; DOORS (Representative Number)</td>
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<td>9.3</td>
<td>ELECTRICAL</td>
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<td>9.4</td>
<td>BASEMENT</td>
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**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)](image-url)
(2) There are cracked glass in some windows throughout home.

(3) The operating mechanism for the window located in the front bedroom is not functional. Repair or replacement is necessary.
9.4 The bars on the basement windows should be removed if the basement bedroom will be used as a bedroom.
10. Kitchen

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<td>10.1</td>
<td>COUNTERS, CABINETS, DOORS &amp; HARDWARE</td>
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<td>10.4</td>
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<td>10.5</td>
<td>GFCI PROTECTION (Ground Fault Circuit Interrupter)</td>
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**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)

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<td>11.7</td>
<td>EXHAUST FAN</td>
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<td>GFCI PROTECTION</td>
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**Styles & Materials**
- **Bathrooms:**
  - 4 pc. Main Bathroom w/ ensuite privilege
  - 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

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#### ATTIC INSULATION/ VAPOUR BARRIER

#### ATTIC VENTILATION

#### BASEMENT INSULATION AND VAPOUR BARRIER

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**Styles & Materials**

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

- **Attic Vaour Barrier:** Kraft Paper

- **Attic Roof Ventilation:**
  - Sofit Vents
  - Passive

- **Basement Insulation:**
  - Not Visible

- **Basement Vaour Barrier:** Not visible

### Comments:

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

13.0 GAS FIREPLACE

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Comments:

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