



Your Inspection Report

12 Hewitt Crescent
Ajax, ON L1S 7A2

PREPARED FOR:
GEORGIANA WOODS

INSPECTION DATE:
Monday, October 19, 2020

PREPARED BY:
Steve Pugh R.H.I

Steven Pugh Home Inspection Services Inc.
47 Heber Down Crescent
Whitby, ON L1M 1A8

905 655 4494
www.sphomeinspection.com
home.inspection@sympatico.ca

The information you need to make an informed decision.

October 19, 2020

Dear Georgiana Woods,

RE: Report No. 3296
12 Hewitt Crescent
Ajax, ON
L1S 7A2

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Steve Pugh R.H.I
on behalf of
Steven Pugh Home Inspection Services Inc.

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AGREEMENT

12 Hewitt Crescent, Ajax, ON October 19, 2020

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PARTIES TO THE AGREEMENT

Company

Steven Pugh Home Inspection
Services Inc.
47 Heber Down Crescent
Whitby, ON L1M 1A8

Client

Georgiana Woods

This is an agreement between Georgiana Woods and Steven Pugh Home Inspection Services Inc..

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our National Association. A copy of these Standards is available at

http://www.oahi.com/default.asp?tier_1=63&tier_2=68&content=10

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes

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wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000.00, whichever is greater.

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I, **Georgiana Woods (Signature)**_____, **(Date)**_____, have read, understood and accepted the terms of this agreement.

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SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

A handrail is needed for the front steps as there are 4 steps plus the landing.

Implication(s): Fall hazard

Location: Front Exterior

Task: Provide

Electrical

RECOMMENDATIONS \ Overview

Condition: • There are some electrical box covers missing, the dryer wire needs to be secured to the wall better, there is a wiring connection in the garage that is missing a box, the outlet by the kitchen sink is wired incorrectly and the microwave is run off an extension cord plugged into the counter plug. Have all electrical defects repaired for safety.

Location: Various

Task: Repair

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Wrong fuse or breaker size](#)

Replace the 40 amp breaker for the dryer with a 30 amp breaker as the wire thickness determines the size of the breaker and this is incorrect.

Implication(s): Equipment overheating | Damage to equipment | Fire hazard

Location: Basement Panel

Task: Replace

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • I suggest you replace all smoke alarms and CO detectors when you move in.

Location: Throughout

Task: Replace

Heating

FURNACE \ General notes

Condition: • Service Furnace

Have the furnace serviced and cleaned as it is 18 years old and quite dirty. An annual service and cleaning is always suggested.

Location: Basement

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Task: Service

Plumbing

WASTE PLUMBING \ Traps - installation

Condition: • Replace the rubber hose and clamps below the 2nd floor bathroom sink with a proper trap to help prevent leaks. The parts to fix this properly are probably about \$25 in materials.

Location: Second Floor Bathroom

Task: Replace

Interior

STAIRS \ Handrails and guards

Condition: • [Missing](#)

The basement staircase should have a proper guard installed for safety.

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Sloped roofing material:

- [Asphalt shingles](#)



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Limitations

Inspection performed: • By walking on roof • From roof edge • From the ground

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Description

Gutter & downspout material: • [Aluminum](#)

Lot slope: • [Flat](#)

Recommendations

WALLS \ Masonry (brick, stone) and concrete

Condition: • Repair the gaps and openings in the brickwork where needed to help prevent further deterioration.

Location: Exterior

Task: Repair



10.



11.



12.

DOORS \ Exterior trim

Condition: • Paint, caulk and seal the exterior door trim and fill all gaps in the sill where needed.

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Location: Exterior

Task: Improve



13.



14.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Trip hazard

Level the side entrance stairs where needed.

Implication(s): Trip or fall hazard

Location: Exterior

Task: Improve



15.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

A handrail is needed for the front steps as there are 4 steps plus the landing.

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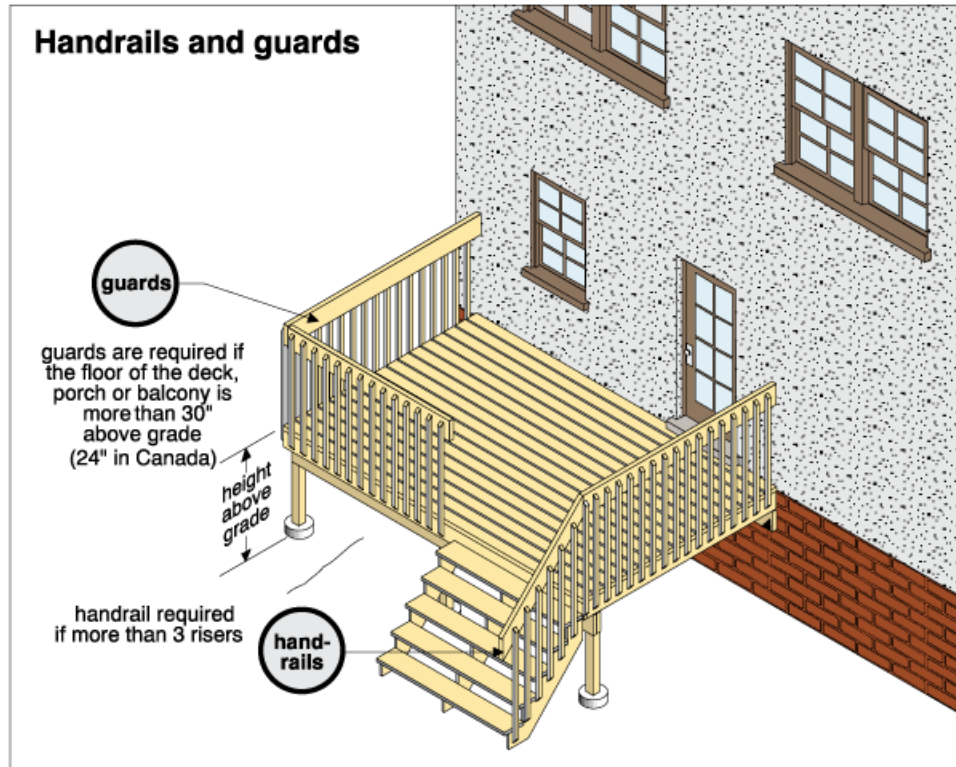
INTERIOR

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Implication(s): Fall hazard

Location: Front Exterior

Task: Provide



16.

GARAGE \ Vehicle doors

Condition: • Difficult to open or close

The garage door could be adjusted and setup up properly to make operation easier.

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Implication(s): Reduced operability

Location: Garage

Task: Improve



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STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing:

• [Trusses](#)



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STRUCTURE

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Limitations

Percent of foundation not visible: • 95 %

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Improve the garage shelf support or remove them.

Location: Garage

Task: Improve



22.



23.

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

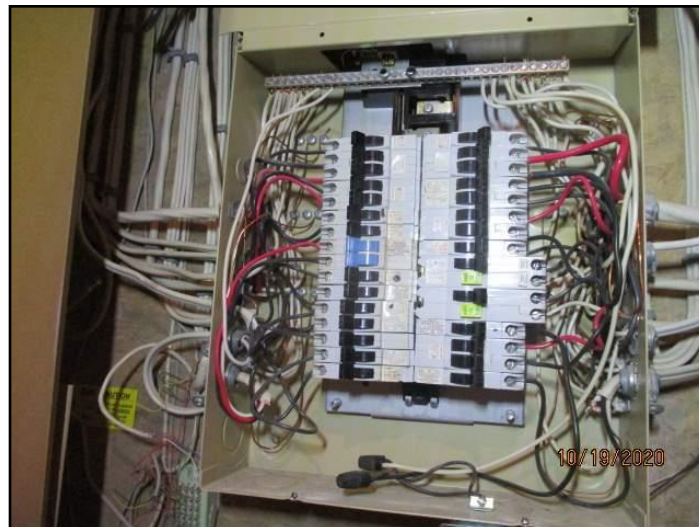
- [100 Amps](#)



24.

Main disconnect/service box type and location:

- [Breakers - basement](#)



25.

System grounding material and type: • [Copper - water pipe](#)

Distribution wire (conductor) material and type:

- [Copper - non-metallic sheathed](#)

ELECTRICAL

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26.

Type and number of outlets (receptacles): • [Grounded - typical](#)

Limitations

System ground: • Quality of ground not determined

Recommendations

RECOMMENDATIONS \ Overview

Condition: • There are some electrical box covers missing, the dryer wire needs to be secured to the wall better, there is a wiring connection in the garage that is missing a box, the outlet by the kitchen sink is wired incorrectly and the microwave is run off an extension cord plugged into the counter plug. Have all electrical defects repaired for safety.

Location: Various

Task: Repair

Time: Immediate

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31.



32.



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34.



35.

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

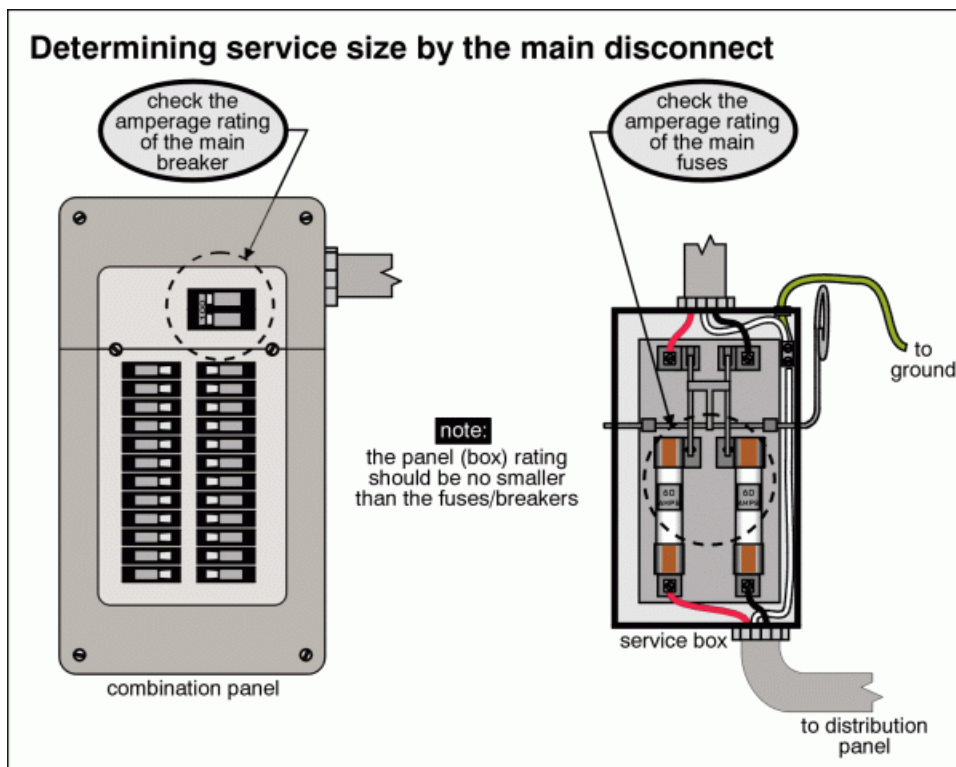
Condition: • [Wrong fuse or breaker size](#)

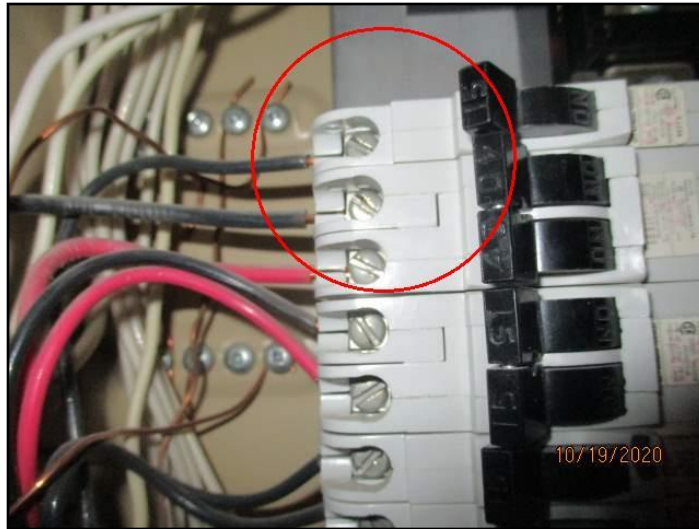
Replace the 40 amp breaker for the dryer with a 30 amp breaker as the wire thickness determines the size of the breaker and this is incorrect.

Implication(s): Equipment overheating | Damage to equipment | Fire hazard

Location: Basement Panel

Task: Replace





36.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • I suggest you replace all smoke alarms and CO detectors when you move in.

Location: Throughout

Task: Replace



37.



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HEATING

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Description

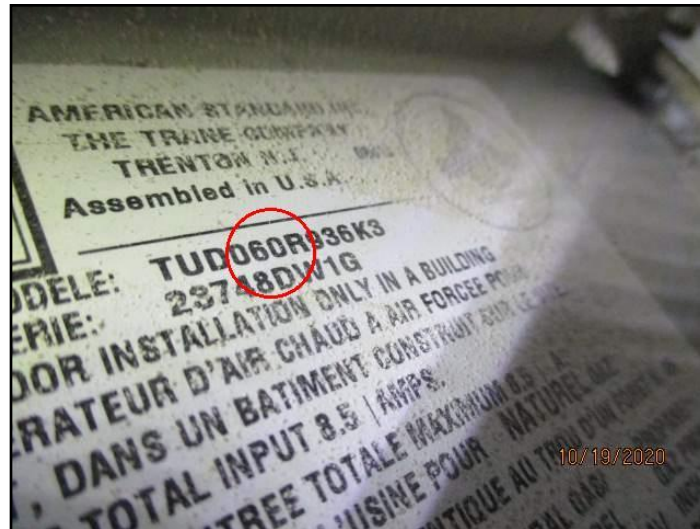
System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity:

• [60,000 BTU/hr](#)



39.

Efficiency:

• [Mid-efficiency](#)



40.

Approximate age:

• [18 years](#)

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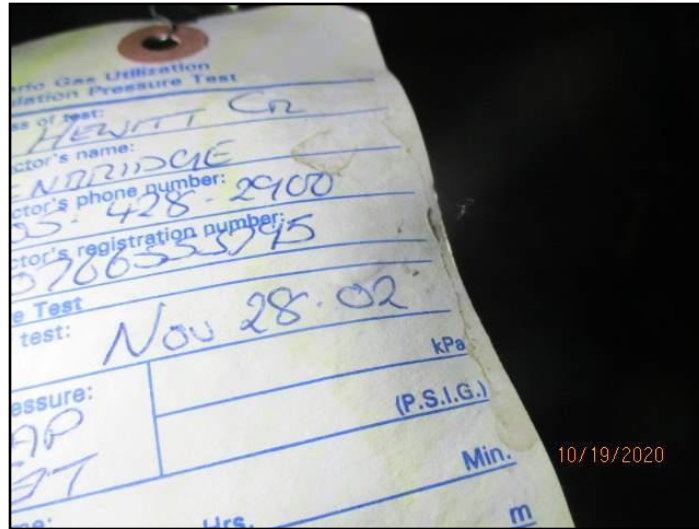
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41.

Main fuel shut off at: • Meter

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Recommendations

FURNACE \ General notes

Condition: • Service Furnace

Have the furnace serviced and cleaned as it is 18 years old and quite dirty. An annual service and cleaning is always suggested.

Location: Basement

Task: Service

HEATING

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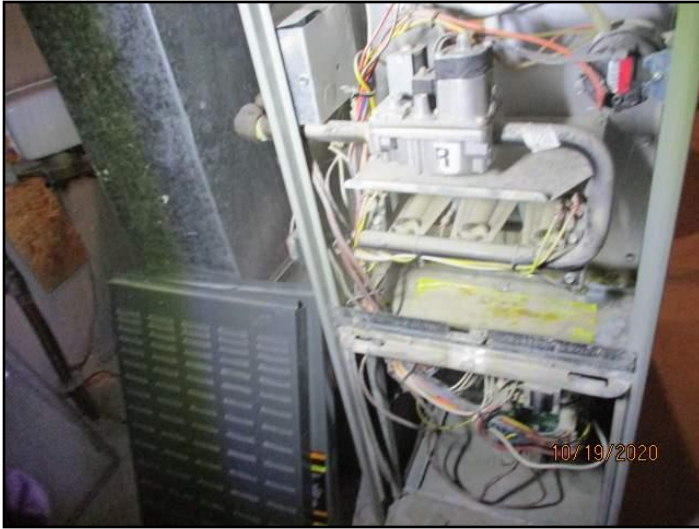
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43.

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)

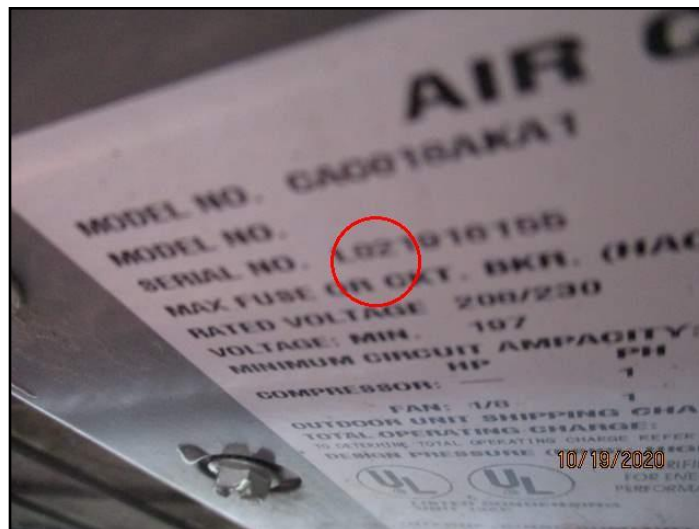


44.

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age:

- 18 years



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COOLING & HEAT PUMP

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Limitations

Inspection limited/prevented by:

- Low outdoor temperature

The AC unit was not run as the outside temperature did not allow for it.

Heat gain calculations: • Not done as part of a building inspection

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-28](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

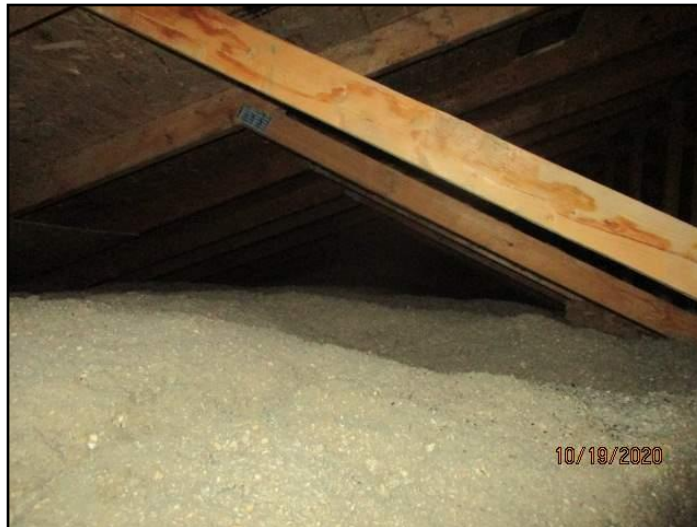
Condition: • [Amount less than current standards](#)

The amount of insulation is correct from when the home was built but new homes have quite a bit more insulation. Adding some can help to lower the heating and cooling costs of the home.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve



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PLUMBING

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Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Basement

Close to the water heater.



47.

Water heater type:

• [Conventional](#)

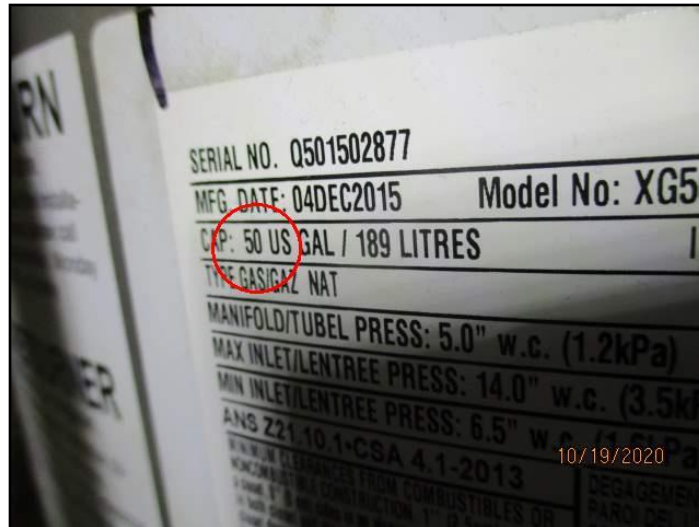


48.

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity:

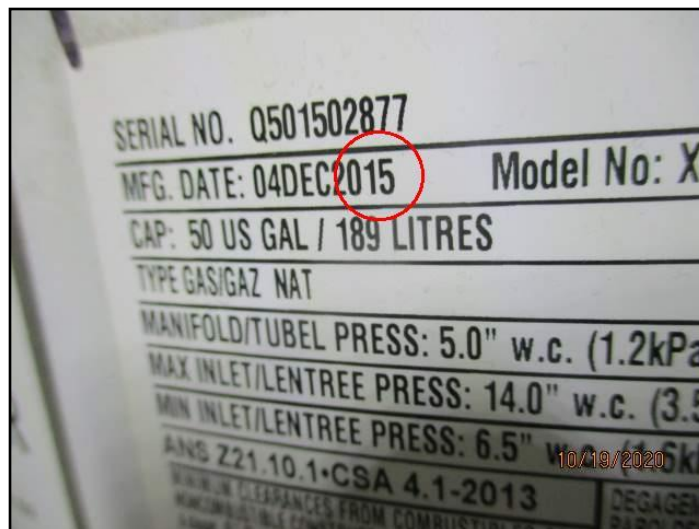
- 50 gallons



49.

Water heater approximate age:

- 5 years



50.

Waste and vent piping in building: • [ABS plastic](#)

PLUMBING

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Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing

Recommendations

WASTE PLUMBING \ Traps - installation

Condition: • Replace the rubber hose and clamps below the 2nd floor bathroom sink with a proper trap to help prevent leaks. The parts to fix this properly are probably about \$25 in materials.

Location: Second Floor Bathroom

Task: Replace



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INTERIOR

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Windows: • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Appliances:

• Refrigerator



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• Dishwasher



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• Microwave oven



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• Stove



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Laundry facilities:

• Washer



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60.

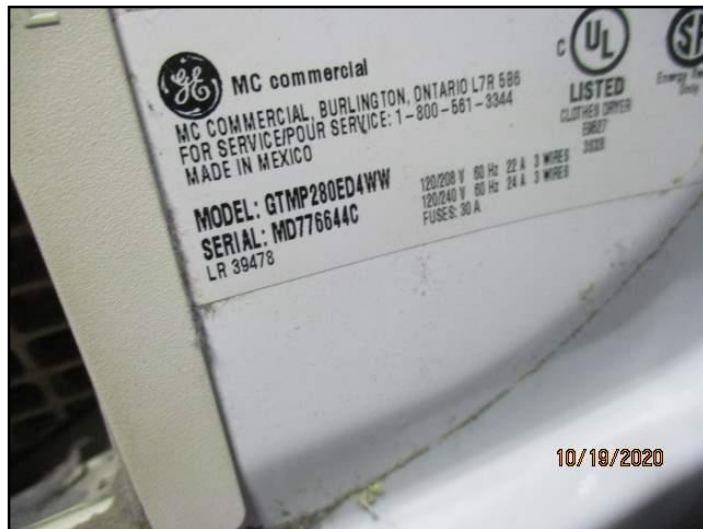
• Dryer



61.



62.



63.

Limitations

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any

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Recommendations

WINDOWS \ Interior trim

Condition: • Clean the inside of the the window frames and sills where needed.

Location: Throughout

Task: Clean



64.



65.

STAIRS \ Handrails and guards

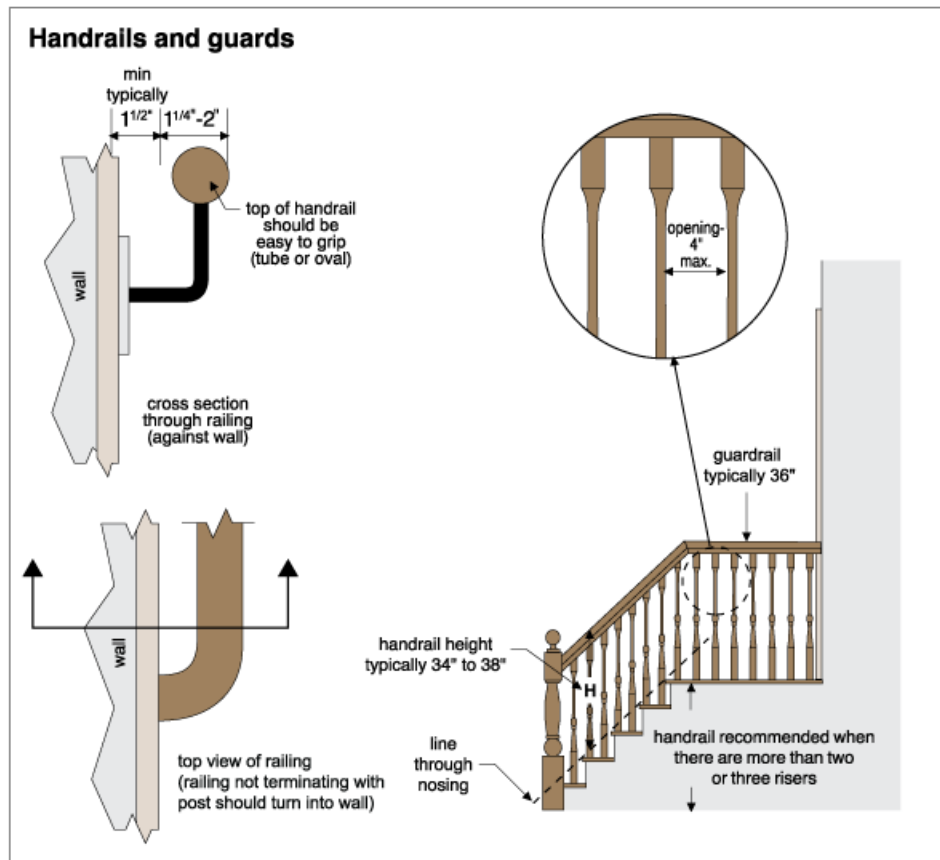
Condition: • [Missing](#)

The basement staircase should have a proper guard installed for safety.

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide



66.

APPLIANCES \ Oven

Condition: • The pot drawer below the over was not on its track.

Location: Kitchen

INTERIOR

12 Hewitt Crescent, Ajax, ON October 19, 2020

Report No. 3296

www.sphomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Improve



67.

APPLIANCES \ Dishwasher

Condition: • Some of the buttons on the dishwasher are worn through.

Location: Kitchen



68.

APPLIANCES \ Dryer

Condition: • Dryer vent material not smooth wall

Replace the dryer vent pipe with a smooth wall pipe and always keep it clean.

Implication(s): Equipment ineffective | Fire hazard

Location: Basement

Task: Replace

INTERIOR

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69.

END OF REPORT

REFERENCE LIBRARY

12 Hewitt Crescent, Ajax, ON October 19, 2020

Report No. 3296

www.sphomeinspection.com

SUMMARY

ROOFING

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS