



# A Buyer's Choice Home Inspections

## PROPERTY INSPECTION REPORT

34 Hanna Dr, Bowmanville, ON, L1C 5M4

Inspection prepared for: Dennis Roberts  
Real Estate Agent: Dennis Roberts - Royal LePage Frank Real Estate \*\*

Date of Inspection: 4/29/2025 Time: 1:30 PM  
Order ID: 1621

Inspector: Darin Deyong  
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INSPECTED ONCE. INSPECTED RIGHT!



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to.

The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues.

All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

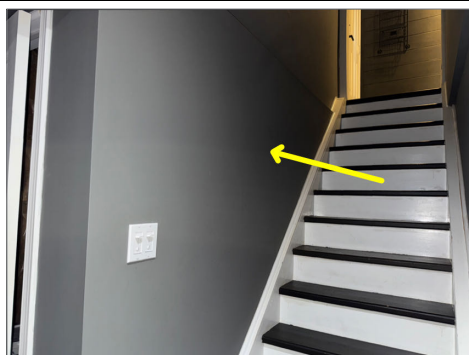
### Heating

Page 19 Item: 2	Condition	• Further evaluation required - The unit started and operated during the inspection. However, due to the age of the unit it is recommended that the unit be evaluated by a qualified professional for operation and viability.
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### Basement

Page 31 Item: 8	Railing	• Repair - Missing handrail observed. This may have been removed to transfer furniture in and out of the basement. Recommend evaluation and addition of a handrail by a qualified professional.
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### Main Floor Bathroom

Page 40 Item: 13	Toilets	• Repair - Toilet loose and may need re-anchoring, this may lead to leaking and deterioration of the floor structure, as well as potential for mould growth. Recommend evaluation by a qualified professional.
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## Information for the buyer

### 1. Please read

Please Read:

This report is for informational purposes only. This report contains information about the conditions of the property at the time of the inspection.

A complete property inspection includes an on-site review of the property and your own copy of the inspection report registered in your name. Without an on-site review, our obligation and liability are limited to our client, the property seller.

If you wish to book an on-site review and obtain your own copy of the inspection report, please contact Darin at A Buyer's Choice Home Inspections, at 905.441.6400, or email at [darin.deyong@abuyerschoice.com](mailto:darin.deyong@abuyerschoice.com).

The fee for an on-site review and your copy of the report is \$249.00, this will include a lifetime membership in Recall Check.

Please navigate to the link below to see our complete services and home buyer's package.

[www.abuyerschoice.com/oshawa](http://www.abuyerschoice.com/oshawa)



## Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Appliances marked as acceptable were tested and working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at time of possession. It is recommended that the appliances be re-tested prior to possession.

Many homes before 1980 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock. Some newer houses may also contain asbestos. Materials that pose a greater risk to human health, such as sprayed-on fireproofing and insulation on pipes or boilers, have largely been removed. The asbestos that remains is typically found in plaster, drywall filler, floor tiles and seamless flooring, and those things don't need to be removed until there's a need. The method used dealing with asbestos in the home depends upon where the asbestos is found, the condition of the material, and whether it is friable or non-friable. Friable asbestos can be easily crumbled or reduced to a powder and can become airborne. Non-friable asbestos is more tightly bound with another material and its fibers cannot easily be made airborne unless they are sanded, cut, or sawed. A visual inspection of your home is usually not sufficient to determine if it contains asbestos. Instead, samples of suspected asbestos fibers should be sent to a certified laboratory for analysis. Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM) are two approved methods of analysis. The National Institute for Standards and Technology maintains web lists of laboratories certified to do TEM and PLM analysis. You may also call the Institute at 1-800-720-4981 for information. Without professional testing, we are unable to determine if the building contains any such asbestos and accept no liability for the potential presence of same.

## Understanding the Report

### USE OF PHOTOS AND VIDEO:

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. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

**SCOPE OF THE INSPECTION:** The home inspection is conducted following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

### [InterNACHI Standards of Practice Link](#)

### TEXT COLOR SIGNIFICANCE:

**BLACK** text indicates general information and descriptions of the systems and components installed at the property.

**BLUE** text indicates observations and information regarding the condition of the systems and components of the home. These include: comments of deficiencies which are less significant but should be addressed, comments which further expand on a significant deficiency, and comments of recommendation, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

**RED** text indicates comments of significantly deficient components and/or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

**GREEN** text provides a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

### COMMENT HEADINGS DEFINED:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These items may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"LOCATION:" All reported locations are areas where the issue is mainly present but not limited to that area. All necessary corrections should be made where the condition exists.

**For the purpose of this report, all directional references to the house will be made in the orientation as if one is facing the front of the house.**

## Inspection Details

### 1. Date of Inspection

Inspection Date: April 29, 2025

### 2. Inspection Time

Start: 1:30 PM

End: 3:00 PM

### 3. Attendance

Selling Agent present • Seller present

### 4. Residence Type/Style

Detached Single Family Home

### 5. Occupancy

Occupied - Furnished • The utilities were on at the time of inspection.

### 6. Garage

Attached 1-Car Garage

### 7. Age of Home or Year Built

Not Determined

### 8. Square Footage

Approx • 1501 sq ft to 2,000 sq ft

### 9. Bedroom # Designation - Location -- for the purposes of this report

3 Bedrooms

### 10. Bathroom # Designation - Location - Type -- for the purposes of this report

Powder room - Main level • Master Bath - Upper level • Bathroom - Upper level

### 11. Weather Conditions

Temperature at the time of inspection approximately: 25C • Cloudy • Dry

### 12. Water and Sewers

City water and sewers.

## Smoke Detectors and CO Alarms

### 1. Smoke Detectors

Observations:

- Basement detector expiry date: 2034

Main floor detector expiry date: 2034

Upper floor detector expiry date: 2034

- **Information** - Smoke and CO detectors should be tested as soon as possible upon taking possession of the home, and ongoing on a regular basis to ensure that are functional and providing protection for occupants.

- **Maintenance tip** - Smoke detectors should be installed on every floor. Battery operated devices should be installed as a back up and batteries changed every six months.

Test the devices on a monthly basis to ensure that they are operational.



### 2. CO Alarms

Observations:

- Basement detector expiry date: 2034

Main floor detector expiry date: 2034

Upper floor detector expiry date: 2034

- Present outside the bedrooms as per minimum law requirements.

- **Information** - Smoke and CO detectors should be tested as soon as possible upon taking possession of the home, and ongoing on a regular basis to ensure that are functional and providing protection for occupants.

- **Maintenance tip** - It is recommended that Carbon Monoxide alarms are installed on every floor there is a fuel burning appliance and on the floor that the bedrooms are located. Battery operated devices should be installed as a back up and batteries changed every six months.

Test the devices on a monthly basis to ensure that they are operational.



## Lots and Grounds

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Recommend maintain landscaping, Vegetation ( Flowers, Grass, Shrubs ) around the home can be helpful in absorbing some moisture at foundation, Gravel, stone, and decorative wood chip, generally does not allow water to shed from grade, moisture filters through hence use of washed rock in window wells, though it can not be regarded as incorrect, it is important to monitor changes in grading

### 1. Driveway

Materials: Asphalt

Observations:

- Repair - Deterioration and cracking noted on surface, recommend sealing to avoid further deterioration of the driveway surface. Replacement of the driveway will eventually be required.



### 2. Porch

Observations:

- No material deficiencies noted.

### 3. Electrical Service

Observations:

- Underground utilities
- No material deficiencies noted.

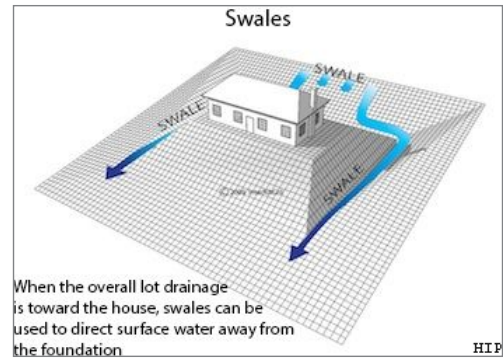


### 4. Grading

Observations:

- Repair - Swale does not have adequate depth or slope for proper drainage. Recommend evaluation by a qualified professional.





## 5. Deck

Materials: Treated Wood

Observations:

- No material deficiencies noted.
- Inspection limitation - Deck built on grade or with enclosed skirting, unable to inspect the underside or structure of the deck.

## 6. Stairs and Railings

Materials: Brick Steps

## 7. Fence and Walls

Materials: Wood Fences

Observations:

- Repair - Fence is damaged and leaning in some areas. This does not affect the house but the client is advised to consider repair. Recommend evaluation by a qualified professional.



## 8. Vegetation

Observations:

- Lawn
- Shrubs and trees



## Exterior

Note that any siding, especially composition or hardboard siding must be closely monitored. Even modern composition siding and especially trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

### 1. Door Bell

Observations:

- Operated normally when tested.

### 2. Exterior Doors

Observations:

- Metal Door
- No material deficiencies noted.

### 3. Soffits and Fascia

Materials: Aluminum Soffits and Fascia

Observations:

- No material deficiencies noted

### 4. Exterior Outlets

Type: 110 VAC **GFCI**

Observations:

- No material deficiencies noted.
- Maintenance tip - GFCI outlets should be tested on a regular basis to ensure proper operation.

### 5. Exterior Lighting

Type: Surface mount light fixtures

Observations:

- Maintenance - Deteriorated or missing caulking or sealant noted on siding. Suggest sealing/caulking around all electrical fixtures, penetrations in siding, and joints between different siding materials, as part of routine maintenance to ensure watertightness and prevent further deterioration.



### 6. Siding

Type: Vinyl siding • Stone

Observations:

- Repair - The siding is noted as loose or improperly fastened, creating a potential pest and water infiltration point. Recommend evaluation by a qualified professional.
- Repair - Siding damage or wood rot noted, this is a potential water and pest infiltration point. Recommend evaluation by a qualified professional.



Loose siding



Loose siding



Loose siding

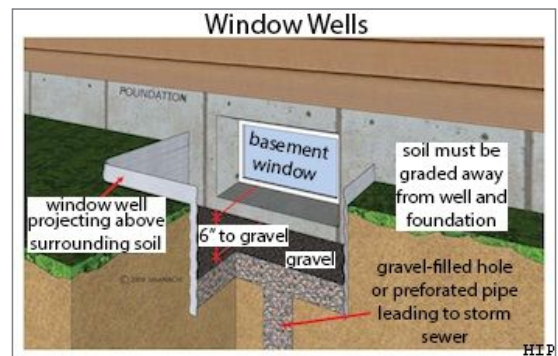


Siding damage

## 7. Basement Windows

Observations:

- **Repair -** Window is too close too grade. The window has to be a minimum 6" above grade. It is recommended that some earth is removed if the grading allows or a window well installed. Recommend evaluation by a qualified professional.



## 8. Windows

Observations:

- Vinyl Windows
- No material deficiencies noted.
- **Maintenance tip -** Caulking deteriorates over time due to natural weather exposure. Recommend re-caulking around windows and doors where required.

## 9. Exterior Hose Bibs

Type: Rotary

Observations:

- **Inspection limitation -** The valve is shut off for the season and as such it was not operated.
- **Maintenance tip -** Exterior shut off valves need to be shut off before freezing temperatures begin.



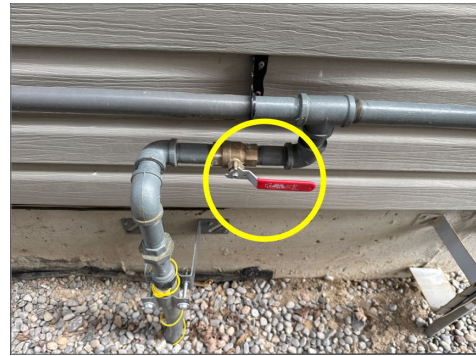
Exterior hose bib shut off

## 10. Meter and Main Gas Valve

Location: Exterior surface mount at side of structure

Observations:

- No material deficiencies noted.
- Information - Gas shut off valve should only be operated by a qualified gas technician.



## 11. Vent/Vent Covers

Observations:

- Vent covers are in serviceable condition.

## 12. Patio Door

Observations:

- The sliding patio door was functional during the inspection.



## Roof

Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Only Visible / Accessible areas of chimneys, flues and caps can be inspected and reported on. The approximate design life stated in this report is only a estimation of remaining shingle life and can be affected by many factors such as weather conditions, etc. No warranty on the shingle design life can be provided. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations.

### 1. Method Of Inspection

Drone

### 2. Roof Type

Type: Hip • Architectural Shingles (single tab)  
Estimated age • Under 10 years

### 3. Roof Condition

Observations:

- No material deficiencies were found.



### 4. Eavestroughs

Materials: Aluminum eavestroughs noted

Observations:

- No material deficiencies noted.
- Maintenance tip - It is recommended that gutters are cleaned on a yearly basis to ensure proper flow of rain water.

### 5. Downspouts and Extensions

Materials: Aluminum downspouts and extensions

Observations:

- No material deficiencies were found.

### 6. Plumbing Vents

Observations:

- No material deficiencies noted.
- ABS type vents

## Foundation and Structure

### 1. Structure Type

Observations:

- Wood Frame Structure
- No material deficiencies noted.

### 2. Foundation

Observations:

- Poured Foundation
- Monitor - Crack noted on the side of the house due to regular settlement and/or the curing process of concrete. It is recommended that the crack is monitored and sealed if the width exceeds 1/4", to prevent moisture penetration. Recommend evaluation by a qualified professional when needed.
- Inspection limitation - Finished basement limits the inspection of the structural components.
- Inspection limitation - The comments reflect only the visible parts of the structural components.



### 3. Structural Movement

Observations:

- No differential movement noted.

### 4. Beams

Observations:

- Steel Beams
- No material deficiencies noted.
- Inspection limitation - Finished basement limits the inspection of the structural components.
- Inspection limitation - The comments reflect only the visible parts of the structural components

### 5. Floor/Slab

Observations:

- Concrete slab
- No material deficiencies noted.
- Inspection limitation - The comments reflect only the visible parts of the structural components
- Inspection limitation - Finished basement limits the full inspection of the structural components

### 6. Joists

Observations:

- Solid wood Joists
- No material deficiencies noted.
- Inspection limitation - Finished basement limits the full inspection of the structural components
- Inspection limitation - The comments reflect only the visible parts of the components.

### 7. Piers and Posts

Observations:

- Steel posts
- No material deficiencies noted.
- Inspection limitation - The comments reflect only the visible parts of the components.
- Inspection limitation - Finished basement limits the inspection of the structural components

## Attic

Attic access is sometimes very limited due to hatches being located directly above shelves or other storage. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed with permission by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry.

If in the inspector's opinion, he/she may compromise the ceiling below, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. Only readily accessible / visible areas of attic structure, sheathing, insulation can be inspected & reported on.

We recommend that all attic hatches have sufficient insulation installed over them, and that the hatch be either sealed shut with latex caulking, or sealed with an appropriate weather stripping. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics can have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client.

### 1. Access

Observations:

- From the attic hatch
- **Maintenance tip - It is recommended that the attic space is checked seasonally for water or pest infiltration and any potential issues that may arise in the attic space.**



### 2. Electrical

Observations:

- No material deficiencies noted.
- **Inspection limitation - Most areas not accessible due to insulation.**

### 3. Insulation

Type: Blown in insulation

Depth: 7" Blown in insulation

Observations:

- **Improve - Insulation level in the attic is typical for homes this age. The buyer should consider adding insulation as per current standards, to improve the insulating efficiency. Recommend evaluation by a qualified professional.**



### 4. Vapour Barrier

Observations:

- **Inspection limitation - Vapour Barrier cannot be inspected due to the insulation present.**



## 5. Ventilation

Type: Roof And Soffit Vents

Observations:

- The ventilation is adequate, no material deficiencies noted.

## 6. Roof Structure

Type: 2x4 Trusses

Observations:

- No material deficiencies noted.

## 7. Roof Sheathing

Materials: Plywood

Observations:

- No material deficiencies noted.

## 8. Venting Method

Materials: Venting through roof surface with proper roof vent

Observations:

- **Improve - Roof vents noted as installed as bathroom vents. These style vents may not allow for proper venting of the warm moist bathroom air and may cause moisture issues with in the structure around the vent. Recommend evaluation by a qualified professional.**



## 9. Moisture Penetration

Observations:

- No moisture penetration noted at the time of the inspection.

## 10. Attic Images

Observations:

- General Images



## Electrical

Due to limitations of time and scope, branch circuit load analysis and breaker-outlet tracing is not part of a home inspection. Recommend testing smoke and/or carbon monoxide detectors on a monthly basis to ensure operation of units. Important to replace smoke detectors by the expiry dates (average smoke detector life span is about 10yrs). Smoke and/or Carbon monoxide Detectors linked to security systems will not be tested to avoid triggering accidental alarms.

Only actual GFCI outlets are tested and tripped. Some bathrooms may have what appear to be non-GFCI outlets but are actually protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 5' of wet areas are thus protected.

If your home does not have a carbon monoxide detector, we recommend making that investment. (new homes are required by code to have them tied into the homes electrical system)

Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat, breakers not trip when overloaded, and in some cases have caused house fires.

### 1. Service Panel

Location and Manufacturer: Basement • Siemens



### 2. Panel Service

Aluminum

### 3. Service AMPS

100 AMPS • 125 AMPS • 100 AMPS

### 4. Aluminum Wiring

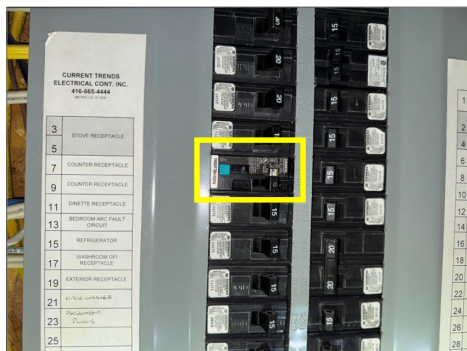
Observations:

- Service In Only- This is Acceptable

### 5. GFCI and AFCI

Observations:

- **AFCI** present for bedrooms.
- Maintenance tip - AFCI and GFCI breakers should be tested monthly to ensure that they are operating normally and protecting the circuits as intended.



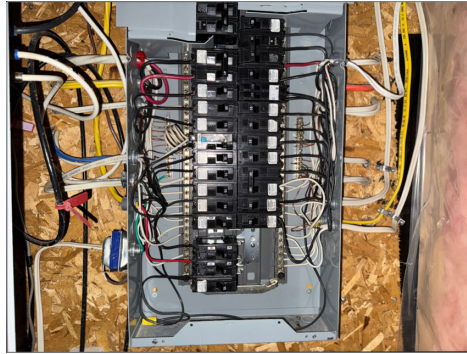
AFCI present for bedrooms.

## 6. Wiring and Breakers

Type: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



## 7. Grounding

Observations:

- Plumbing ground visible only

## 8. Bonding

Observations:

- No discrepancies noted.

## Heating

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.

Certain areas of the air conditioner are not visible without invasive dismantling of components, which is not allowed by government regulation; if this is a concern, a qualified HVAC specialist should be contacted.

Electronic components of the systems, especially computer mother-boards, can fail at any time and without warning; regular maintenance of the air conditioner and cleaning of the heating ducts is highly recommended.

The inspector will usually test air conditioner using the thermostat or other controls. Air conditioners will not be run in temperatures below 15 degrees C since running it in colder temperatures can damage the unit. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Thermostats

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



### 2. Condition

Materials: Forced air natural gas furnace

Observations:

- Further evaluation required - The unit started and operated during the inspection. However, due to the age of the unit it is recommended that the unit be evaluated by a qualified professional for operation and viability.



### 3. Manufacturer

Brand: Keaprite

### 4. Age of Unit

Year Of Manufacture: 2004



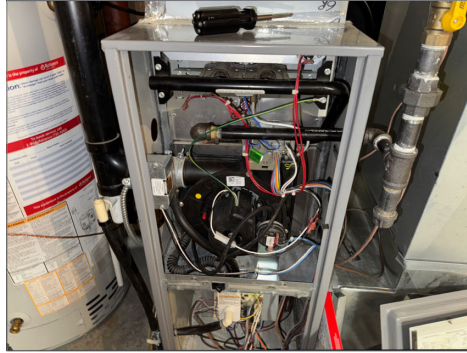
## 5. Capacity

Capacity as per Label: 50,000 BTU

## 6. Enclosure

Observations:

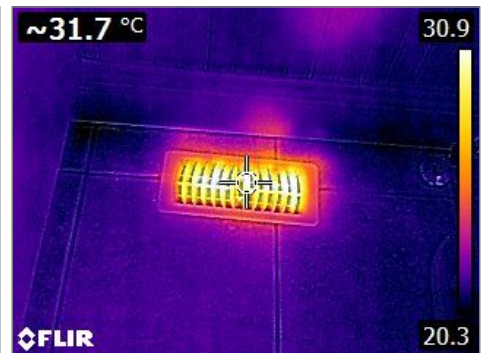
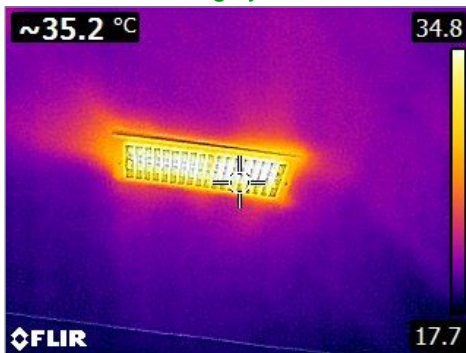
- No material deficiencies noted.
- Maintenance tip - Regular maintenance of the HVAC equipment will prolong their life. Recommend yearly inspection and maintenance by a qualified professional.



## 7. Distribution

Observations:

- No material deficiencies noted.
- Maintenance tip - We recommend that the ducts are cleaned on a regular basis to reduce contaminants in the home and in the heating system.



## 8. Venting

Materials: ABS Pipe

Observations:

- Information - The black ABS piping on the furnace is no longer allowed for venting of natural gas appliances and will need to be upgraded at the time the furnace is replaced with a newer unit.



## 9. Gas Valves

Observations:

- Gas shut off valves were present.



## 10. Safety Devices

Observations:

- Emergency shut off switch is present.
- **Repair - The emergency shut off switch is should be installed before the furnace. Recommend evaluation by a qualified professional.**



## 11. Draft Control

Type: Fan assisted draft control noted

Observations:

- **Repair - Excessive Vibration of the fan noted. Recommend evaluation by a qualified professional.**



## 12. Heat Exchanger

Materials: 2 Burners

Observations:

- **Inspection limitation - Heat Exchangers inspection is beyond the scope of a home inspection and can only be inspected by a licensed HVAC technician.**

## 13. Filters

Type: Disposable filter

Observations:

- No material deficiencies noted.
- **Maintenance tip - Disposable filters should be changed every three months and reusable filters cleaned every three months.**





#### 14. Humidifier

Observations:

- Improve - No humidifier installed. A level of humidity between 45% and 55% is required in a house. It is recommended that the humidity of the house is monitored in the next heating season and a humidifier installed if required.



## A/C

### 1. AC System

Electric

Location: The compressor is located on the exterior grounds.

Condition:

- Further evaluation required - The unit started and operated during the inspection. However, due to the age of the unit it is recommended that the unit be evaluated by a qualified professional for operation and viability.



### 2. Exterior Unit

Observations:

- Pad mounted unit
- Maintenance - Exterior unit cooling fins are noted as plugged or clogged. This may affect the operation of the air conditioner. Recommend evaluation by a qualified professional.



### 3. Manufacturer

Brand: ICP

### 4. Age of Unit

Year Of Manufacture: 2009

### 5. Capacity

Capacity as per label: 1.5 Tons

### 6. MAX Amperage

20 AMPS Max.

Observations:

- AC breaker rating is as per manufacturer's specifications

### 7. Refrigerant Lines

Observations:

- No material deficiencies noted.

## 8. Disconnect

Type: Pull Out Disconnect

Observations:

- No material deficiencies noted.
- Information - The Disconnect is to be used only by HVAC technicians during servicing of the unit.

## Garage/Carport

This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen.

Doors, windows, and automatic safety features on overhead doors will also be investigated for damage and normal operation.

Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc.

Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

### 1. Garage Door

Type: Wood Panels

Observations:

- **Maintenance** - Garage door frames noted with rot and damage from moisture. Deteriorated or missing caulking at the base of door frames should be replaced. Recommend evaluation by a qualified professional.
- **Repair** - Door panels are noted as damaged and repair or replacement is required. Recommend evaluation by a qualified professional.
- **Maintenance tip** - Garage door operation and lifespan are greatly increased by regular maintenance including: greasing of the rollers, adjustment of the rollers, painting and caulking of the exterior and frame.



### 2. Storage Structure

Observations:

- No material deficiencies noted.

### 3. Ceiling

Observations:

- Drywall Ceiling
- No material deficiencies noted.

### 4. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

### 5. Windows

Materials: Vinyl frame window

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Poured concrete slab

Observations:

- No material deficiencies noted.

### 7. Electrical

Observations:

- 110 VAC outlets and lighting circuits
- No material deficiencies noted.

## 8. Garage Opener

Observations:

- Lift Master
- No material deficiencies noted.

## 9. Service Doors

Observations:

- Metal with closing mechanism
- No material deficiencies noted.

## 10. Roof

Description: Roofing is the same as main structure

Materials: Asphalt shingles noted

Observations:

- No material deficiencies noted.

## 11. Garage Hose Bibs

Type: Rotary

Observations:

- No material deficiencies noted.
- Maintenance tip - Exterior hose bibs need to be shut off and the pipes drained before freezing temperatures begin.



Hose bib shut off

## Plumbing

This inspection does not analyze water quality or quantity. If this is a concern the client should seek a qualified well testing company and/or consult with their realtor. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after inspection.

Because of minerals and other contaminants found in the water, the replacement of the sacrificial anode every 3-5 years to help maintain and possibly extend design life of hot water tank.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

### 1. Drain Pipes

Material: ABS

Observations:

- No material deficiencies noted.

### 2. Gas Services Lines

Material: Steel

Observations:

- No material deficiencies noted.

### 3. Main Water Shutoff

Location: Basement

Observations:

- No material deficiencies noted.



### 4. Clean out

Accessibility: Service cap is accessible. • No evidence of backflow prevention device noted.

Observations:

- No material deficiencies noted.



### 5. Service Line

Material: Copper

Observations:

- No material deficiencies noted.



## 6. Vent Pipes

Material: ABS

Observations:

- No material deficiencies noted.
- [Inspection limitation - Vent pipes are not visible due to the interior finishes.](#)

## 7. Water Lines

Material: PEX plastic pipes • Copper

Observations:

- No material deficiencies noted.

## Water Heater

### 1. Water Heater Unit

Materials: The unit appears to be a rental. • 50 Gallons

### 2. Manufacturer

Brand: Bradford White

### 3. Age of Unit

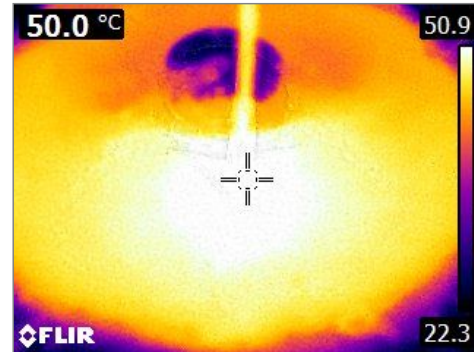
Year Of manufacture: 2018

### 4. Type and Location

Water Heater Gas • The heater is located in the basement

Observations:

- Information - The unit was operated and tested and appears to be functional at the time of inspection.
- Maintenance tip - Water Heaters have a life expectancy of approximately ten years. Regular servicing and inspection of the water heater by a qualified technician will prolong its life.
- Maintenance tip - Draining the sediment out of the bottom of the water heater tank will increase the water heater's lifespan and efficiency.



### 5. Combustion

Observations:

- The combustion chamber appears to be in functional condition.

### 6. Gas Valve

Observations:

- Gas Valve is present.



### 7. Plumbing

Material: Copper • PEX Pipes

Observations:

- Improve - Due to the proximity of the plastic pipe to the hot exhaust, it is recommended to provide pipe insulation for protection. Recommend for improvements.



## 8. TPRV

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

## 9. Venting

Materials: **PVC**

Observations:

- ATTENTION: Ensure that the venting fan is plugged in at all times, otherwise the water heater will not function.

## 10. Temperature reading

Materials: Temperature reading:

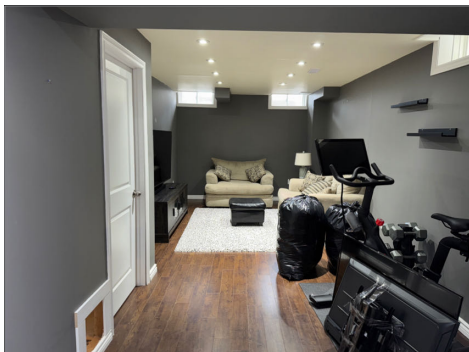
50.2 degree celsius

Materials: Taken at kitchen sink.

## Basement

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.

### 1. Room Photo



### 2. Walls

Type: Drywall

Observations:

- No material deficiencies noted.

### 3. Ceiling

Materials: Smooth ceiling

Observations:

- No material deficiencies noted.

### 4. Basement Floor

Materials: Laminate floors

Observations:

- No material deficiencies noted.
- [Inspection limitation - Furniture and personal items , limit the full inspection of the floors.](#)

### 5. Windows

Materials: Vinyl frame window

Observations:

- No material deficiencies noted.

### 6. Doors

Materials: Hollow wood door

Observations:

- No material deficiencies noted.
- [Improve - Hollow wood door present at the cold room. This type of door is not suitable for cold rooms because it has no insulating capacity. It is recommended that the correct type of insulated door is installed.](#)

### 7. Staircase

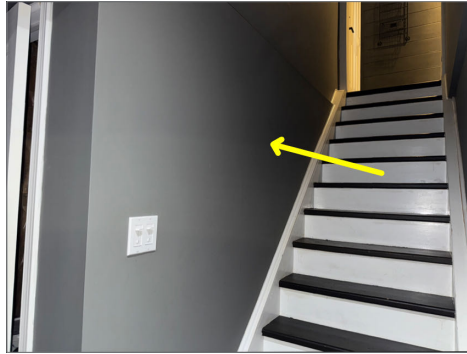
Observations:

- No Material Deficiencies noted

### 8. Railing

Observations:

- [Repair - Missing handrail observed. This may have been removed to transfer furniture in and out of the basement. Recommend evaluation and addition of a handrail by a qualified professional.](#)



## 9. Insulation and Vapour Barrier

Observations:

- No material deficiencies noted.
- **Inspection limitation - Insulation and vapour barrier is not visible due to the finished basement**

## 10. Electrical

Observations:

- 110 VAC outlets and lighting circuits
- No material deficiencies noted.

## 11. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 12. Drains

Observations:

- Surface drains noted which appear to be in serviceable condition.

## 13. Moisture Penetration

Observations:

- **Monitor - Minor moisture stains noted in the utility room. Recommend monitoring and repairs as necessary.**





## Laundry Room/Area

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection.

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection.

### 1. Room Photo



### 2. Locations

Location: Basement

### 3. Doors

Observations:

- Hollow wood doors noted
- No material deficiencies noted.

### 4. Walls

Materials: Insulation over concrete

Observations:

- No material deficiencies noted.

### 5. Ceilings

Materials: Exposed Framing

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Concrete

Observations:

- No material deficiencies noted.

### 7. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 8. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

### 9. Plumbing

Observations:

- No material deficiencies noted.

### 10. Laundry Appliances

Inspection limitation - Appliance inspection is beyond the scope of a home inspection. A basic test is completed to check for power and leaks.

### 11. Dryer Vent

Observations:

- No material deficiencies noted.
- Maintenance tip - The dryer vent requires frequent cleaning due to lint built up. Not cleaning the dryer vent could be a potential fire hazard. Recommend cleaning of the vent line every 3-4 months.

### 12. Ventilation

Observations:

- None present.

### 13. Laundry tub

Observations:

- Plastic sink
- No material deficiencies noted.

### 14. Drains

Observations:

- Surface drains noted which appear to be in serviceable condition.

## Main Floor Kitchen

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration/damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. Inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

### 1. Room Photo



### 2. Walls

Materials: Drywall • Ceramic tile

Observations:

- No material deficiencies noted.

### 3. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

### 4. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

### 5. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 6. Plumbing

Observations:

- No material deficiencies noted.

### 7. Electrical

Observations:

- 110 VAC GFCI protected outlets, and lighting circuits.
- No material deficiencies noted.

### 8. Counters

Observations:

- Solid surface countertop
- No material deficiencies noted.

## 9. Sinks

Observations:

- Stainless steel sink
- No material deficiencies noted.

## 10. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 11. Dishwasher

Observations:

- Inspection limitation - Appliance inspection is beyond the scope of a Home Inspection. A basic test was completed to check for power and leaks.

## 12. Refrigerator

Observations:

- Inspection limitation - Appliance inspection is beyond the scope of a Home Inspection. A basic temperature reading is taken for the refrigerator. The appliance appeared to be in working order at the time of inspection.
- Maintenance tip - Clean the condenser coils on your refrigerator every six months. Condenser coils are responsible for removing heat from refrigerators and freezers. They're the large, radiator-like coils located at the back or beneath the unit. When dust and dirt cling to the coils, it's harder for the refrigerator to remove heat. The result is increased energy consumption.

## 13. Cooking Appliances

Observations:

- Gas range
- Inspection details - The gas burners were tested and were all operational. The appliance appeared to be in working order at the time of inspection.
- Inspection details - The oven is put on a short pre-heating test only. The full cooking operation and capabilities of the oven cannot be tested and are beyond the scope of a home inspection.



## 14. Exhaust Hood

Observations:

- No material deficiencies noted.

## 15. Microwave

Observations:

- Inspection details - Combination Microwave and Exhaust fan observed. The appliance was tested briefly and was found to be operational. The appliance appeared to be in working order at the time of inspection.

## Living Space

This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

The interiors section covers areas of the house that are not considered part of the bathrooms, bedrooms, kitchens. Interior areas consist of hallways, foyers, and other open and common areas.

Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

### 1. Room Photo



### 2. Closets

Observations:

- No material deficiencies noted.

### 3. Doors

Observations:

- Wood frame door with glass
- **Repair - The door is not latching. Recommend repair of the defective hardware.**



### 4. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

### 5. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.



## 6. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

## 7. Floors

Materials: Hardwood flooring • Ceramic tile

Observations:

- Repair - Cracking noted in ceramic tiles grouting. This is an indication of inadequate subfloor installation. Recommend evaluation by a qualified professional.
- Inspection limitation - Furniture and personal items , limit the full inspection of the floors.



## 8. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

## 9. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 10. Staircase

Observations:

- No material deficiencies noted.

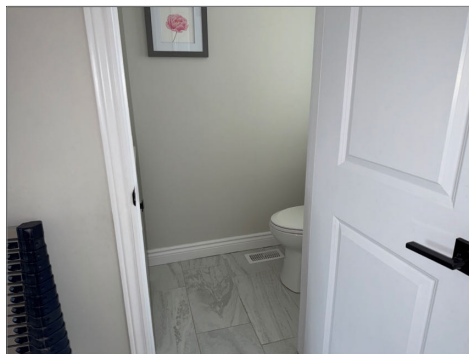
## 11. Railings conditions

Observations:

- No material deficiencies noted.

## Main Floor Bathroom

### 1. Room Photo



### 2. Doors

Observations:

- Hollow wood doors noted
- No material deficiencies noted.

### 3. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

### 4. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

### 5. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

### 7. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 8. Plumbing

Observations:

- No material deficiencies noted.

### 9. Electrical

Observations:

- 110 VAC GFCI protected outlets, and lighting circuits.
- No material deficiencies noted.

### 10. Cabinets and counters

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 11. Sink condition

Materials: Porcelain

Observations:

- No material deficiencies noted.

### 12. Ventilation

Observations:

- Window ventilation present
- The exhaust fan was operated and no material deficiencies noted.



### 13. Toilets

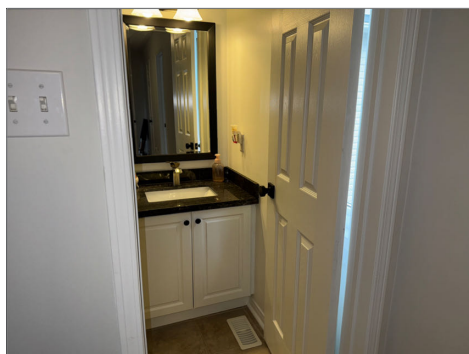
Observations:

- Repair - Toilet loose and may need re-anchoring, this may lead to leaking and deterioration of the floor structure, as well as potential for mould growth. Recommend evaluation by a qualified professional.



## Second Floor Bathroom

### 1. Room Photo



### 2. Doors

Observations:

- Hollow wood doors noted
- No material deficiencies noted.

### 3. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

### 4. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

### 5. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

### 7. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 8. Plumbing

Observations:

- **Repair** - The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. Recommend evaluation by a qualified professional.
- **Improve** - No shut off valves noted under the sink for isolation of the faucet. Recommend evaluation by a qualified professional.



## 9. Electrical

Observations:

- 110 VAC GFCI protected outlets, and lighting circuits.
- No material deficiencies noted.

## 10. Cabinets and counters

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 11. Sink condition

Materials: Porcelain

Observations:

- No material deficiencies noted.

## 12. Ventilation

Observations:

- Window ventilation present
- The exhaust fan was operated and no material deficiencies noted.



## 13. Toilets

Observations:

- Observed as functional and in good visual condition.

## 14. Bath Tub

Observations:

- Maintenance - It is recommended that the caulking around the faucets and/or bathtub is redone, to prevent moisture penetration.





## Master Ensuite

### 1. Room Photo



### 2. Doors

Observations:

- Hollow wood doors noted
- No material deficiencies noted.

### 3. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

### 4. Ceilings

Materials: Textured style ceilings

Observations:

- No material deficiencies noted.

### 5. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Carpet • Engineered Hardwood floors

Observations:

- No material deficiencies noted.

### 7. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 8. Plumbing

Observations:

- Improve - No shut off valves noted under the sink for isolation of the faucet. Recommend evaluation by a qualified professional.



## 9. Electrical

Observations:

- 110 VAC GFCI protected outlets, and lighting circuits.
- No material deficiencies noted.

## 10. Cabinets and counters

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 11. Sink condition

Materials: Porcelain

Observations:

- No material deficiencies noted.

## 12. Ventilation

Observations:

- Window ventilation present
- The exhaust fan was operated and no material deficiencies noted.



## 13. Toilets

Observations:

- Observed as functional and in good visual condition.

## 14. Bath Tub

Observations:

- Maintenance - It is recommended that the caulking around the faucets and/or bathtub is redone, to prevent moisture penetration.



## Bedrooms

### 1. Room Photo



### 2. Doors

Observations:

- Hollow wood doors noted
- **Repair - The door is not latching. Recommend repair of the defective hardware.**



### 3. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

### 4. Ceilings

Materials: Textured style ceilings

Observations:

- No material deficiencies noted.

### 5. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Carpet • Engineered Hardwood floors

Observations:

- No material deficiencies noted.
- **Inspection limitation - Furniture and personal items, limit the full inspection of the floors.**

### 7. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.



## 8. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- Further evaluation required - Air flow weak at this register. Recommend evaluation by a qualified professional.



East side bedroom

## 9. Closets

Observations:

- No material deficiencies noted.

## Conclusion

### REPORT CONCLUSION and WALK-THROUGH

#### CONCLUSION:

I am proud of the service I provide, and trust that you will be happy with the quality of my 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, and 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 these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. 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 Client to inspect the property. Conditions may 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. 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 A Buyer's Choice Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

#### APPLIANCES:

Appliances were tested as a courtesy and were in working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at time of possession. It is recommended that the appliances be re-tested prior to possession.

Sincerely,

**Darin Deyong** - Owner / Certified Professional Inspector  
License Number: NACHI21010440  
A Buyer's Choice Home Inspections Oshawa  
Phone: 905-441-6400  
Serving Oshawa and Surrounding GTA East Communities  
darin.deyong@abuyerschoice.com  
<https://abuyerschoice.com/oshawa>

### Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.