



NORTHERN INSPECTIONS

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Inspected By: Stephan Tremblay



FOUNDATION INSPECTION REPORT

Prepared For:

Ashley Sweet

Property Address:

1165

Gesto Side Rd.

Essex, ON

Inspected on Fri, Jan 27 2023 at 11:00 AM

Thank you for choosing Northern Inspections to perform your home inspection. PLEASE READ THIS ENTIRE REPORT. If the client does not contact the inspector in writing with any questions, concerns or clarifications by the legal closing date of the above property, the client acknowledges that they have carefully read and fully understand the comments, statements and recommendations contained within this document. A home inspection is primarily visible and done in a limited amount of time. Not every defect in the home will be discovered during your inspection. This includes items or areas that were not accessible at the time of the inspection, or components that can only be accessed by a licensed technician. A home inspection is also not a guarantee that some items found to be in good working condition on the day of the inspection, will not fail or breakdown in the future. Anything can fail at any time. This is a primarily subjective inspection. This inspection report is only advising on the conditions as observed at the time of the inspection, and is not intended to be considered as a guarantee or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. The pictures contained within this report are examples of the description or comment and do not represent every instance of the defect noted at the home. All pictures are complimentary and for general reference only. This Home Inspection was performed as per the International Association of Certified Home Inspectors Standard of Practice (found at nachi.org/sop) This home inspection is not technically exhaustive and the inspection will not identify concealed or latent defects. It will also not deal with building code practices, aesthetic concerns or what could be deemed matters of taste, personal standards, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use or the market value of the property, or its marketability. The inspection does not determine the insurability of the property. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property and the home is not given a Pass or Fail evaluation. A home inspection does not determine the life expectancy of the property or any components or systems therein. An inspection also does not include kitchen or laundry appliances and items not permanently installed. Shutoff valves for plumbing and gas are not tested. Electrical breakers and disconnects are not tested. The standard home inspection is not considered to be an environmental assessment of the property. Non-disturbed asbestos is not considered a health hazard until damaged or disturbed. Issues that arise after the inspection shall not fall under liability of the inspector including acts of God; floods, wind storms, abnormal weather activity, ice, hail, etc. This report is the property of the client and inspector and is non-transferable. It cannot be used by third-party persons, businesses or entities without a signed reliance letter from the inspector.

General

It is strongly recommended that the client carefully read this report before completing the sale of the property inspected. All recommendations made in this report should be followed as soon as possible. For further clarification of the procedures and limitations of the home inspection it is strongly recommended that the client consult the Standard of Practice the inspection was performed under. (www.nachi.org/sop) This home inspection follows the standards set out by the International Association of Certified Home Inspectors. Any recommendations made that go beyond the standards are considered to be a courtesy to the client and the inspector shall not be held liable. The inspector is not a fraud investigator and is not required to look for intentionally hidden deficiencies. The inspection report is supplementary to the sellers disclosures.

Occupied:	Yes
Weather:	Overcast
Temperature:	Cold
Soil Condition:	Snow, Frozen



Comment 1:
Stephan S. Tremblay
Certified Master Inspector
Registered Home Inspector



Figure 1-1

Structure & Foundation Moisture

The visible condition of the structural components are inspected when visually accessible. The inspector cannot predict any future occurrences which were not clearly visible during the inspection. This inspection is not exhaustive. The inspector cannot guarantee that the foundation or structural components that were concealed behind finished walls or ceilings are without defects. The determination of adequacy of any structural component is beyond the scope of this inspection including previous repairs or removed portions of the structure. The home inspection is not an inspection to conform to any national, provincial or municipal codes or bylaws. Inspection for wood destroying organisms are not covered and is beyond the scope of a standard home inspection. The inspector is not liable for defective components in areas that were not visible, limited, hidden by homeowner contents or not accessible on the day of the inspection. Thermal Imaging is not a part of a standard home inspection and is considered complimentary but not exhaustive. Infrared in this inspection is used as an aid to discover hidden moisture or moisture that is not apparent and is limited. It has NOT been used to discover heat loss and should not be considered as an energy audit or energy efficiency evaluation. Radon, mould or asbestos sampling and testing by a certified lab is beyond the scope of this inspection. The inspector can only visualize moisture content under preferable conditions where active moisture was visible at the time of the inspection. Foundations over thirty years old may not have adequate waterproofing and upgrading should always be considered to prevent dampness or leaks in the future. For further information about the limitations of this inspection, please refer to the Standards of Practice in which this inspection was performed to at www.Nachi.org/SOP.

Foundation Types:	Basement
Foundation Materials:	Poured Concrete
Floor Structure:	Slab
Wall Structure:	Masonry
Framing Type:	2x4 Pine
Insulation Type:	Fibreglass
Prior Waterproofing:	Exterior Membrane
Signs Of Previous Moisture?:	Drywall Removal
Probable Cause:	Sump Pump Failure
Signs Of Active Moisture?:	No
Current Moisture Prevention:	Sump High Water Alarm

(Structure & Foundation Moisture continued)

Recommended Prevention:	Sump Backup (Battery or Sump Jet)
Average Moisture Reading:	<5%
Visible Microbial Growth?:	No
Inspection Restrictions:	Finishes, Insulation
Visible Interior Cracking?:	Floor Slab, Common Shrinkage Cracks (Non-Structural)
Overall Condition :	Good



Comment 2:

Access limited. The Thermal Imaging camera showed no visual signs of active moisture or heavy draft along the finished accessible portions of the exterior walls at the time of the inspection. No evidence of active or prior microbial growth or staining. Typical minimal air leaks and natural air movement at the base of the walls and corners found with less than a 10 degree F difference in temperature. Moisture readings taken did not exceed 5% in the finished areas when tested. No deficiencies in these areas were noted.



Figure 2-1



Figure 2-2

(Structure & Foundation Moisture continued)



Figure 2-3



Figure 2-4



Figure 2-5

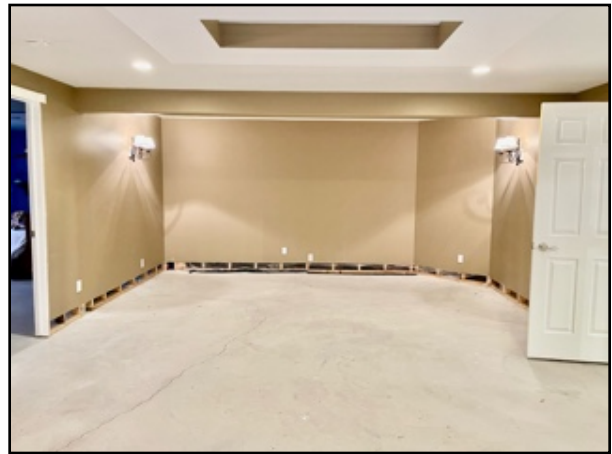


Figure 2-6

(Structure & Foundation Moisture continued)



Figure 2-7



Figure 2-8



Figure 2-9



Figure 2-10

(Structure & Foundation Moisture continued)



Figure 2-11



Figure 2-12



Figure 2-13



Figure 2-14

(Structure & Foundation Moisture continued)

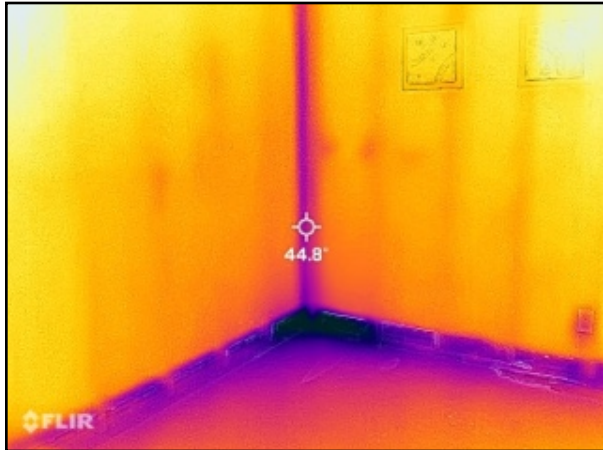


Figure 2-15



Figure 2-16



Figure 2-17



Figure 2-18

(Structure & Foundation Moisture continued)

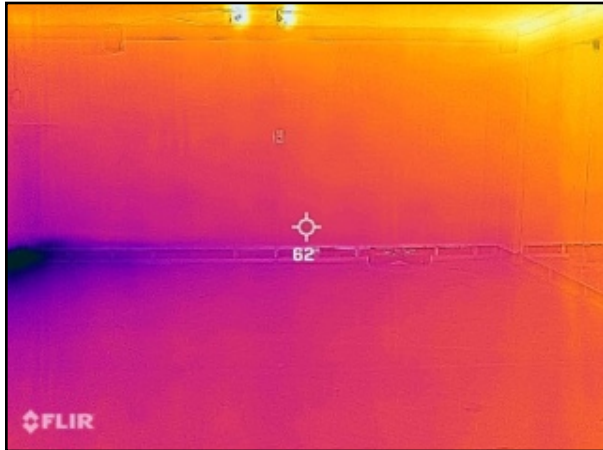


Figure 2-19



Figure 2-20

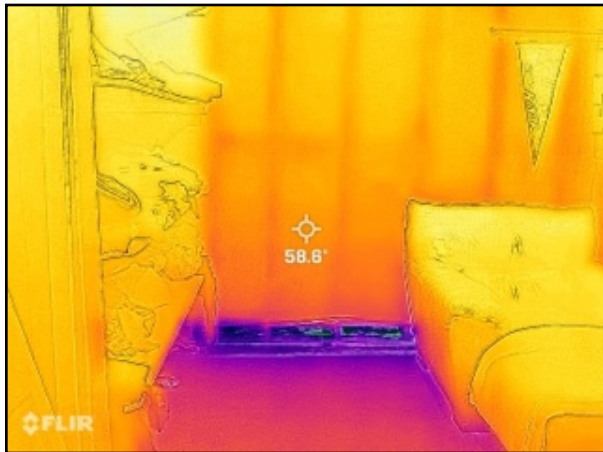


Figure 2-21

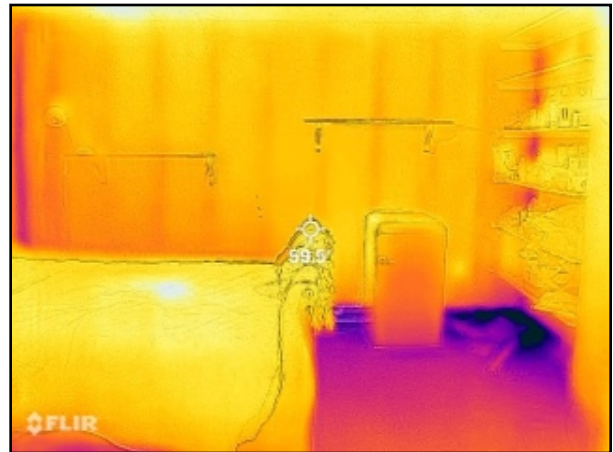


Figure 2-22

(Structure & Foundation Moisture continued)



Figure 2-23



Figure 2-24



Figure 2-25



Figure 2-26

(Structure & Foundation Moisture continued)

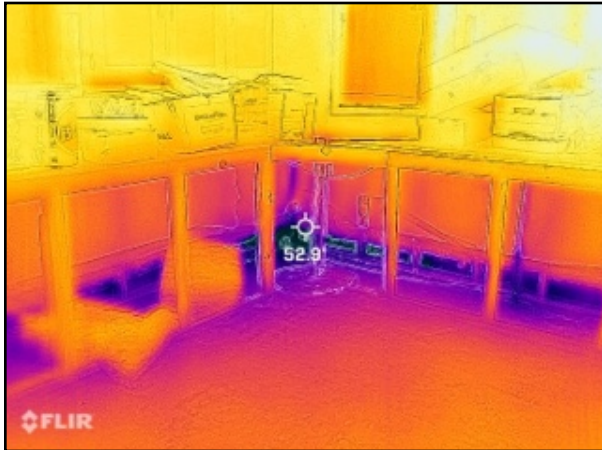


Figure 2-27



Figure 2-28



Figure 2-29



Figure 2-30

(Structure & Foundation Moisture continued)



Figure 2-31



Figure 2-32

**Comment 3:**

Shrinkage cracks noted in the basement floor. This is typically found. As concrete cures, the water in the mixture evaporates causing the concrete to lose volume (shrink). If the surface of the slab has already begun to dry before this, shallow hairline cracks will form. Because the basement floor is independent of any structural components, this would be considered to be a cosmetic issue and not a defect in the floor.



Figure 3-1



Figure 3-2

(Structure & Foundation Moisture continued)



Figure 3-3



Figure 3-4



Figure 3-5



Figure 3-6



Comment 4:

Water stains noted at the bedroom ceiling (prior leak at kitchen sink faucet). No active moisture when inspected.

(Structure & Foundation Moisture continued)

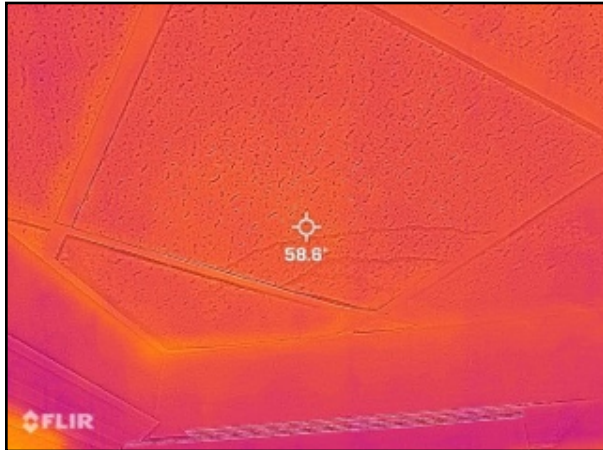


Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4