

# *Hanna Home Inspection*

## Home Inspection Report



764 Parent, Windsor, ON

Inspection prepared for: Al Teshuba  
Date of Inspection: 6/7/2024

Inspector: Tony Hanna  
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Report Summary

Exterior		
Page 3 Item: 1	Driveway Condition	<ul style="list-style-type: none"> <li>• Driveway is pitched towards the structure, which may result in basement seepage.</li> </ul>
Page 4 Item: 6	Gutter Condition	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 4 Item: 10	General Exterior Comments	<ul style="list-style-type: none"> <li>• Exhaust pipe through the exterior wall need to be sealed to prevent water and insect entering the house.</li> </ul>
Roof		
Page 6 Item: 2	Roof Condition	<ul style="list-style-type: none"> <li>• Suggest trimming all trees and vegetation away from roof to prevent damage to roofing materials.</li> </ul>
Electrical		
Page 9 Item: 1	Main Service Drop Condition	<ul style="list-style-type: none"> <li>• Wires are touching trees, recommend review by the local utility company for repair as necessary.</li> </ul>
Interior		
Page 15 Item: 1	Stair Conditions	<ul style="list-style-type: none"> <li>• Recommend installing handrail as necessary for safety.</li> <li>• Whenever three or more stairs are present a handrail is usually required.</li> </ul>

## 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 and patching noted.
- Settlement and common cracking noted.
- **Driveway is pitched towards the structure, which may result in basement seepage.**



### 2. Walkway Conditions

Materials: Concrete

Observations:

- Common cracks and heaved/settled areas observed.

### 3. Exterior Wall Cladding Condition

Materials: Metal Siding

### 4. Window/Frame Conditions

Materials: Double Hung • Fixed • Vinyl Frame

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

### 5. Exterior Door Conditions

Materials: Metal Clad

### 6. Gutter Condition

Materials: Full • Metal

Observations:

- Suggest cleaning gutters now, and as a normal part maintenance.
- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Drains to underground drain piping which was not tested.
- **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: Wood

Observations:

- Fence leaning in areas.
- Wood deterioration observed. Suggest repairs/replacement as needed.

### 8. Lot Grade and Drainage Conditions

Observations:

- Minor Slope
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

### 9. 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.

### 10. General Exterior Comments

Observations:

- Suggest trimming back vegetation for proper clearance and ventilation.
- 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.
- Exhaust pipe through the exterior wall need to be sealed to prevent water and insect entering the house.



## Roof

### 1. Methods Used to Inspect Roof

How Inspected: 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 (8 to 10 years old).

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 Surface Conditions

Observations:

- The roof shows normal wear for its age and type.

### 4. 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

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 2X 8 Framing

### 4. Beams Condition

Materials: Wood

Observations:

- Beams are partially finished, unable to fully inspect.

### 5. Support Post Comments

Materials: Metal • Screw Jacks

### 6. 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:

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



### 2. Supply Line Condition

Materials: Copper • Pex

### 3. Waste Line Conditions

Materials: Public Waste

Observations:

- Municipal waste.

### 4. Waste Line Condition

Materials: **ABS** • Cast Iron

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.
- Limited inspection due to basement finish. All original galvanized piping appears to have been replaced. . Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.

## Electrical

### 1. Main Service Drop Condition

Type: Main Service Drop is overhead

Observations:

- Wires are touching trees, recommend review by the local utility company for repair as necessary.



### 2. Electrical panel Condition

Type / Materials: Breakers

Observations:

- Overload protection provided by breakers.
- The main service is approximately 100 amps, 240 volts.
- Overload protection provided by breakers.
- No open positions observed, box is full.



### 3. 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.
- 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.

#### 4. Electrical Comments

Observations:

- 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.
- All original knob and tube wiring appears to have been removed.

## Heating

### 1. Distribution Ducting Condition

Type: Ducts and Registers

### 2. Heating Comments

Observations:

- Relatively new high efficiency furnace in place.
- This was a very limited inspection as inspector is neither qualified nor authorized to carry out a technically exhaustive inspection of heating system. Buyer is advised to have this system serviced annually to ensure safe and efficient operation.

Carbon monoxide detectors are mandatory in most municipalities and should be installed in furnace area and bedroom area at minimum.



## 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 (10 years old roughly).

Observations:

- Air conditioning operating during inspection and appeared to be performing satisfactorily. Buyer is advised to verify satisfactory operation prior to close.



## Water Heater

### 1. Water Heater

Tank-less On demand system (Brand new).

### 2. Supply lines Condition

Materials: Plastic and Copper

### 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.



## Laundry Area

### 1. Laundry Area Location

Location: Basement

### 2. Floors

Materials: Concrete

### 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.

### 5. 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. Stair Conditions

Observations:

- **Recommend installing handrail as necessary for safety.**
- **Whenever three or more stairs are present a handrail is usually required.**



### 2. Other Interior Area Comments

Observations:

- 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.
- Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.
- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

## Attic

### 1. Methods Used to Inspect

How Inspected: Due to the cathedral construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information. • Limited access due to finished attic area.

### 2. Attic Comments

Observations:

- When converting an unfinished attic space to finished living area ventilation requirements change. We recommend review by a qualified professional for required ventilation adjustments, prior to starting any remodeling work, to avoid moisture/condensation related problems.

## Glossary

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