Home Inspection Report

John Rossi

Property Address:
515 River Downs Ave
Belle River ON N8L 0A4


FOR SALE
CENTURY 21

Redmond Home Inspections

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Date: 3/4/2026	**Time:** 11:00 AM	**Report ID:** 20260304-515-River-Downs-Ave
Property: 515 River Downs Ave Belle River ON N8L 0A4	**Customer:** John Rossi	**Real Estate Professional:** John Rossi

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction: The following numbered and attached pages are your home inspection report. The report includes pictures, information and recommendations. This inspection was performed in accordance with the current **Standards of Practice** and **Code of Ethics** of CAPHI (Canadian Association of Home & Property Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Scope: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by Redmond Home Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Redmond Home Inspections recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions: The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit was not present in the home at time of inspection.

Maintenance Required (MR) = The inspector recommends that the occupant bring the item, component or system back into working order to prevent major future deficiencies and added expenses.

Monitor Condition (MC) = The item, component or unit whilst not apparently problematic at this time should be monitored over time to ensure it's condition does not create a cause for concern.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

ONTARIO HOME INSPECTOR COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the Canadian Association of Home and Property Inspectors

(CAPHI). I will conduct a home inspection of the previously mentioned property in accordance with CAPHI's Code of Ethics and Standards of Practice and the signed Home Inspection Agreement.

Robert Redmond, Certified Professional Inspector and Registered Home Inspector for Redmond Home Inspections

This report has been produced in accordance with the **AGREEMENT** and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for my **CLIENT**. Not to be used or interpreted by anyone other than my **CLIENT** or **REPRESENTATIVE.** If you're reading this report but did not hire me, Redmond Home Inspections, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call me directly at (519) 817-6346 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank You!

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact Redmond Home Inspections immediately if any adverse conditions are observed that were not commented on in your inspection report.

Type of building:: Raise Ranch	**Home Faces:** East	**Occupancy::** Unoccupied, but staged with furniture
Present during the Inspection:: Listing Agent	**Inspection started at::** 10:00 am	**Inspection ended at::** 12:15pm
Weather during the Inspection:: Cloudy	**Temperature during inspection::** Below 40 (F) = 4.4 (C)	**Significant precipitation in last 3 days::** No
Ground/Soil surface condition: Damp	**Approximate Year of Original Construction::** 2005	

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material

Styles & Materials

Method of inspection::
Telescoping pole with camera

The roof style was::
Hip

Primary roof-covering type::
Architectural Fiberglass Asphalt Shingle

Drainage system description::
Gutters and downspouts installed

Gutters/downspout material::
Aluminum

Underlayment/Interlayment::
Unable to determain / Hidden from view

Chimney flue material::
Not Visible

Items

1.0 Roof Structure Exterior
Comments: Inspected

1.1 Underlayment
Comments: Not Inspected

Underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

1.2 Roof Flashing
Comments: Inspected

1.3 Roof Drainage System
Comments: Inspected

1.4 Plumbing and Combustion Vents
Comments: Inspected

1.5 Roof Ventilation
Comments: Inspected

1.6 Asphalt Composition Shingle
Comments: Inspected

The Inspector observed no deficiencies in the condition of the asphalt composition shingle roof-covering material. The estimated age of the shingles is 8 years. The average lifespan is 25-30 years.

1.6 Item 1(Picture)

1.6 Item 2(Picture)

1.6 Item 3(Picture)

1.6 Item 4(Picture)

1.6 Item 5(Picture)

1.6 Item 6(Picture)

1.6 Item 7(Picture)

1.6 Item 8(Picture)

1.6 Item 9(Picture)

1.6 Item 10(Picture)

1.6 Item 11(Picture)

1.6 Item 12(Picture)

1.6 Item 13(Picture)

1.6 Item 14(Picture)

1.6 Item 15(Picture)

1.6 Item 16(Picture)

1.6 Item 17(Picture)

1.7 Chimney Structure/Exterior

Comments: Inspected

1.8 Chimney at Roof

Comments: Inspected

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Exterior wall-covering Material:	Driveway Material::	Walkway Materials::
Brick Stucco	Concrete	Concrete
Exterior Doors::	**Retaining Walls::**	**Irrigation system:**
Metal	Concrete	Installed, not inspected

Items

2.0 General Grounds
Comments: Inspected

2.1 Driveway
Comments: Inspected

2.2 Walkways
Comments: Inspected

2.3 Door Exteriors
Comments: Inspected

2.4 Window Exteriors
Comments: Inspected

2.5 Electric Meter
Comments: Inspected

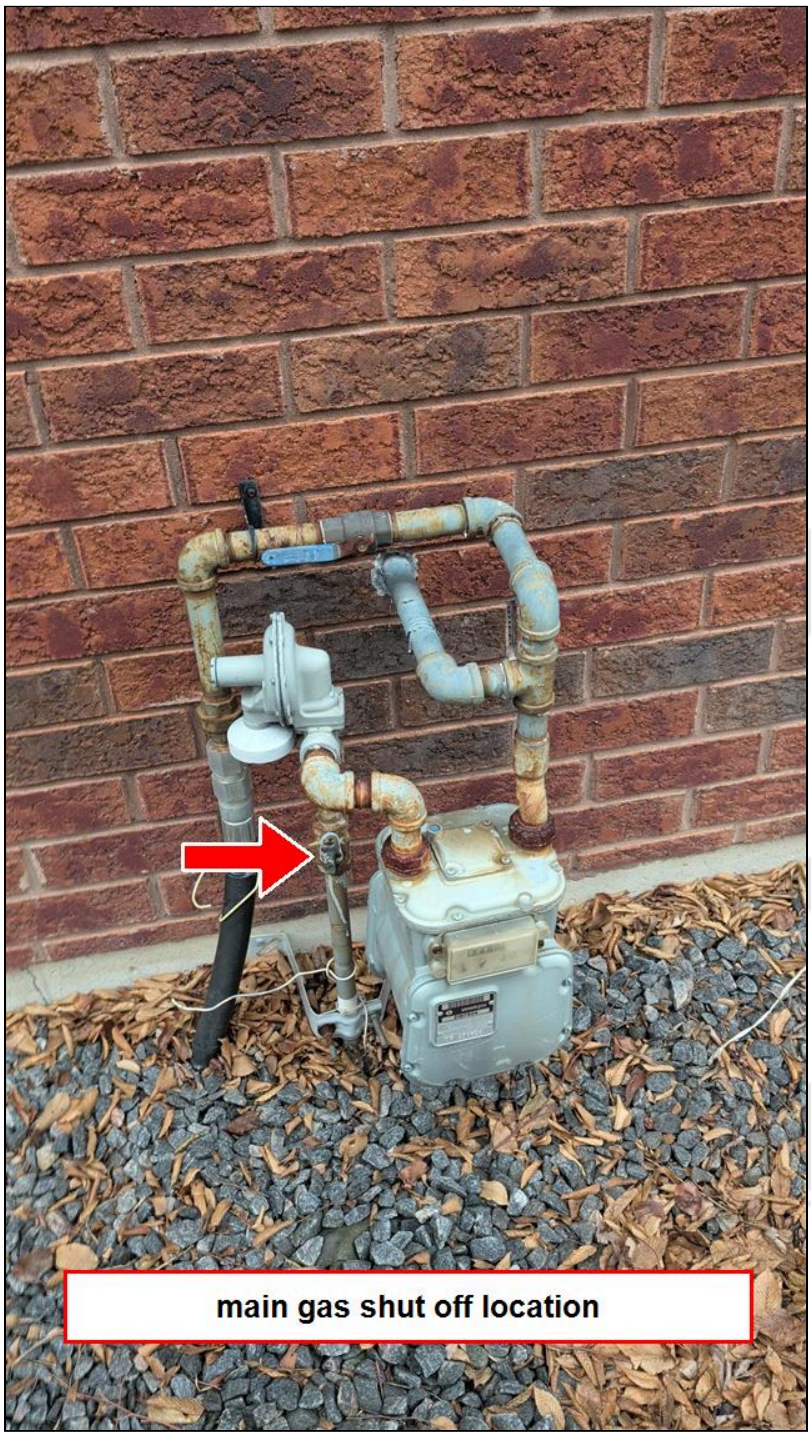
At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

2.5 Item 1(Picture)

2.6 Gas Meter

Comments: Inspected

The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.



2.6 Item 1(Picture)

2.7 Exterior Electrical Receptacles

Comments: Repair/Replace

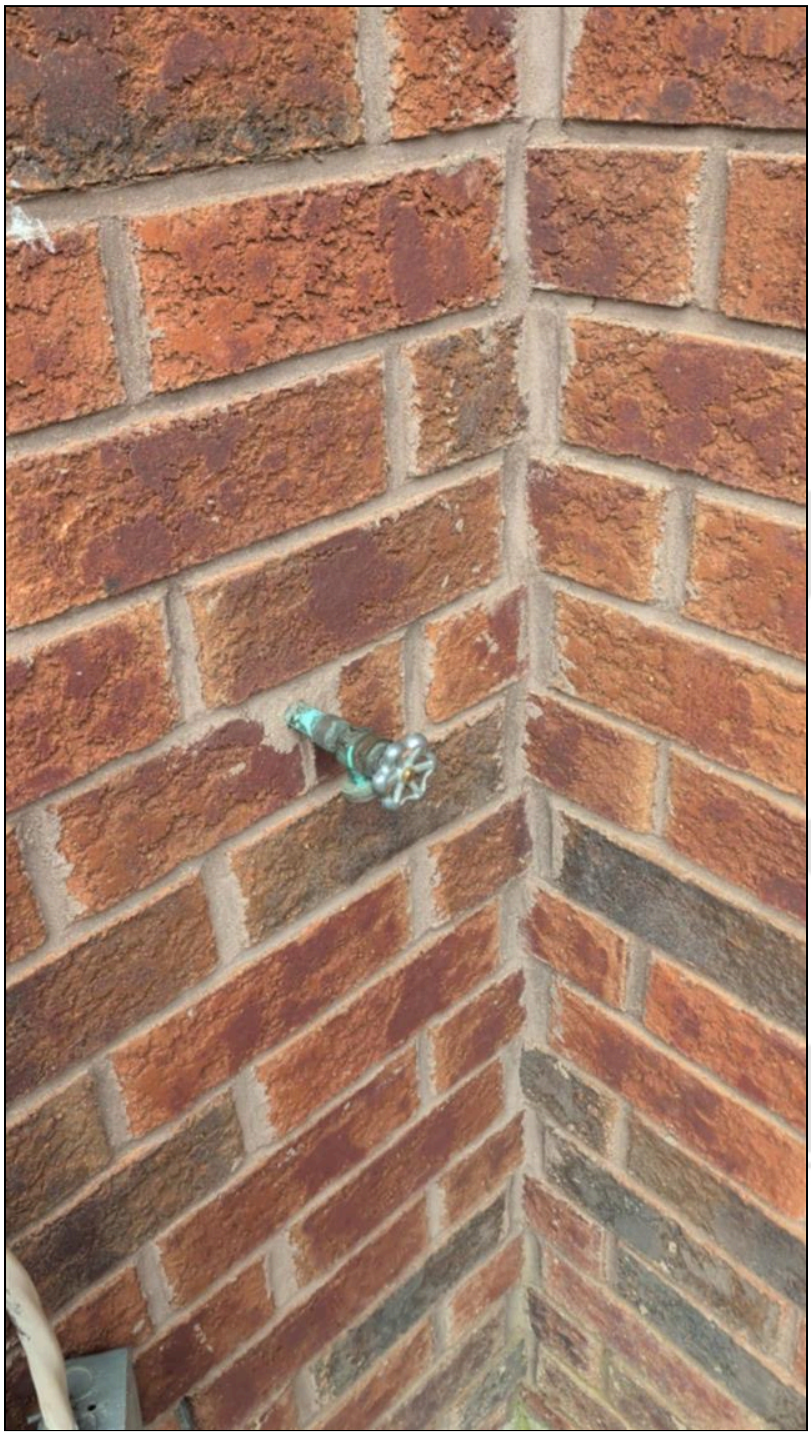
At the rear of the home was this electrical junction box that should be properly secured and in a weatherproof enclosure. If this isn't needed I would have it removed.

2.7 Item 1(Picture)

2.8 Exterior Plumbing

Comments: Not Inspected

The hose bibs were shut off during the home inspection. This is usually done during the winter months to help prevent any freezing of the pipes. The shut off valves are usually located inside the home where the plumbing piping enters.



2.8 Item 1(Picture)

2.9 Exterior Lighting

Comments: Inspected

2.10 Porch

Comments: Inspected

2.11 Fences, Gates, and Boundary Walls

Comments: Inspected

2.12 Exterior Wall Penetrations

Comments: Inspected

2.13 Brick exterior

Comments: Inspected

The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:

- brick exposed surface condition;
- mortar joint condition;
- provision for ventilation of the air space;
- provision for drainage of the air space (weep holes or wicks;)
- brick support ledge condition (when visible); and
- lintel condition - overall installation quality.

2.14 Stucco

Comments: Inspected

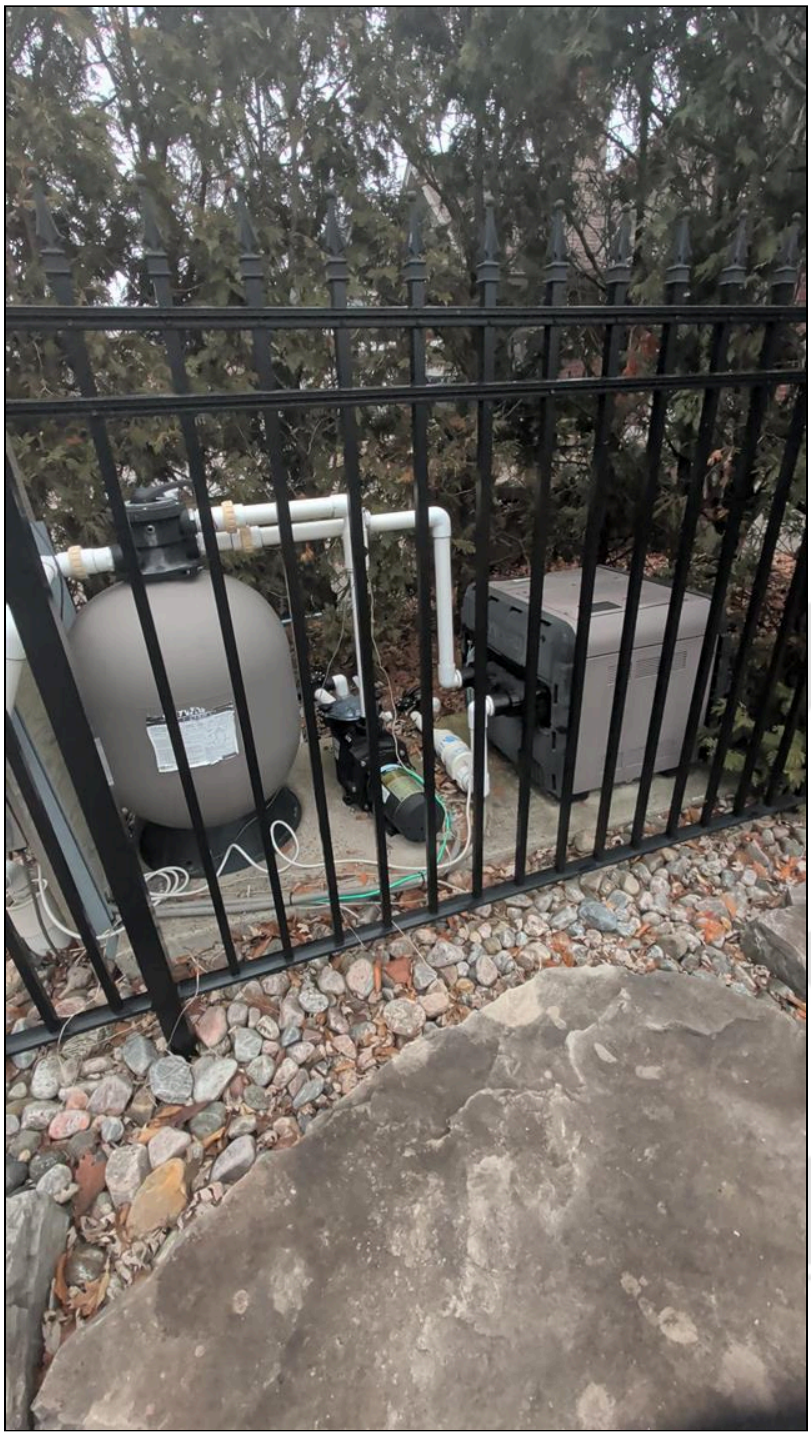
The Inspector observed no deficiencies in the condition of Stucco covering exterior walls.

2.15 Swimming Pool / Spa

Comments: Not Inspected

Inspection of swimming pools and spas lies beyond the scope of your standard home inspection.

2.15 Item 1(Picture)



2.15 Item 2(Picture)

2.16 Retaining walls

Comments: Inspected

2.17 Irrigation System

Comments: Not Inspected

3. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Styles & Materials

Attic inspected from::
Inside the attic

Attic thermal insulation material::
Fiberglass Batt

Approximate attic thermal insulation R value:
6-8 inches

Roof Structure Ventilation::
Attic ventilation appeared sufficient

Roof structure ventilation device type::
Continuous ridge and soffit vents

Roof Framing Type::
Manufactured Roof Trusses

Roof Sheathing Material::
Plywood

Items

3.0 Attic Access
Comments: Inspected

3.1 Roof Sheathing
Comments: Inspected

3.2 Roof Structure Ventilation
Comments: Inspected

3.3 Attic Electrical
Comments: Inspected

3.4 Attic Thermal Envelope
Comments: Repair/Replace

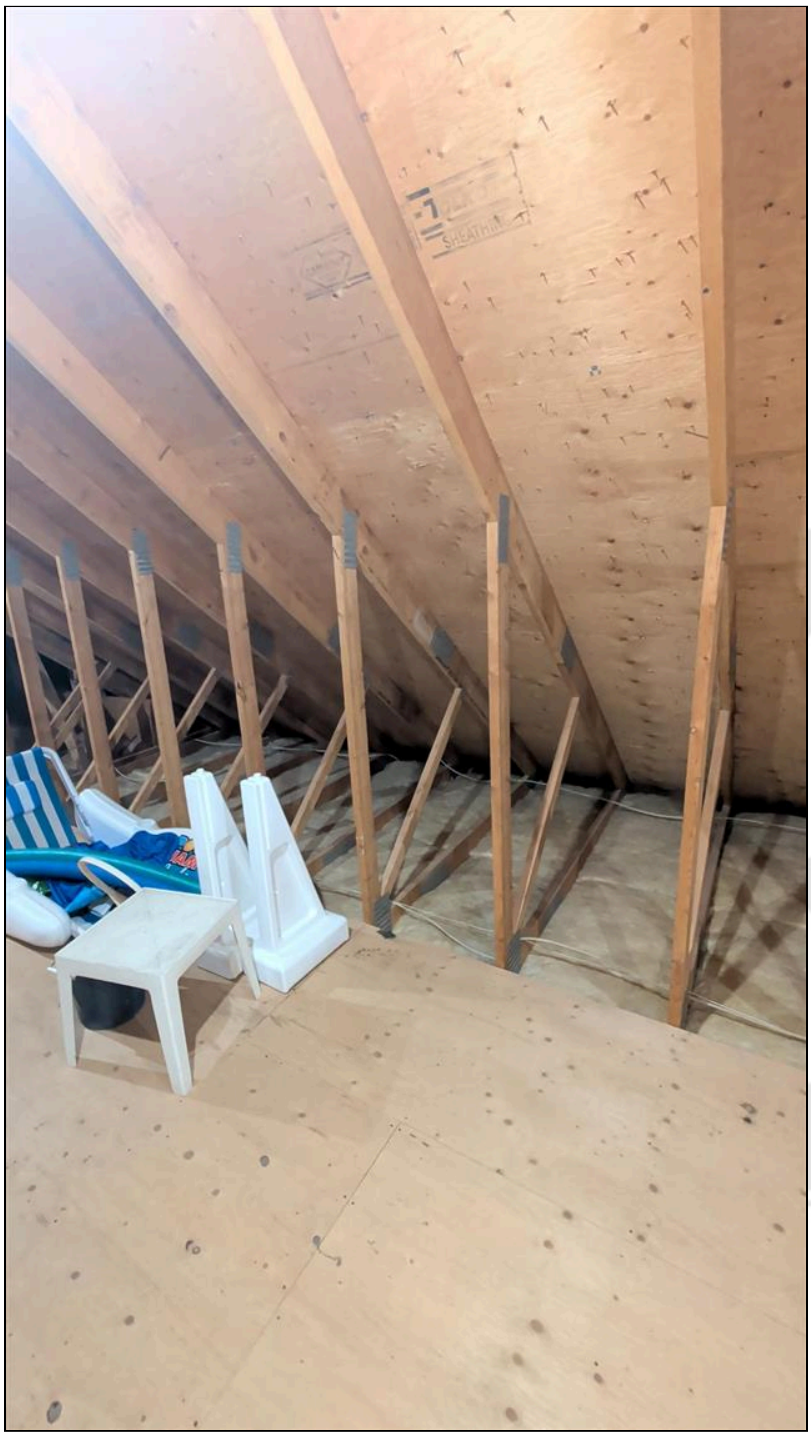
Thermal insulation installed in the attic to limit heat gain and loss in the living space did not appear to meet generally-accepted modern standards. To reduce energy consumption and heating/cooling costs and to improve comfort levels, the inspector recommends that additional thermal insulation be added to meet modern standards which would be R60.

3.4 Item 1(Picture)

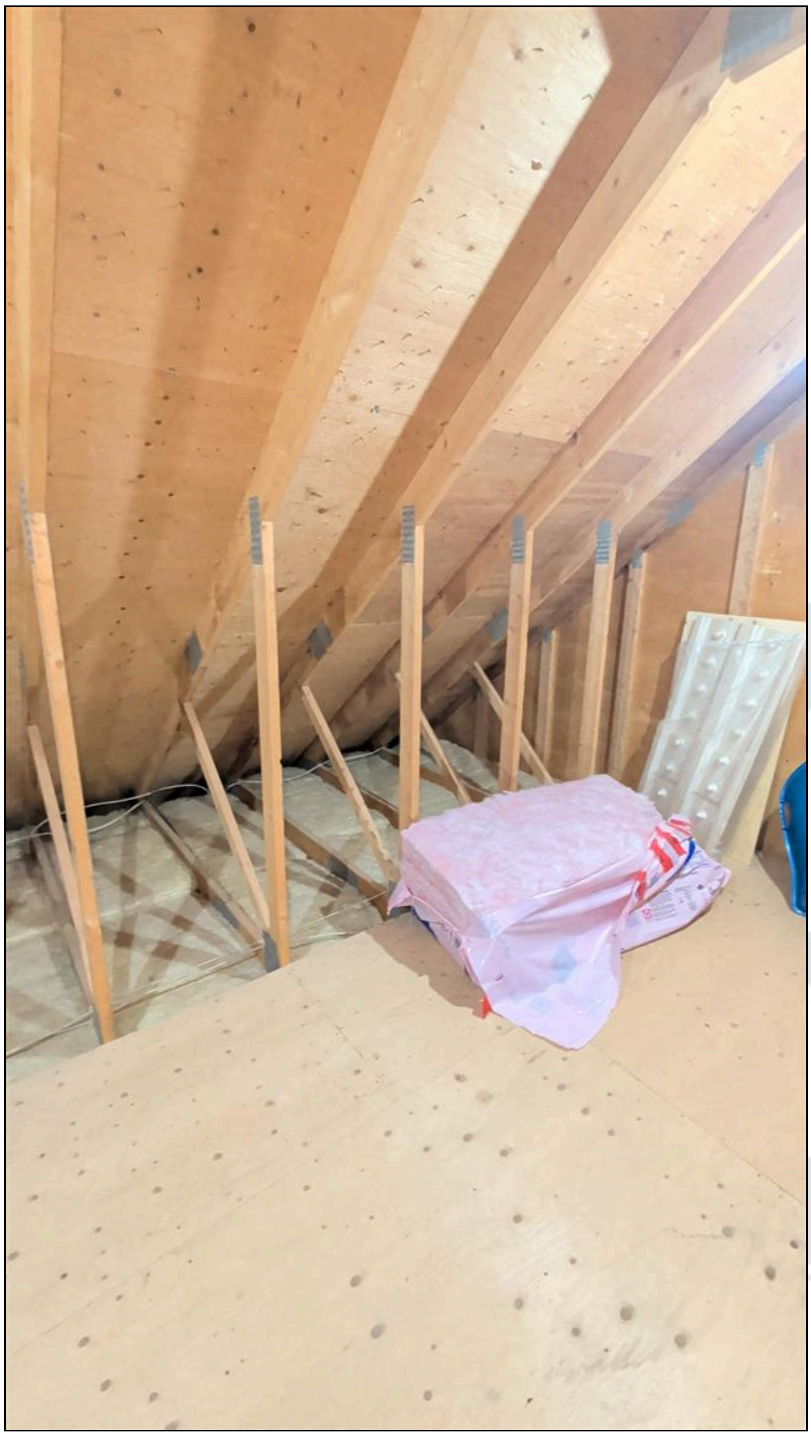
3.5 Truss Roof Framing

Comments: Inspected

The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.



3.5 Item 1(Picture)



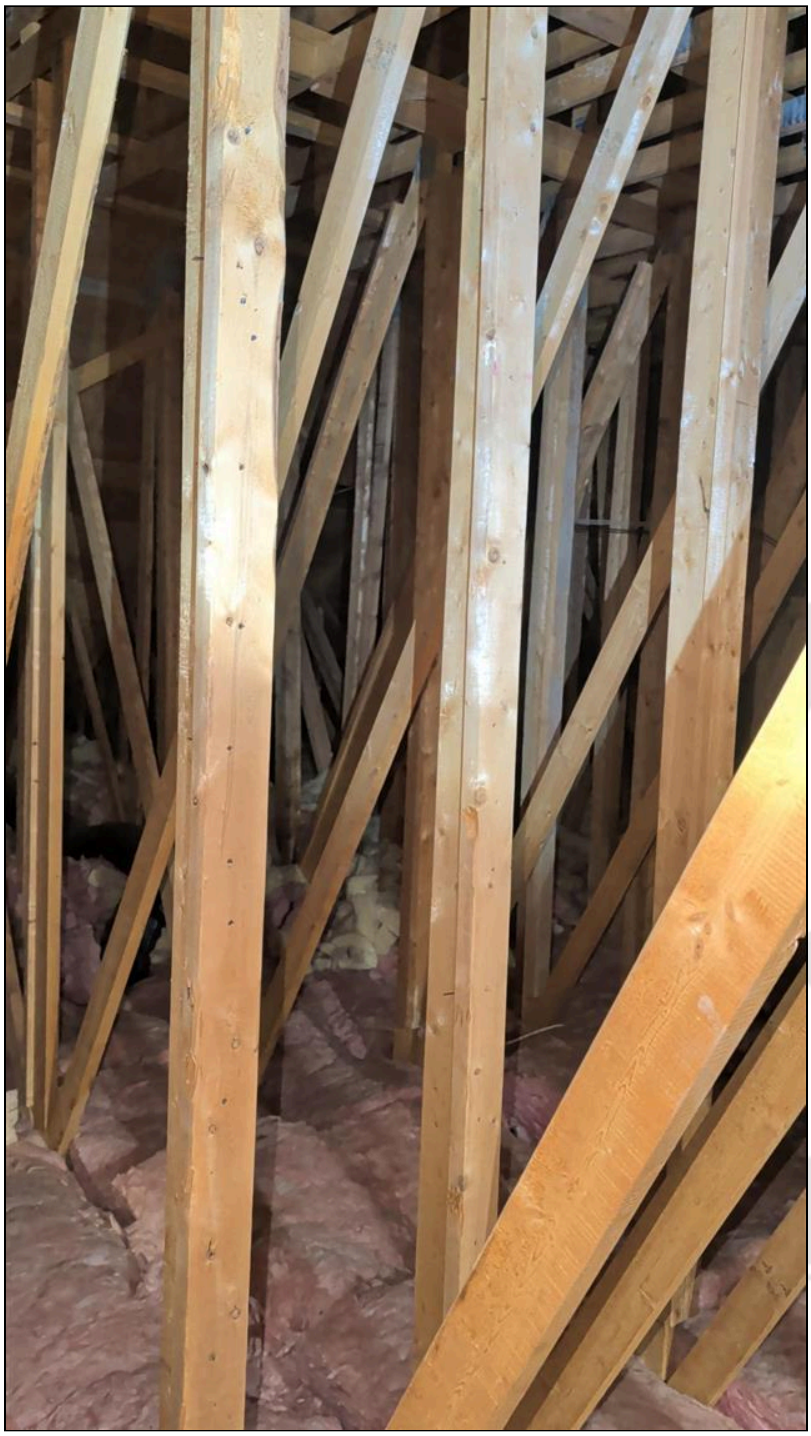
3.5 Item 2(Picture)

3.5 Item 3(Picture)

3.5 Item 4(Picture)

3.5 Item 5(Picture)

3.5 Item 6(Picture)



3.5 Item 7(Picture)

3.5 Item 8(Picture)

4. Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation Configuration::
Partially-finished basement

Foundation Method/Materials::
Poured concrete foundation walls

Main Floor Structure::
Plywood sheathing over Engineered floor joists

Main Floor Structure-Intermediate Support::
Not Visible

Exterior Wall Structures::
Wood Frame

Items

4.0 Exterior Wall Construction
Comments: Inspected

4.1 Floor Structure
Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure. Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition;
- Joists supporting structures and members;
- Connections and fasteners; and
- Floor sheathing

4.2 Foundation
Comments: Inspected

Typical shrinkage cracks visible in the foundation wall are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common. These cracks should be sealed with an appropriate sealant to prevent water intrusion.

4.2 Item 1(Picture)

4.3 Basement

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the finished basement. Most of the structure was not visible due to floor, wall and ceiling coverings. Inspection of finished basements typically includes examination of:

- Visible structure;
- Floor coverings;
- Wall surfaces;
- Ceiling surfaces;
- Provisions for egress;
- Provisions for accommodation of expansive soil; and
- General interior

5. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors::
120/240 volt service
Underground service

Service Panel Ampacity::
200 amps

Service Disconnect Ampacity::
200 amps

Service Panel Type::
Load Center

Service Panel Manufacturer::
Cuttler Hammer

Service Disconnect Location::
At Service Panel

Service Grounding Electrode::
Water pipe

Type of Branch Wiring::
Romex
Solid Copper
Stranded Copper

Ground Fault Circuit Interruptor (GFCI) Protection::
YES

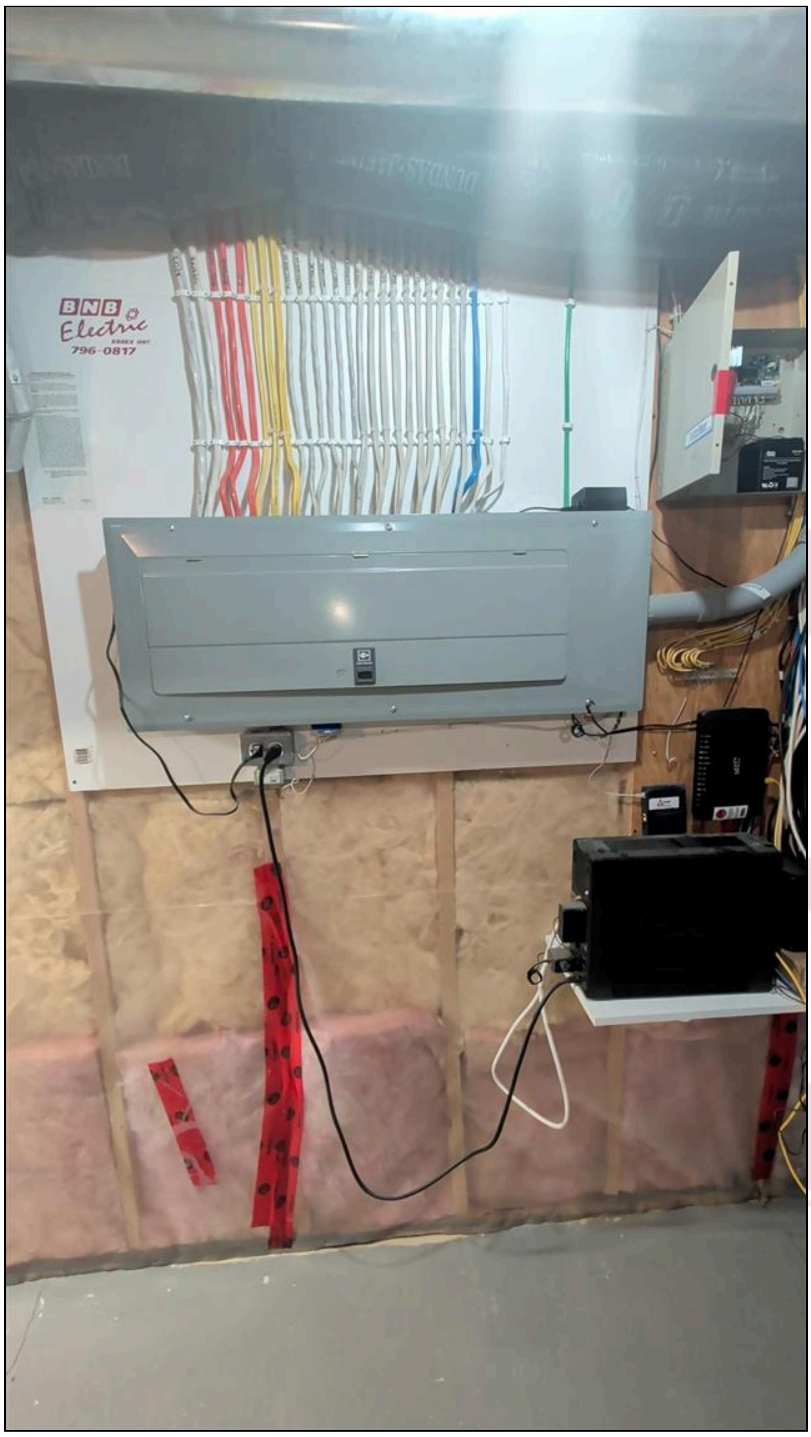
Arc Fault Circuit Interruptor (AFCI) Protection::
YES

Items

5.0 Electrical System Condition

Comments: Inspected

Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.



5.0 Item 1(Picture)

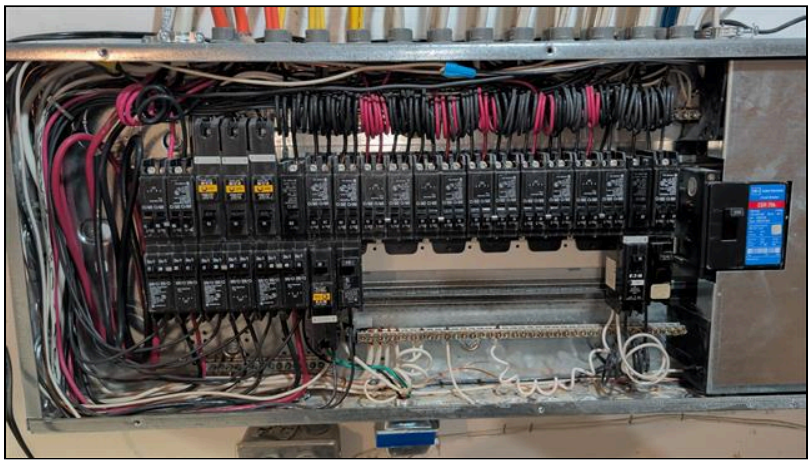
5.0 Item 2(Picture)

5.1 Main Service Panel

Comments: Inspected

5.2 Service Panel Wiring

Comments: Inspected



5.2 Item 1(Picture)

5.3 Overcurrent Protection Devices

Comments: Inspected

5.4 Service Grounding Electrode System & Service Bond

Comments: Inspected

5.5 Equipment Grounding & Bonding

Comments: Inspected

5.6 Conventional Electrical Receptacles (interior)

Comments: Repair/Replace

One receptacle in the hallway to the bedrooms was improperly secured and moved when tested. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

5.6 Item 1(Picture)

5.7 Switches

Comments: Inspected

5.8 Lighting

Comments: Inspected

5.9 Visible Branch Wiring

Comments: Inspected

The electrical system in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the electricity is turned off then the system could not be completely inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage.

Styles & Materials

Garage Vehicle Door Type::	Number of Vehicle Doors::	Number of Automatic Openers::
Single Articulating panel	2	2

Vehicle Door Automatic Reverse::

Installed and operating correctly

Photosensor installed correctly

Items

6.0 Vehicle Doors
Comments: Inspected

6.1 Floors
Comments: Inspected

6.2 Walls
Comments: Inspected

6.3 Ceiling
Comments: Inspected

6.4 Fire Separation
Comments: Inspected

6.5 Stairs/Steps to Living Space
Comments: Inspected

6.6 Garage Electrical
Comments: Inspected

6.7 General Condition and Ventilation
Comments: Inspected

7. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/ or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
Copper

Water Distribution Pipes::
1/2-inch and 3/4-inch copper
Cross-linked Polyethylene (PEX)

Backwater Valve Installed:
Yes

Functional Flow:
All plumbing fixtures had functional flow

Functional Drainage::
All plumbing fixtures had functional drainage

Sewage System Type::
Public

Drain Waste and Vent Pipe Materials::
Acrylonitrile butadiene styrene (ABS)

Water Heater Manufacturer:
Rheem

Date of Manufacturer:
2015

Water Heater Fuel Type:
Gas

Water Heater Type:
Power Vent

Water Heater Tank Capacity:
75 gallons

Gas Pipe Material::
Black Steel
Copper

Type of Gas::
Natural Gas

Sump Pump::
An operable sump pump was installed

Items

7.0 Source of Water

Comments: Inspected

The home water was supplied from a public source.

7.1 Water Supply and Distribution

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water distribution pipes.

7.2 Sewage and DWV Systems

Comments: Inspected

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

7.3 Gas Water Heater

Comments: Maintenance Required

The water heater has past the middle of its long-term expected lifespan (warranty length). To help maximize the water heater lifespan, the Inspector recommends service by a qualified contactor or technician. Such maintenance might include:

- anode rod replacement;
- tank flush;
- burner cleaning and adjustment (gas-fired only).
    -
    - The water heater was off at the time of inspection. This is usually done when the house isn't being lived in to save on gas. The unit was only visually inspected.

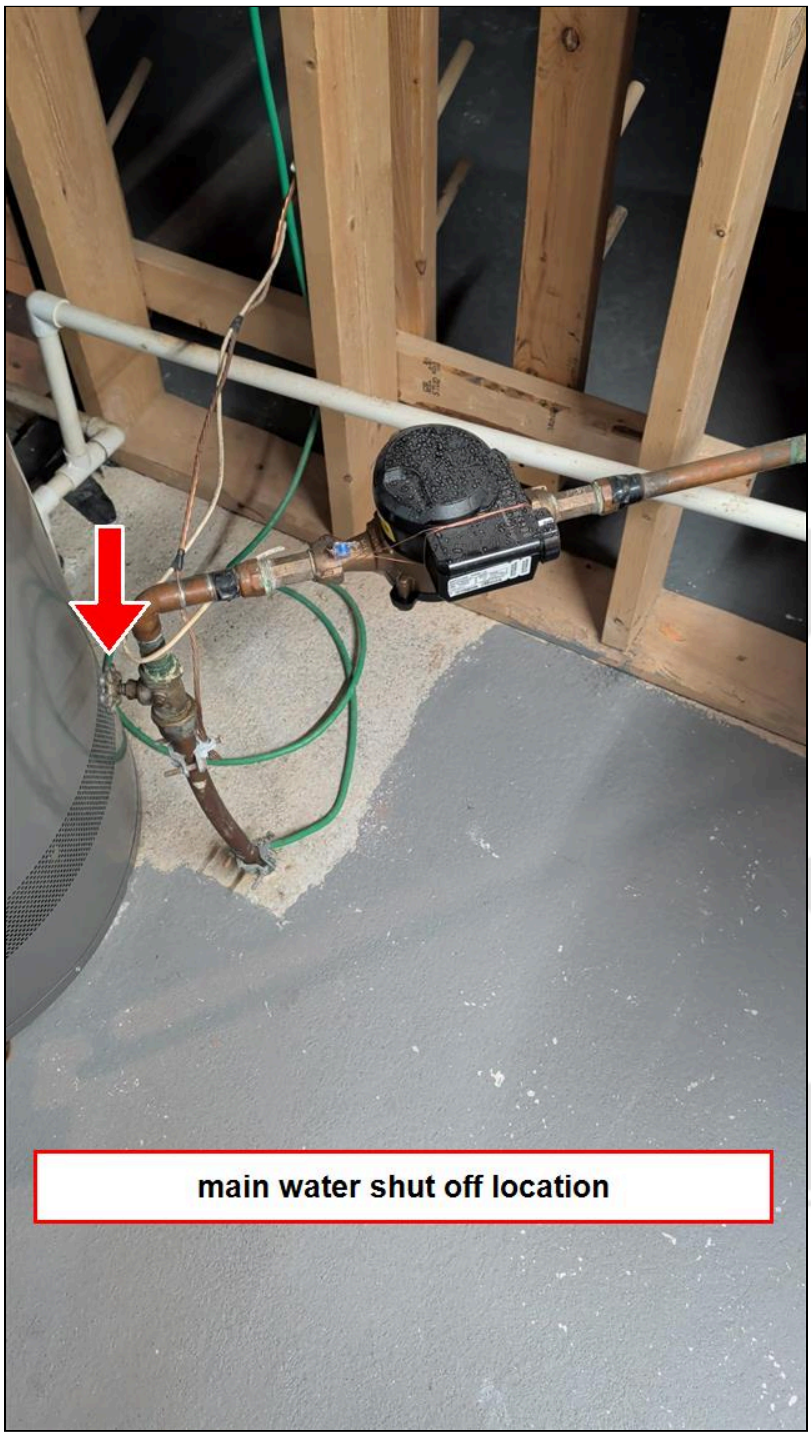
7.3 Item 1(Picture)

7.3 Item 2(Picture)

7.4 Water Meter

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

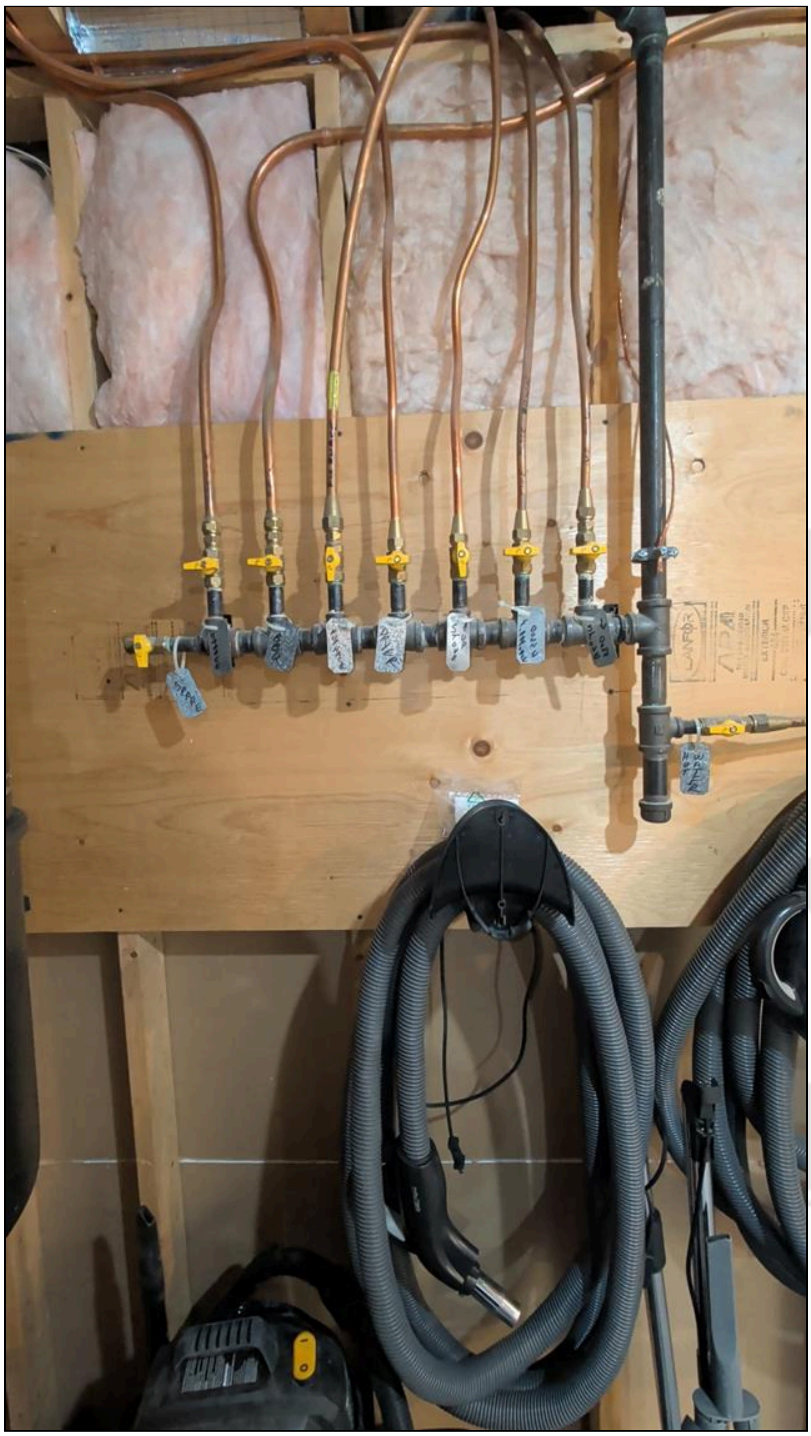


7.4 Item 1(Picture)

7.5 Gas System

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes.



7.5 Item 1(Picture)

7.6 Sump Pump

Comments: Repair/Replace

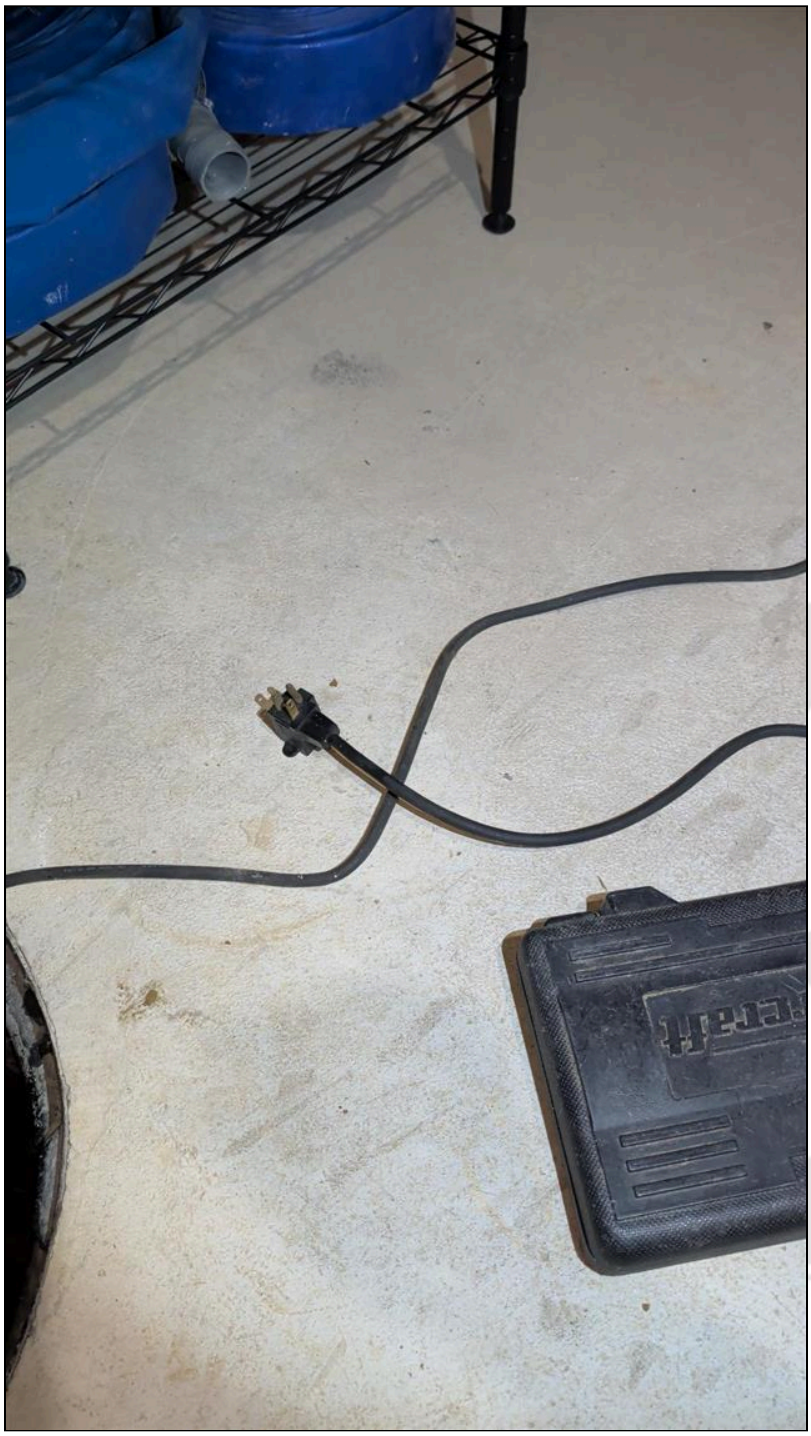
(1) The sump pump was connected to a battery backup system. The system did work but there were some issues with the battery system components that I had to disconnect to get it to work. This should be looked at by a professional that is familiar with these types of systems such as a plumber. This was my first time seeing one using a power bank. There also was a separate float

that had its own power cord that was not plug in.

7.6 Item 1(Picture)

7.6 Item 2(Picture)

7.6 Item 3(Picture)



7.6 Item 4(Picture)

(2) The sump pump discharge pipe had no backwater or checkvalve installed. The Inspector recommends correction by a qualified plumbing contractor.

7.6 Item 5(Picture)

7.7 Backwater Valve

Comments: Not Inspected

A backwater valve was installed in the home. A backwater sanitary valve is a type of check valve that is designed to only allow flow in one direction. Different backwater sanitary valves work in different ways, but in general, the type of device that is used in sanitary sewer scenarios works like this:

- The valve is normally in an open position: the "gate" (or "flap") is open.
- When a backflow condition occurs, floats under the gate lift up and start to block the backflow.
- If the backflow condition increases, the gate closes against a gasket and creates a seal which does not allow water to pass in the backwards direction.
- When the backflow condition ends, the gate falls back down due to gravity and returns to the open position to allow normal outflow of sewage from the home's plumbing system.
    -
    - Usually the lid for these just pulls up. This one was bolted down and I couldn't get it to open. The bolts didn't loosen and the lid had a crack already in it that I didn't want to further damage. There are typically plastic plugs that hold it in place not actual screws or bolts.

7.7 Item 1(Picture)

7.7 Item 2(Picture)

8. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Type::
Gas-fired Furnace (high efficiency)

Energy Source::
Natural gas

Number of Heat Systems (excluding wood)::
One

Heating System Brand::
York

Air Filter::
Disposable

Filter Size::
Unable to determine

Air Filter Location::
Next to the furnace

Date of Manufacture:
2004

Heating System BTU Output:
80,000 BTU

Items

8.0 Presence of installed heat source in each room

Comments: Inspected

8.1 Furnace

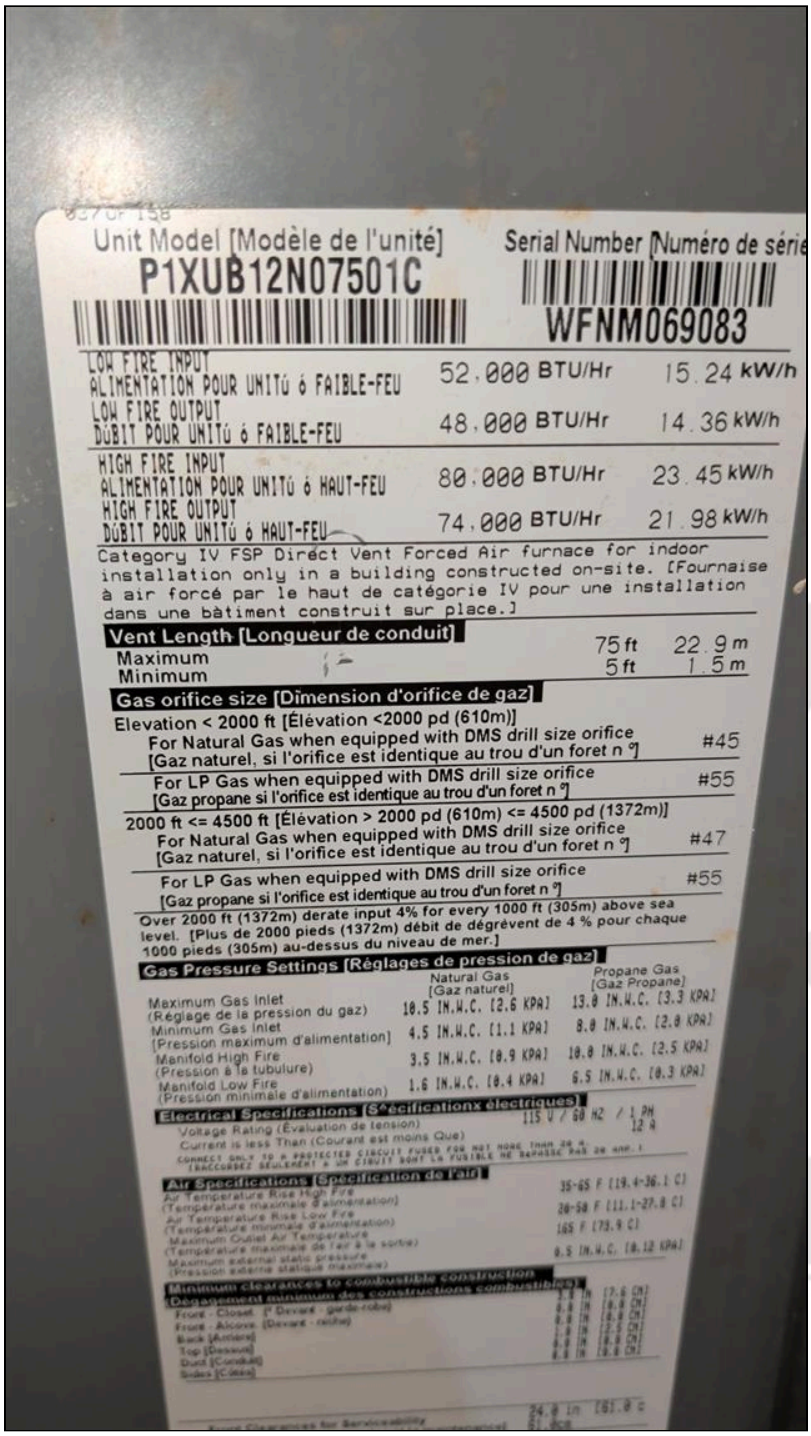
Comments: Monitor Condition

This furnace responded adequately to the call for heat.

The furnace was old and appeared to be past its typical life expectancy. The Inspector recommends that the unit be serviced annually by a qualified HVAC contractor. Due to its age, the unit could fail any anytime and budgeting for replacement is recommended.

8.1 Item 1(Picture)

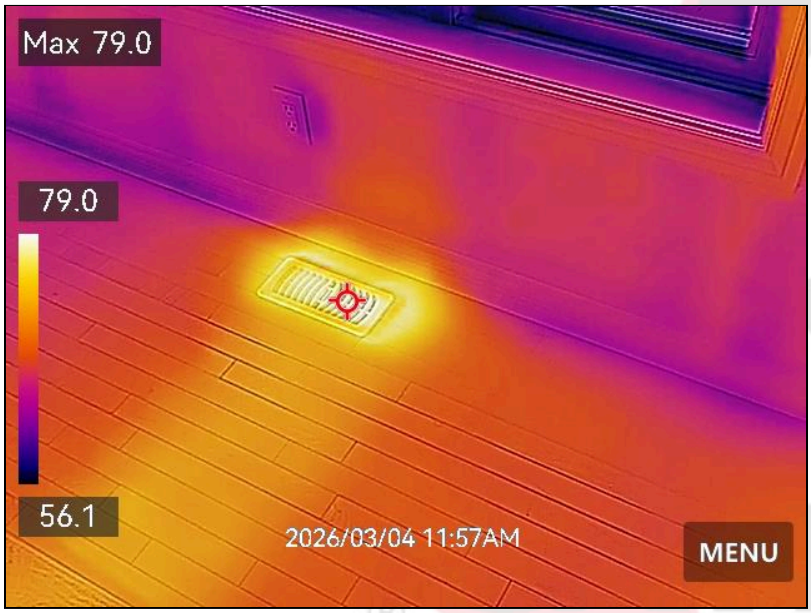
8.1 Item 2(Picture)



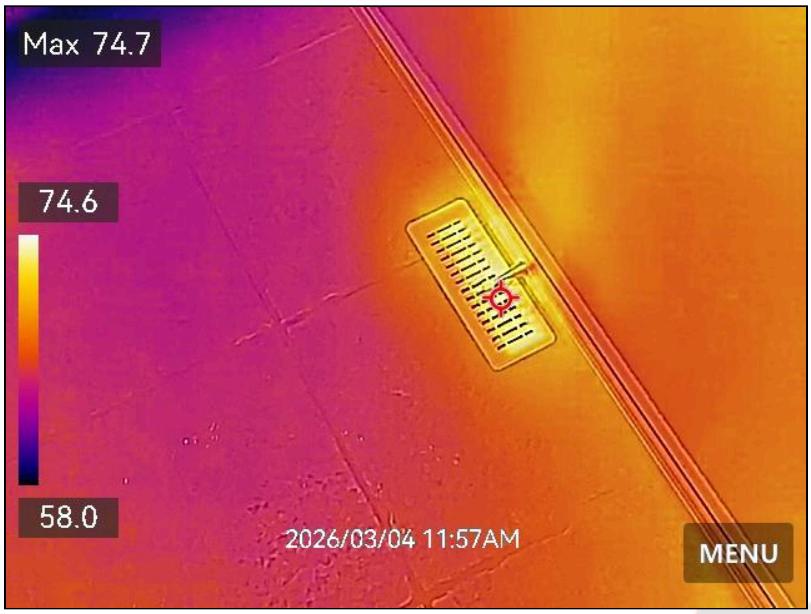
8.1 Item 3(Picture)

8.1 Item 4(Picture)

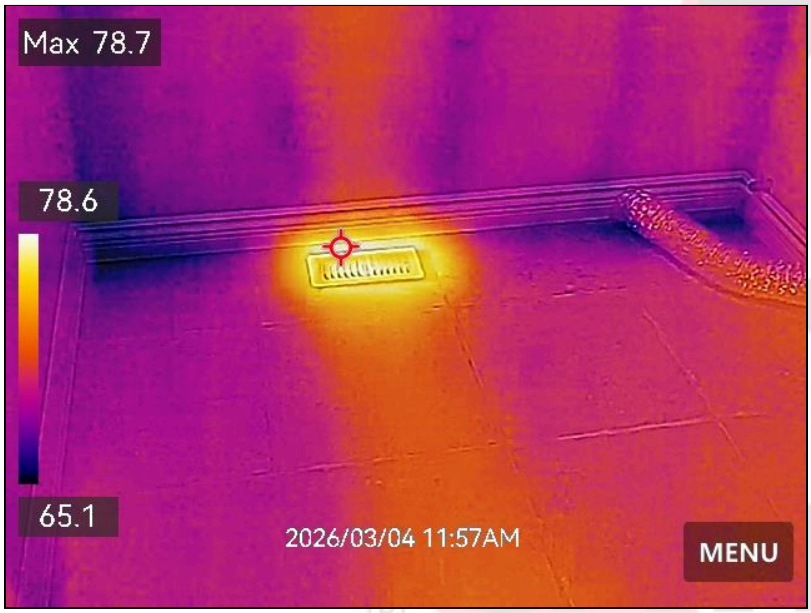
8.1 Item 5(Picture)



8.1 Item 6(Picture)



8.1 Item 7(Picture)



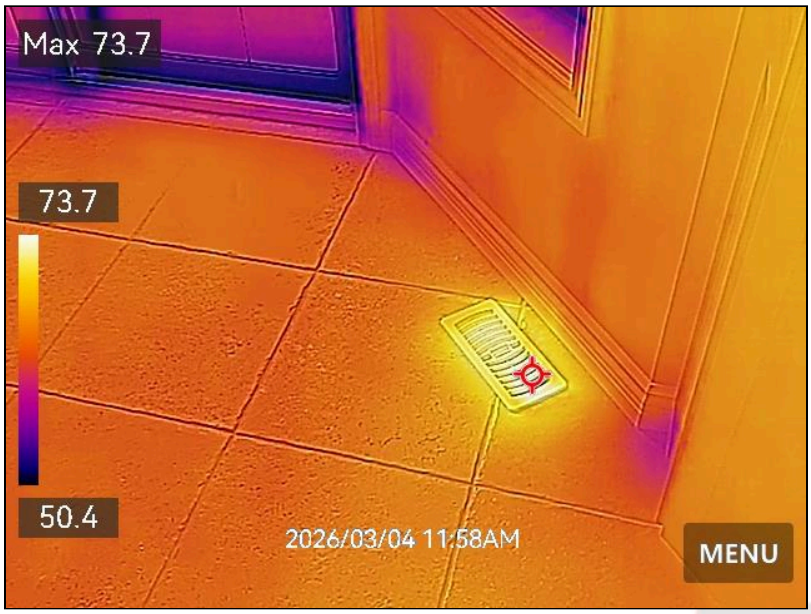
8.1 Item 8(Picture)

8.1 Item 9(Picture)

8.1 Item 10(Picture)

8.1 Item 11(Picture)

8.1 Item 12(Picture)



8.1 Item 13(Picture)

8.1 Item 14(Picture)

8.1 Item 15(Picture)

8.1 Item 16(Picture)

8.1 Item 17(Picture)

8.2 Thermostat

Comments: Inspected

The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

8.2 Item 1(Picture)

8.3 Filter condition

Comments: Maintenance Required

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to

have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced effectiveness of air filtration resulting in deterioration of indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

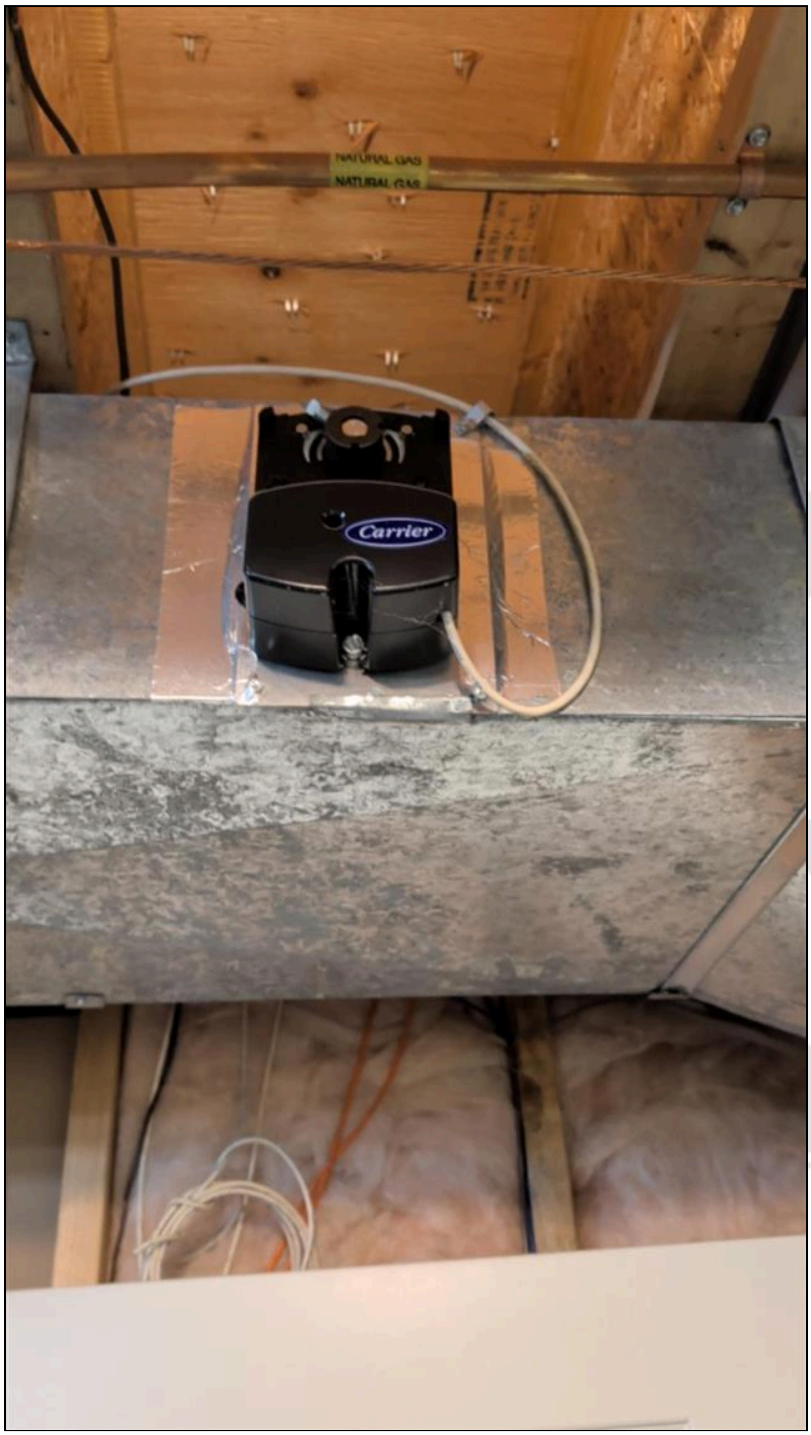
8.3 Item 1(Picture)

8.3 Item 2(Picture)

8.4 Ducting

Comments: Not Inspected

The home had a zoned system. This is done using mechanical dampers in the ducting that adjust more or less air flow to the different zones of the home. Ensuring these are working is beyond a home inspection and would require a hvac technician to further inspect.



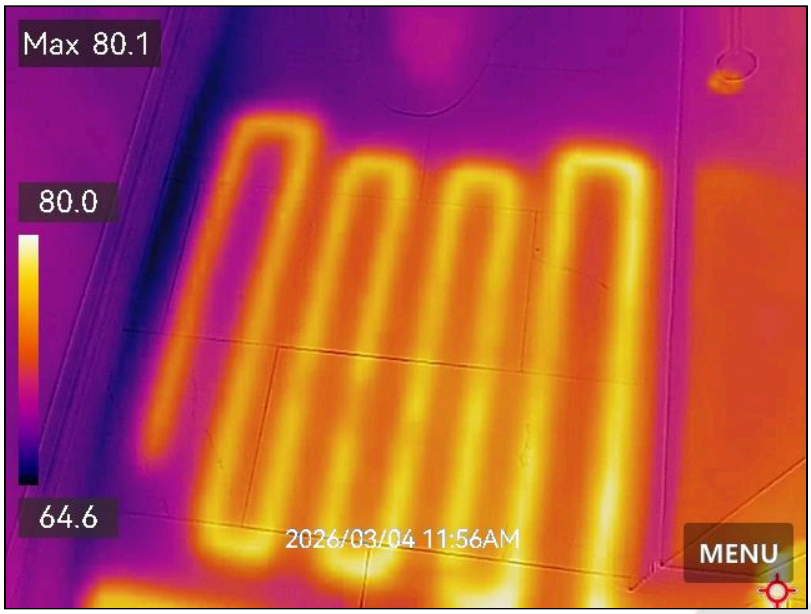
8.4 Item 1(Picture)

8.5 Heaters, Electric

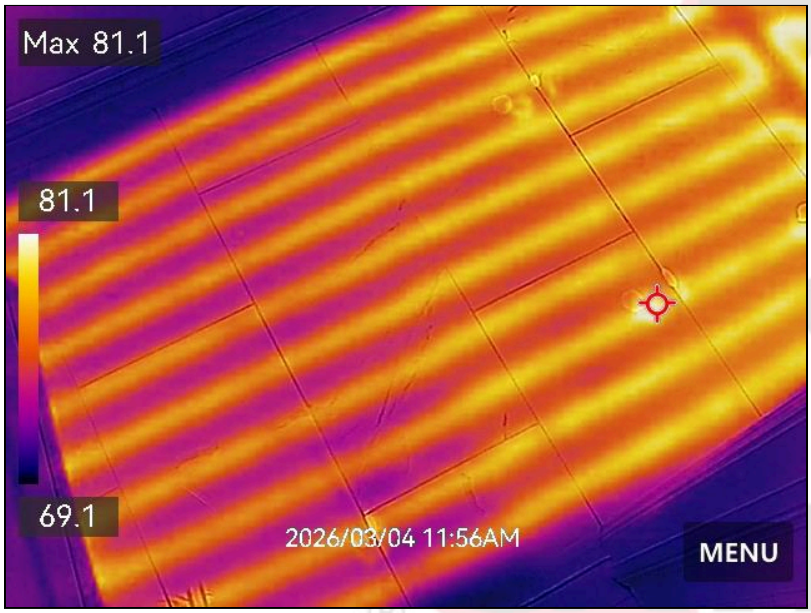
Comments: Inspected

The master bathroom had electric radiant heating installed in the floor which responded to the thermostat at the time of inspection.

8.5 Item 1(Picture)

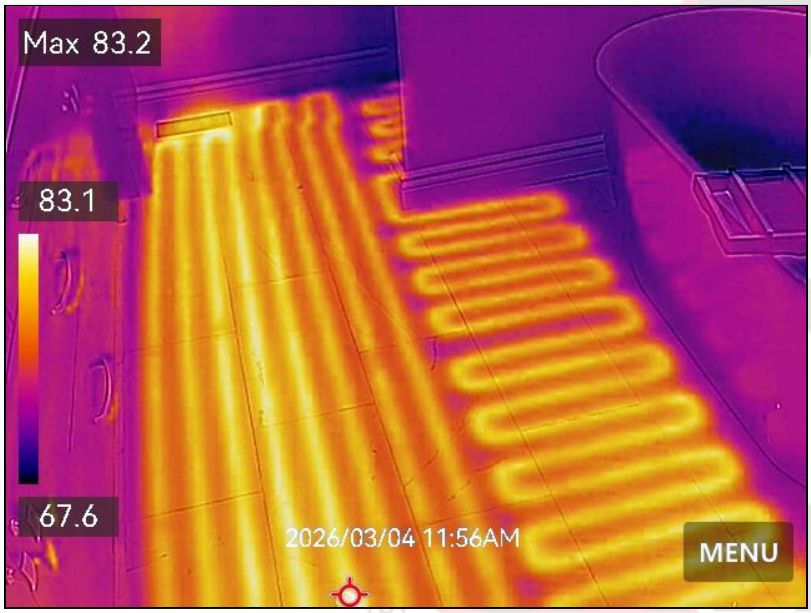


8.5 Item 2(Picture)



8.5 Item 3(Picture)

8.5 Item 4(Picture)



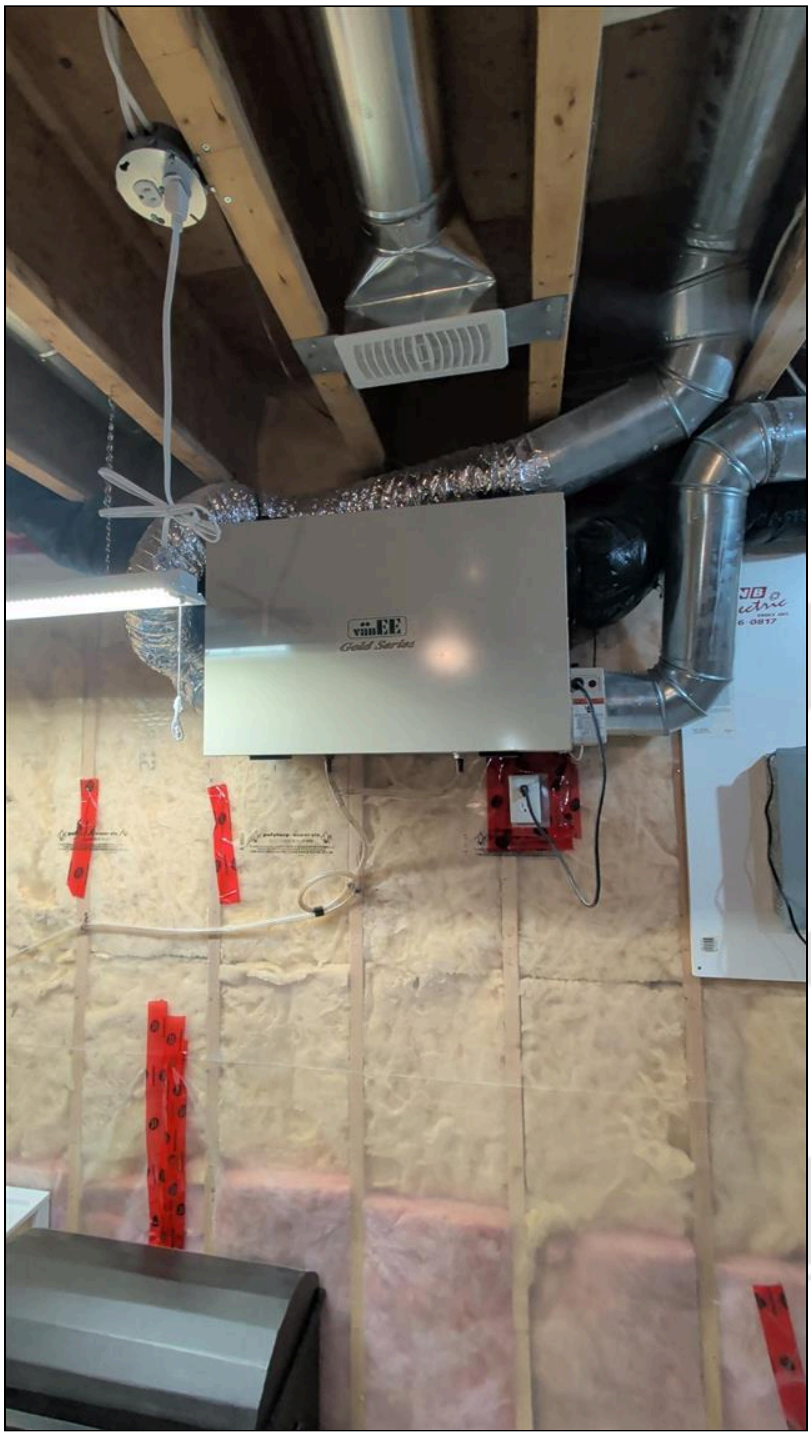
8.5 Item 5(Picture)

8.6 House Ventilation System

Comments: Maintenance Required

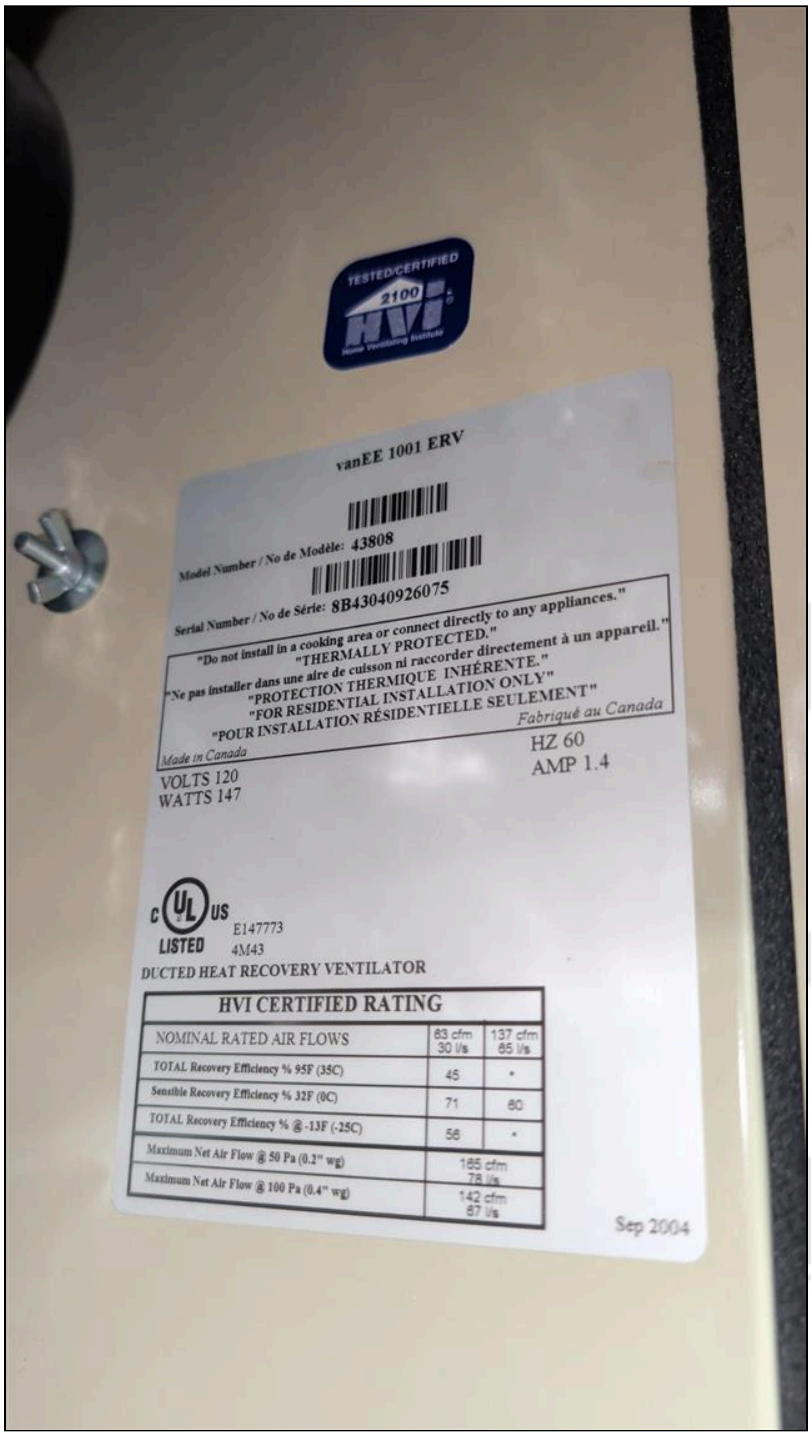
Newer homes are build so air tight that the don't "breath" like an older home would. Mechanical ventilation is now required. This system exhausts old air and intakes fresh air from outside. While the warm air is leaving the home, it exchanges the heat into the cold air coming in warming it up. This system also helps control the relative humidity in the home. There will be filters inside the unit that need regular cleaning.

8.6 Item 1(Picture)



8.6 Item 2(Picture)

8.6 Item 3(Picture)



8.6 Item 4(Picture)

9. Fireplace

Items

9.0 Fireplace

Comments: Not Inspected

This wood burning fireplace will require a WETT inspection for insurance and to ensure its safe to use. I am certified to do this and can come back after getting possession to perform this inspection.

9.0 Item 1(Picture)

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation

10. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Styles & Materials

Number of cooling systems (excluding window AC):
One

Cooling System Type::
Split System (indoor and outdoor components)
Air Cooled

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Goodman

Date of Manufacture:
2020

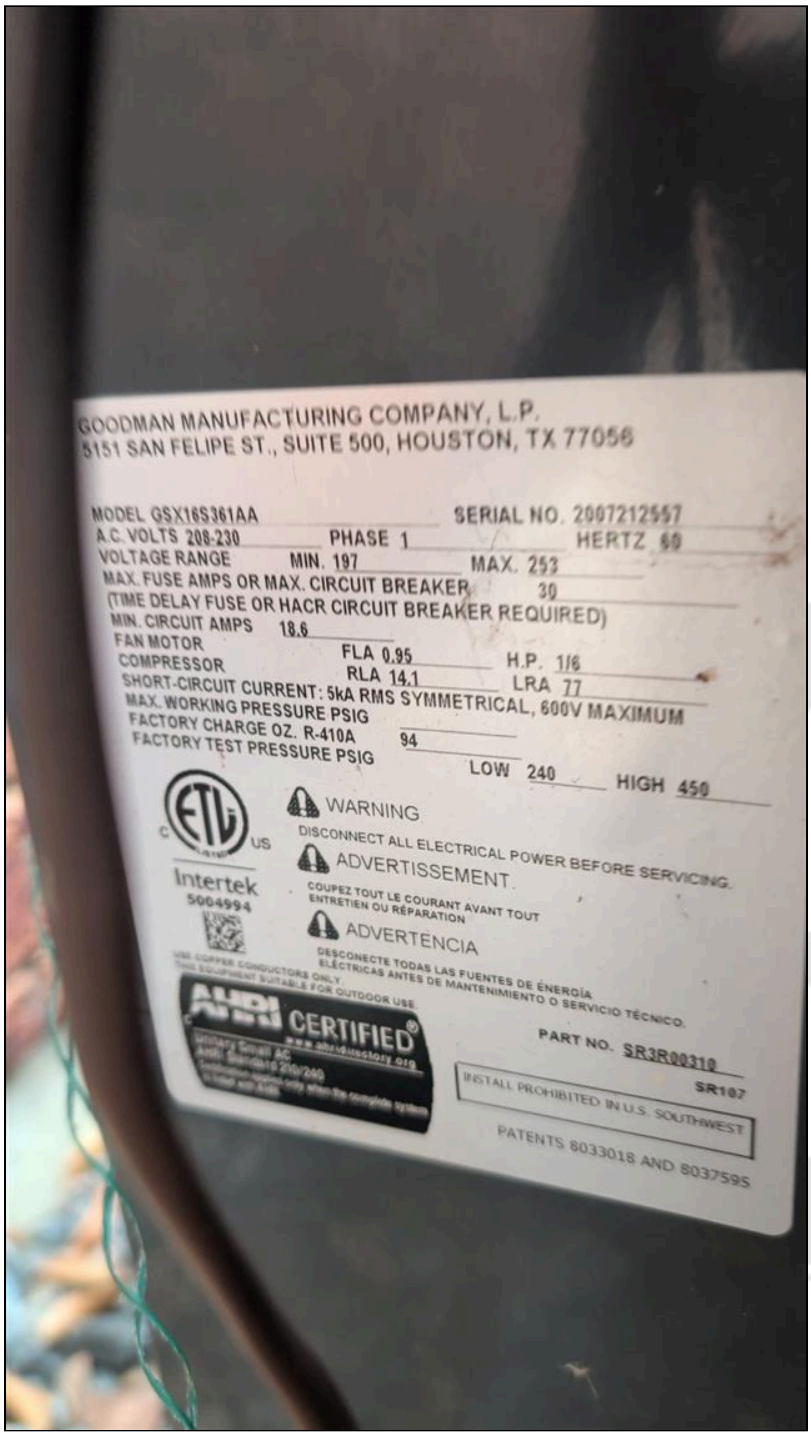
Unable to Test:
Unable to test due to outdoor temperature below 65F

Items

10.0 Central Air Conditioner
Comments: Not Inspected

Due to outdoor temperatures being below 65 F the inspector could not run the A/C unit without risk of damage. The inspector recommends having a qualified HVAC contractor examine before the start of the cooling season.

10.0 Item 1(Picture)



10.0 Item 2(Picture)

11. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::
Drywall

Floor Covering Materials::
Tile
Wood

Interior Doors::
Wood

Window Material::
Vinyl

Window Glazing::
Double-pane

Window Operation::
Casement
Sliding
Fixed

Smoke/CO Detectors::
Smoke detectors installed (hardwired)
Carbon monoxide detector(s) installed

Central Vacuum System::
Installed, not inspected

Items

11.0 Floors
Comments: Inspected

11.1 Interior Trim
Comments: Inspected

11.2 Walls
Comments: Inspected

11.3 Ceilings
Comments: Inspected

11.4 Doors
Comments: Inspected

11.5 Windows and Skylights
Comments: Inspected

11.6 Stairs
Comments: Inspected

11.7 Smoke Detectors
Comments: Repair/Replace

The smoke detectors in the home were older and and need to be replaced. Replacement is required every 10 years. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

11.7 Item 1(Picture)

11.8 Carbon Monoxide Detectors

Comments: Repair/Replace

The carbon monoxide detectors in the home were older and and need to be replaced. Replacement is required every 10 years. Hardwired detectors should be replaced by a qualified electrical contractor.

12. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Styles & Materials

Exhaust Fans:
Fan only

Sink::
Sink in a cabinet
2 sinks in a cabinet

Bathub::
Acrylic Soaker Bathtub

Shower::
Tiled enclosure

Toilet Type::
Standard flush (more than 1.6 gal. [6 litres])

Items

12.0 Electrical Receptacles and Switches
Comments: Inspected

12.1 Lighting
Comments: Inspected

12.2 Ventilation
Comments: Inspected

12.3 Toilet
Comments: Inspected

12.4 Bathtub
Comments: Inspected

12.5 Shower
Comments: Inspected

12.6 Sink
Comments: Inspected

12.7 Cabinets and Mirrors
Comments: Inspected

13. Kitchen

Styles & Materials

Cabinets::
Wood

Countertop Material::
Granite

Range::
Gas

Range Hood::
Vents to exterior
Lights and fan operable

Refrigerator::
Present, not inspected

Dishwasher::
Present, not inspected

Dishwasher Anti-siphon method::
High-loop installed

Items

13.0 Receptacles and Switches
Comments: Inspected

13.1 Sink
Comments: Inspected

13.2 Cabinets
Comments: Inspected

13.3 Kitchen Appliances
Comments: Not Inspected

13.4 Range Hood
Comments: Inspected

13.5 Dishwasher
Comments: Not Inspected

14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Note: Appliances are not inspected.

Styles & Materials

Dryer Power::
Electric

Dryer Vent::
Aluminum expanding vent

Dryer 240-volt electrical receptacle::
Installed

Items

14.0 Receptacles, Switches, Connections
Comments: Inspected

14.1 Dryer Venting
Comments: Inspected

14.2 Laundry Tub
Comments: Inspected

15. Thermal Imaging

The thermal imaging camera is a tool I use in performing the General Home Inspection. Its use does not constituent a full thermographic inspection. Thermal imaging cameras detect radiation in the infrared spectrum, showing differences in temperature. Their ability to detect defects or deficiencies varies with conditions. Conditions identified by thermal imaging may need to be confirmed using other means, possibly including invasive methods, which would require the permission of the homeowner.

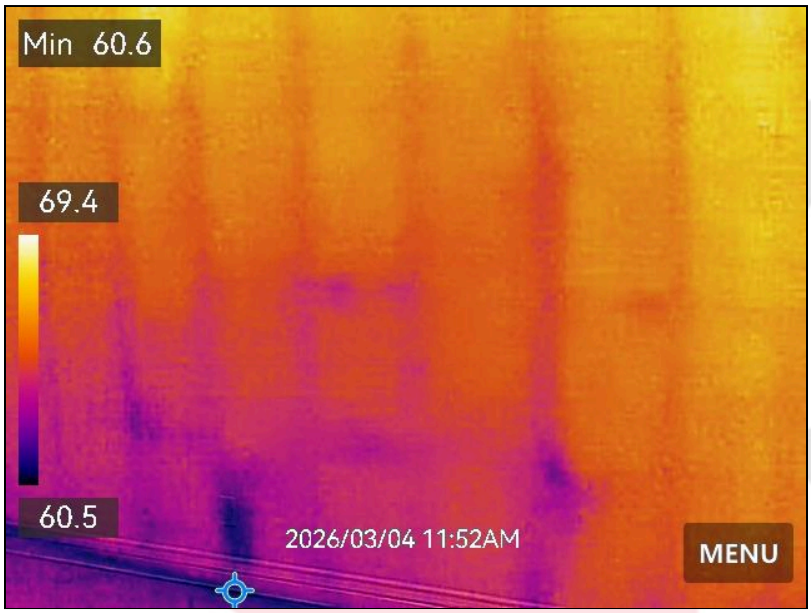
The Inspector is not liable in any way for any damage or any loss relating to the use of thermal imaging equipment during the inspection or the quality/accuracy of information provided by thermal images included in the report.

Items

15.0 Moisture

Comments: Inspected

Thermal scanning of the finished basement walls showed no signs of moisture at the time of inspection.



15.0 Item 1(Picture)

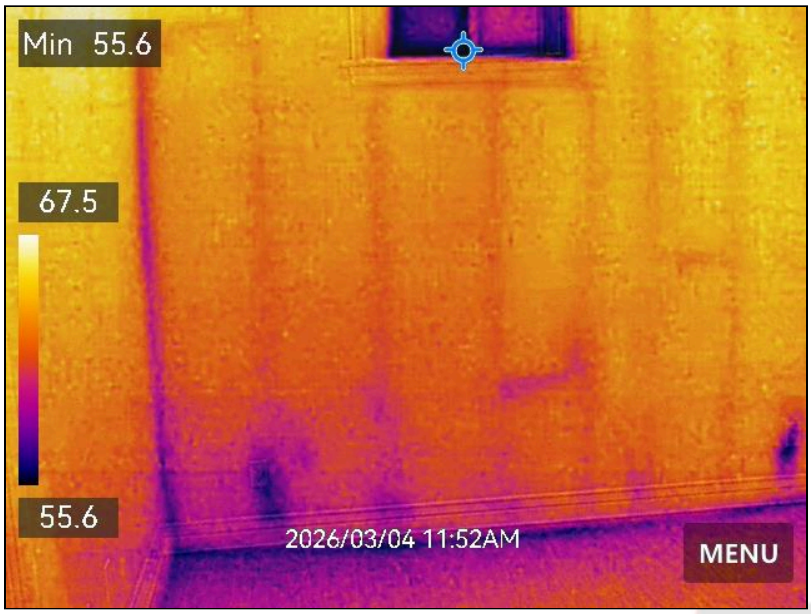
15.0 Item 2(Picture)

15.0 Item 3(Picture)

15.0 Item 4(Picture)

15.0 Item 5(Picture)

15.0 Item 6(Picture)



15.0 Item 7(Picture)

16. The Safe Home Book

Redmond Home Inspections is providing you with the 226 page **The Safe Home Book** as part of your inspection report. This book is full of helpful safety information for items and issues around the home. You may save the link for future viewing anytime you wish. Click the link at the end of this report and enjoy, as a gift from me. And please share it with anyone you care about.

The Safe Home Book contains chapters on the following:

CHILD SAFETY 12 safety devices to protect your children, crib safety, furniture and TV tip-over hazards, anti-tip brackets, window falls, safety glass, child-proofing windows and stairs, garage doors and openers, trampoline safety, tree swings, treehouses.

LADDERS AND STAIRWAYS Ladder safety, attic pull-down ladders, stairways, deck safety.

SWIMMING POOL SAFETY Home pools, swimming pool barriers, pool alarms, pool drain hazards, pool water pathogens, saunas.

HOME SECURITY Burglar-resistant homes, bump keys, the 10 best places to hide valuables in your home, window bars, safe rooms (panic rooms).

FIRE SAFETY Dryer vent safety, pilot lights, hearths and hearth extensions, holiday safety, firestops, clothes closet lighting, barbecue safety, kerosene heaters, attached garage fire containment, non-conforming bedrooms, window wells, fire extinguishers, smoke alarms, fire sprinklers, house numbers.

ELECTRICAL SAFETY Aluminum wiring, knob-and-tube wiring, ungrounded electrical receptacles, ground-fault circuit interrupters (GFCIS), arc-fault circuit interrupters (AFCIS), electric fences, generators.

ENVIRONMENTAL CONCERNS Asbestos, asbestos cement siding, lead facts, formaldehyde, carbon monoxide, backdrafting, fireplace fuel, ventless fireplaces, mold, central humidifiers, bathroom ventilation, sewer gases, pesticides, pet allergens, greywater, backflow prevention, carpeted bathrooms, chinese drywall, home heating oil tanks, underground fuel storage tanks, compost pile hazards, Hantavirus, plants and indoor air quality.

MOTHER NATURE Earthquake preparedness, tornado inspections, wind mitigation, windbreaks, tree dangers, lightning, poison ivy, oak and sumac, rodents, bed bugs, venomous pests, snow guards, defensible space, emergency preparedness.

ELDERLY SAFETY Aging in place, aging in place checklist, anti-scald valves.

17. Back Page

CONCLUSION:

I am proud of my service and trust you will be happy with the quality of your report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, opened every window and door or identified every problem. Also because my inspection is essentially visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems and systems may fail without warning. I cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for my Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report and call me if you have any questions. I am always attempting to improve the quality of my service and my report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases REDMOND HOME INSPECTIONS of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 65 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.

4. Operate all exterior doors, windows and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read seller's disclosure.

Sincerely,

Robert Redmond, Certified Professional Inspector®

Managing Member of Redmond Home Inspections

Redmond Home Inspections

519-817-6346
www.RedmondHomeInspections.com
www.Facebook.com/RedmondHomeInspections

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

The Safe Home Book

Redmond Home Inspections

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