

Hanna Home Inspection

Home Inspection Report



935 Langlois, Windsor, ON

Inspection prepared for: Alfonso Teshuba
Date of Inspection: 9/8/2024

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Report Summary

Exterior		
Page 3 Item: 7	Fence Condition	• Fence leaning in areas.
Page 4 Item: 13	Porch Condition	• Suggest protecting the wood post from rain water and snow to prevent premature rot.
Garage		
Page 6 Item: 1	Garage Roof Condition	• The roof is statistically at or near the end of its useful life.
Chimney		
Page 8 Item: 1	Chimney Condition	• Brick and mortar deterioration observed; repair advised.
Page 8 Item: 2	Spark Arrester/Rain Cap Condition	• Suggest rebuilding weather cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.
Air Conditioning		
Page 14 Item: 1	Air Conditioning Comments	• Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.

General Information

1. Inspector

Tony hanna

2. Persons in Attendance

Sellers

3. 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.

4. Weather conditions

Clear • Hot

Exterior

1. Driveway Condition

Materials: Concrete

Observations:

- Common cracks noted.



2. Walkway Conditions

Materials: Concrete

3. Exterior Wall Cladding Condition

Materials: Metal Siding

4. Window/Frame Conditions

Materials: Vinyl Frame

5. Exterior Door Conditions

Materials: Metal Clad • Wood

6. Gutter Condition

Materials: Full • Metal

Observations:

- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- 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.

7. Fence Condition

Materials: Chain Link • Wood

Observations:

- Fence leaning in areas.

8. Electric Meter Condition

Location: Right Side

9. Gas Meter Condition

Location: Left Side

10. Lot Grade and Drainage Conditions

Observations:

- Minor Slope

11. Foundation Conditions

Type: Basement

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.

12. Retaining Wall Conditions

Materials: Concrete

Observations:

- Appeared serviceable at time of inspection. Structural assembly inaccessible.

13. Porch Condition

Materials: Wood

Observations:

- Suggest protecting the wood post from rain water and snow to prevent premature rot.



14. 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.
- Suggest trimming back vegetation for proper clearance and ventilation.

Roof

1. Methods Used to Inspect Roof

How Inspected: Accessible • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

2. Roof Condition

Materials: Asphalt Composition Shingles (Front section is 10 to 12 years old) (Rear section is brand new).

Observations:

- Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.
- Minor buckling of shingles noted. This is a fairly common condition that is not normally any cause for concern.

3. Roof Surface Conditions

Observations:

- Curling seams.(Front section only)
- Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.



4. Roof Comments

Observations:

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

Garage

1. Garage Roof Condition

Materials: Asphalt Composition Shingles • Flat (Main garage roof) Is in serviceable condition at the time of inspection.

Observations:

- Roof shows normal wear for its age and type.
- Surface cracking observed.
- **The roof is statistically at or near the end of its useful life.**



2. Garage Wall Condition

Materials: Block

Observations:

- Dry at the time of the inspection.
- Common cracks noted.



3. Garage Comments

Observations:

- Limited inspection due to storage of personal property.



Chimney

1. Chimney Condition

Observations:

- Brick and mortar deterioration observed; repair advised.



2. Spark Arrester/Rain Cap Condition

Rain Cap Present

Observations:

- Suggest rebuilding weather cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.

3. Chimney Comments

Observations:

- Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Basement

1. Basement Access

Basement stairway.

2. Foundation Comments

Type: Basement

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. Beams Condition

Materials: Wood

Observations:

- Beams are finished, unable to inspect.

4. Insulation Condition

Materials: Perimeter Walls • Rolled/Batt Insulation

Observations:

- Visible at unfinished area only

5. 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.

Plumbing

1. Main Shutoff Location

Materials: Copper • Public supply

Observations:

- Basement front area. Ground wire in place. Compliant 3/4" copper supply line.
- 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.
- Basement closet.



2. Supply Line Condition

Materials: Copper • Pex

3. Waste Line Conditions

Materials: Public Waste

4. Waste Line Condition

Materials: **ABS**

Observations:

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

5. Sump Pump Conditions

Observations:

- Pump was activated at the time of inspection, we suggest you verify operation prior to close.
- Sump pump appears to drain to the sanitary sewer.

6. Sump Pump Plumbing

Observations:

- Check valve present



7. Plumbing Comments

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted.
- This inspection is limited to the plumbing fixtures inside this unit. The main plumbing system is owned and maintained by the Condominium Owners Association and as such is beyond the scope of this report and was not inspected. Our focus in this inspection is proper flow and drainage at the installed fixtures. We recommend review of the Sellers Disclosure Statement and the minutes of the Association meetings regarding the condition of the general plumbing system.

Electrical

1. Electrical panel Condition

Type / Materials: Breakers

Observations:

- Overload protection provided by breakers.
- The main service is approximately 100 amps, 240 volts.



2. Smoke detector comments

Location: Basement • Main Floor

Observations:

- Buyer is cautioned that, as landlord, he/she is expected to maintain operational smoke and carbon monoxide detectors for protection of tenants.
- Smoke detectors may be connected to a security system and were not tested. Suggest confirming proper operation prior to close.
- 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.

3. Electrical Comments

Observations:

- All original knob and tube wiring appears to have been removed.
- The electrical service to this home is typical and adequate for a single family dwelling. A representative number of receptacles was tested and are generally serviceable, unless otherwise noted.

Heating

1. Heating

Type: Gas Forced Air

2. Distribution Ducting Condition

Type: Ducts and Registers

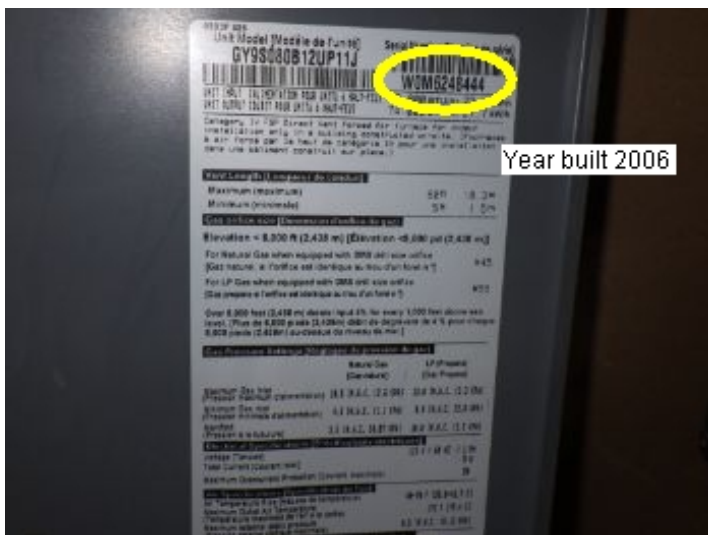
Observations:

- Suggest sealing opening at the condensate drain line.

3. Heating Comments

Observations:

- Relatively new high efficiency furnace in place.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.



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.

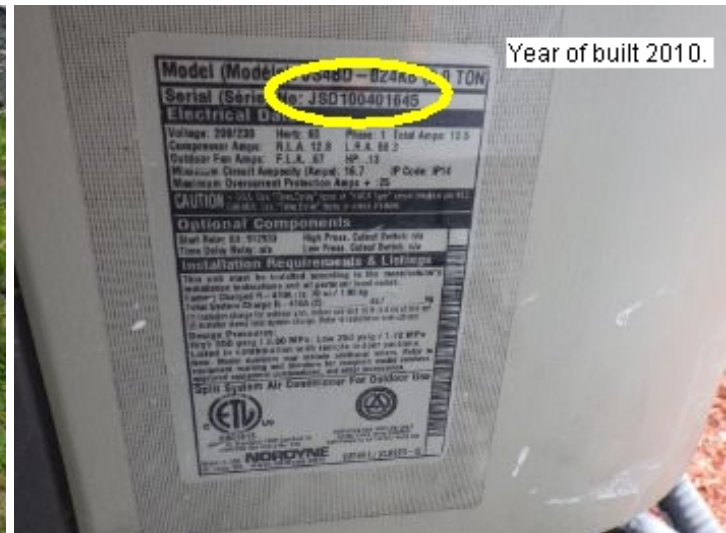
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Comments

Type: Electric (14 years old).

Observations:

- Air conditioning operational during inspection and appeared to be performing satisfactorily. Buyer is advised to verify satisfactory operation prior to close.
- Vegetation should be trimmed from around the condenser unit to allow adequate ventilation for proper cooling.
- **Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.**



Water Heater

1. Water Heater

Tank-less On demand system

2. Supply lines Condition

Materials: Copper

Observations:

- No leaks observed at the time of the inspection.

3. Flue Venting Conditions

Materials: Plastic

4. 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. Hood Fan Condition

Exterior Vented



2. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Laundry Area

1. Laundry Area Location

Location: Basement

2. Floors

Materials: Vinyl Tile

3. 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.

4. Dryer Hook-ups

Observations:

- Electric
- Unable to determine if dryer is properly vented to the exterior.

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:

- 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.
- 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.

Attic

1. Methods Used to Inspect

How Inspected: Accessible • 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. Insulation Condition

Materials: Blown in insulation

Observations:

- 10-12" of insulation present.

3. Ventilation Conditions

Style: Gable Vents

4. 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.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.