

Hanna Home Inspection

Home Inspection Report



1248 Enfield, Forest Glade, ON

Inspection prepared for: Al Teshuba
Date of Inspection: 9/7/2024

Inspector: Tony Hanna
Phone: 519 919 7770
Email: tmhanna80@gmail.com

Report Summary

Exterior		
Page 4 Item: 11	Deck Condition	<ul style="list-style-type: none"> • Peeling paint observed, suggest scraping and painting as necessary. • Wood deterioration observed. Suggest repairs/replacement as needed. • Deck railing is non-compliant as it offers "climbing bars" which will allow children to climb over railing. Recommend replacement by railing with vertical spacing not exceeding 4".
Air Conditioning		
Page 11 Item: 1	Air Conditioning Comments	<ul style="list-style-type: none"> • Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.
Kitchen		
Page 13 Item: 1	Kitchen Electrical Condition	<ul style="list-style-type: none"> • GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Laundry Area		
Page 14 Item: 2	Laundry Tub/Sink Condition	<ul style="list-style-type: none"> • In the inspectors opinion the sink is near the end of its useful life due to Cut in half. • Recommend review for repair or replacement as necessary.
Page 14 Item: 3	Electrical Conditions	<ul style="list-style-type: none"> • Improper use of dryer cord observed. Electrical box/cords should not be loose or be routed through walls, floors or partitions. Needs to be secured to the wall properly.
Page 15 Item: 5	Dryer Hook-ups	<ul style="list-style-type: none"> • Dryer exhaust outlet needs to be replaced.
Page 15 Item: 6	Exhaust Fan Condition	<ul style="list-style-type: none"> • None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

General Information

1. Inspector

Tony hanna

2. Occupancy

The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

3. Weather conditions

Clear • Hot

Exterior

1. Driveway Condition

Materials: Concrete

2. Exterior Wall Cladding Condition

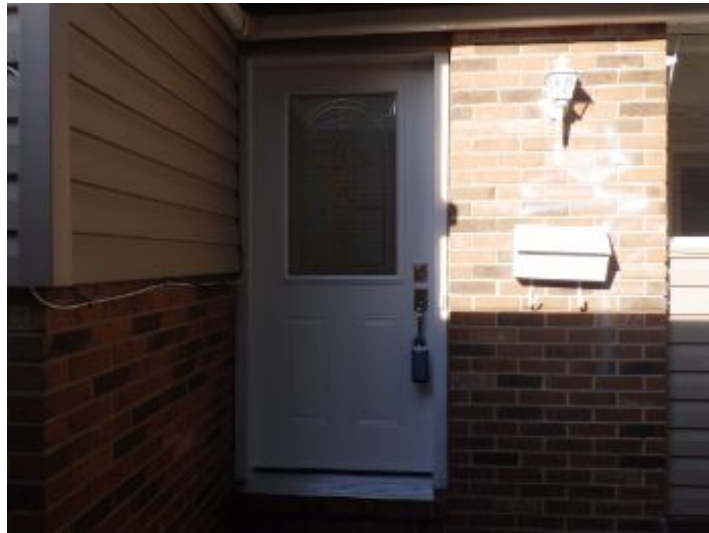
Materials: Brick • Vinyl Siding

3. Window/Frame Conditions

Materials: Sliding Frame • Vinyl Frame

4. Exterior Door Conditions

Materials: Metal Clad



5. Gutter Condition

Materials: Full • Metal

Observations:

- Debris blocked downspouts observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.
- The city of Windsor has implemented a "mandatory" downspout disconnection program. The objective of this program is to reduce the amount of water sent to the storm sewer system. It may require that downspouts be disconnected from the existing underground piping. The cost will be the responsibility of the homeowner, if required. Buyer is advised to consult with the City of Windsor to determine if this property will be subject to this program, as the inspector is unable and unqualified to make such a determination.

6. Fence Condition

Materials: Wood

7. Electric Meter Condition

Location: Left Side

8. Gas Meter Condition

Location: Not Present

9. Lot Grade and Drainage Conditions

Observations:

- Minor Slope

10. Foundation Conditions

Type: Basement/Crawlspace

Observations:

- Minor cracking was noted in blockwork. Such cracks are very common and are usually harmless. Should this cracking appear to worsen, consultation with a qualified contractor for required repairs is recommended.

11. Deck Condition

Materials: Wood

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Wood deterioration observed. Suggest repairs/replacement as needed.
- Deck railing is non-compliant as it offers "climbing bars" which will allow children to climb over railing. Recommend replacement by railing with vertical spacing not exceeding 4".



12. General Exterior Comments

Observations:

- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.



Roof

1. Methods Used to Inspect Roof

How Inspected: Accessible

2. Roof Condition

Observations:

- Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.
- Suggest trimming all trees and vegetation away from roof to prevent damage to roofing materials.

3. Roof Comments

Observations:

- Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.



Basement

1. Basement Access

Basement stairway.

2. Foundation Comments

Type: Basement • Crawlspace

Observations:

- Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
- Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report. Buyer is urged to review the Seller's Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.

3. Joist Condition

Materials: Conventional 2 X 6 Framing

Observations:

- No bridging observed, recommend installing proper bridging to increase support and stability of the floor system.

4. Beams Condition

Materials: Wood

5. Support Post Comments

Materials: Concrete Block

6. Visible Plumbing Condition

Materials: **ABS**

7. Basement Comments

Observations:

- Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.
- Buyer is advised to refer to Disclosure Statement regarding past water intrusion.

Plumbing

1. Main Shutoff Location

Materials: Copper • Public supply

Observations:

- Ground wire in place. Compliant 3/4" copper supply line.
- Crawlspace
- Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.



2. Supply Line Condition

Materials: Copper

3. Waste Line Conditions

Materials: Public Waste

4. Waste Line Condition

Materials: ABS

Observations:

- Limited inspection of waste lines due to basement finish
- No leaks observed at the time of the inspection.

5. Plumbing Comments

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted.

Electrical

1. Main Service Drop Condition

Type: Main Service Drop is underground

2. Electrical panel Condition

Type / Materials: Breakers

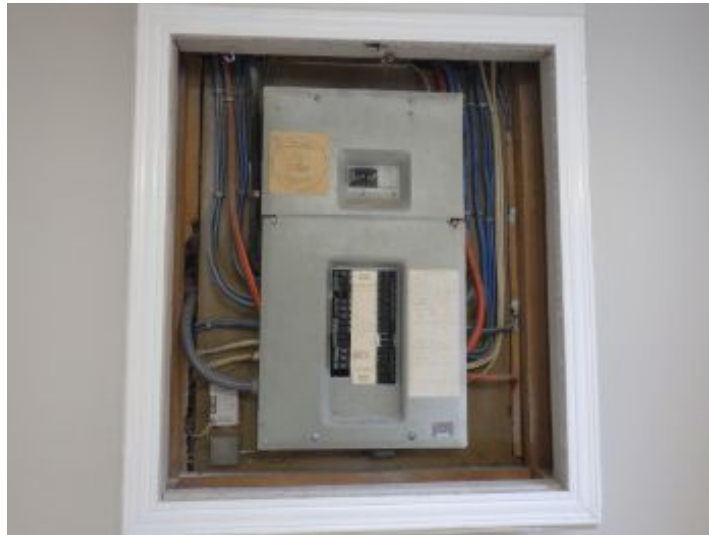
Observations:

- Overload protection provided by breakers.
- The main service is approximately 125 amps, 240 volts.

3. Main Panel Comments

Observations:

- **AFCI** protection in bedroom branch circuits in a new requirement, not present in this house.
- Minor corrosion noted in panel.



4. Smoke detector comments

Location: Basement • Main Floor • Second Floor

Observations:

- Buyer is cautioned that, as landlord, he/she is expected to maintain operational smoke and carbon monoxide detectors for protection of tenants.
- Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.
- While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller. These items are generally mandatory in all municipalities.

Heating

1. Heating

Type: Electric Radiant Baseboard

2. Distribution Ducting Condition

Type: Electric Baseboards

Observations:

- Several radiators were turned off at the time of inspection. Recommend confirming proper operation prior to close.

3. Heating Comments

Observations:

- A representative number of baseboard heaters was tested and generally appeared to be in serviceable condition.
- Electric heating elements can fail at any time.
- Property is equipped with a radiant heating system. Due to the complex and inaccessible nature of these systems, client is advised to consult with seller or a licensed heating contractor prior to closing for verification of the system's performance.

Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

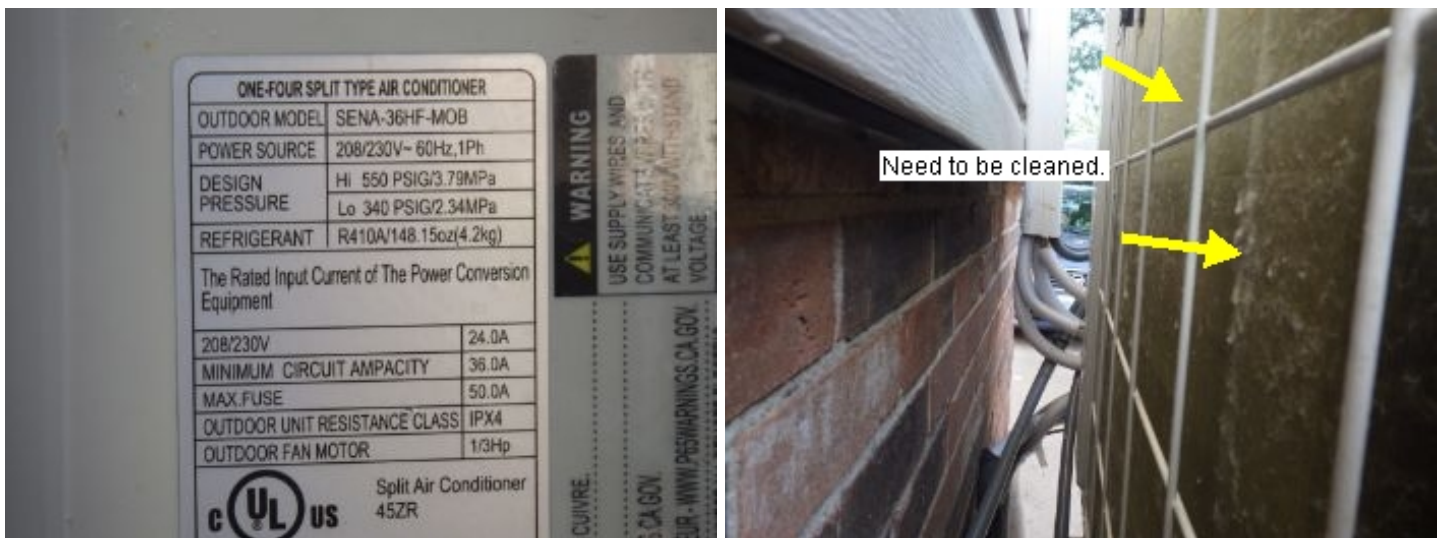
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Comments

Type: 4 way Split System (New unit).

Observations:

- Air conditioning operational during inspection and appeared to be performing satisfactorily. Buyer is advised to verify satisfactory operation prior to close.
- **Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.**



Water Heater

1. Water Heater

The water heater is located in the laundry room, has a 40 gallon capacity, and is about 15 years old. Average life expectancy is about 12-15 years.

2. Supply lines Condition

Materials: Plastic and Copper

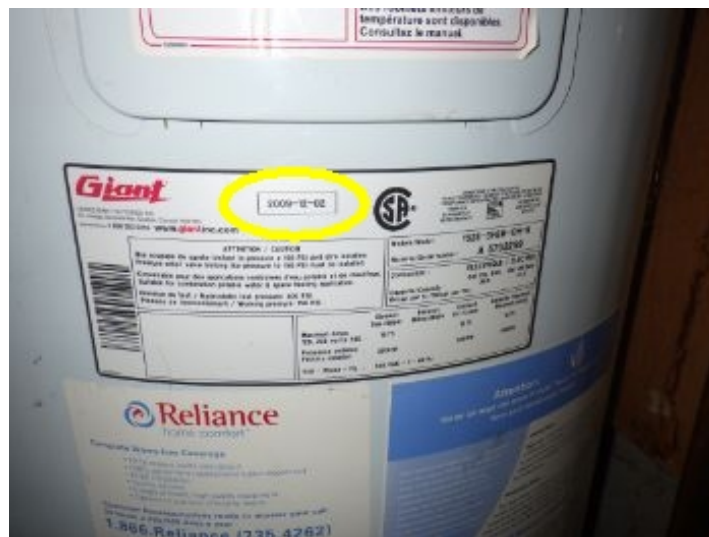
Observations:

- No leaks observed at the time of the inspection.

3. Water Heater Comments

Observations:

- Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.
- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Electrical Condition

Observations:

- **GFCI** protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



Laundry Area

1. Laundry Area Location

Location: Basement

2. Laundry Tub/Sink Condition

Materials: Plastic

Observations:

- In the inspectors opinion the sink is near the end of its useful life due to Cut in half.
- Recommend review for repair or replacement as necessary.



3. Electrical Conditions

Observations:

- Improper use of dryer cord observed. Electrical box/cords should not be loose or be routed through walls, floors or partitions. Needs to be secured to the wall properly.



4. Washer Hook-ups

Observations:

- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
- Washer was not operated, we recommend confirming proper operation prior to close.

5. Dryer Hook-ups

Observations:

- Electric
- Dryer exhaust outlet needs to be replaced.



6. Exhaust Fan Condition

Observations:

- None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

Interior

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Other Interior Area Comments

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- We do not restore fuel or power to appliances that are shut-down; therefore, our review is limited in scope to a visual review. We recommend confirming proper operation prior to close.
- Compliance of basement apartments does not fall within the scope of Home Inspection. Should Municipal Compliance be a concern to buyer, he/she is advised to consult with the local authorities.

Attic

1. Methods Used to Inspect

How Inspected: Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

2. Attic Comments

Observations:

- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

Crawlspace

1. Foundation Comments

Materials: Crawlspace

2. Crawlspace Floor Condition

Materials: Concrete

3. Joist Condition

Materials: Conventional 2 X 6 Framing

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.