



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

Jim Ward

FOR THE PROPERTY AT:

160 Stanley Street, Suite 28
Simcoe, ON N3Y5E6

PREPARED FOR:

JIM WARD

INSPECTION DATE:

Tuesday, February 6, 2024

**Complete
Home
Inspections**

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ROOFING

160 Stanley Street, Simcoe, ON February 6, 2024

Report No. 2042, v.2

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Sloped roofing material:

- Composition shingles

From the ground they looked like just an asphalt shingle, but they are a fiberglass composite which is an upgrade from asphalt shingles. They are rated as a 40-year shingle. Shingles are 3 years old. No Concerns.



1. Composition shingles

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Description

General: • Insurance will ask. Nearest hydrant is about 50 feet from back of property. It would be able 100 feet to front door.



2. Fire hydrant

Gutter & downspout material: • Aluminum

Lot slope: • Away from building

Wall surfaces and trim:

• Brick

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3. Brick/ Vinyl- Back View



4. Brick/ Vinyl- Front View

Driveway: • Asphalt

Walkway: • Concrete

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Engineered wood

Exterior wall construction: • Wood frame

Roof and ceiling framing:

- Trusses
- Plywood sheathing

Roof structure is trusses and plywood sheathing. Looks new. No Concerns.



5. Plywood sheathing

Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating:

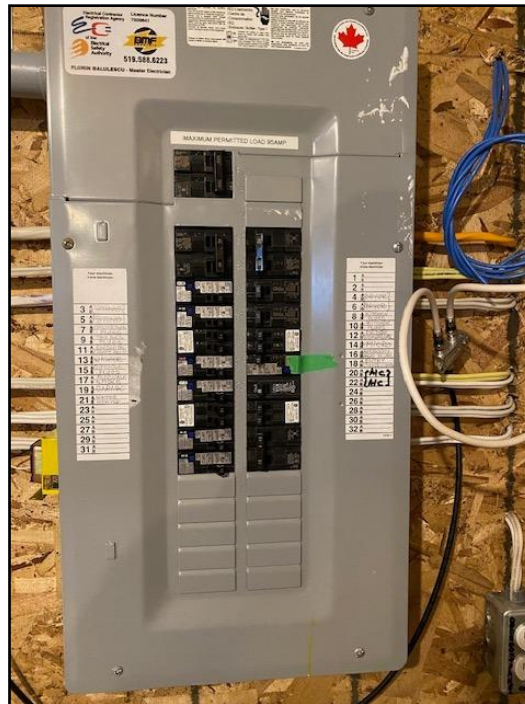
- 100 Amps
- 100- amp service.



6. 100 Amps

Main disconnect/service box type and location:

- Breakers - basement
- Panel is labelled. No Concerns.



7. Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel rating: • 100 Amps

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- GFCI - bathroom and exterior

There are GFCI outlets at exterior, bathroom, washroom and kitchen. If you lose power at back exterior outlet, go to front and press reset on GFCI outlet. In main bathroom if you lose power, go to Ensuite and press reset on that outlet.



8. GFCI - bathroom and exterior

Smoke alarms (detectors):

- Combination type (photoelectric and ionization)

Basement detector needs tape removed so if it went off you could hear it.



9. Combination type (photoelectric and...

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Description

General: • Needs to be changed and arrow on filter needs to point towards furnace.



10. Furnace filter

Heating system type: • Furnace

Fuel/energy source: • Gas

Furnace manufacturer: • Goodman

Heat distribution:

• Ducts and registers

When furnace is running it has a slight noise from air going around the tape. Need another piece of metal tape. Roll of tape is under \$20.00

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11. Ducts and registers

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Approximate age:

• 3 years



12. 3 years

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Main fuel shut off at: • Meter

Fireplace/stove:

- Electric fireplace

It works. No Concerns.



13. Electric fireplace

Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)

The intake filter is dirty, both should be rinsed clean. Thiis should be done every change of seasons when you change the furnace filter. Operator instructions can be found on Internet for Venmar HRV unit.

HEATING

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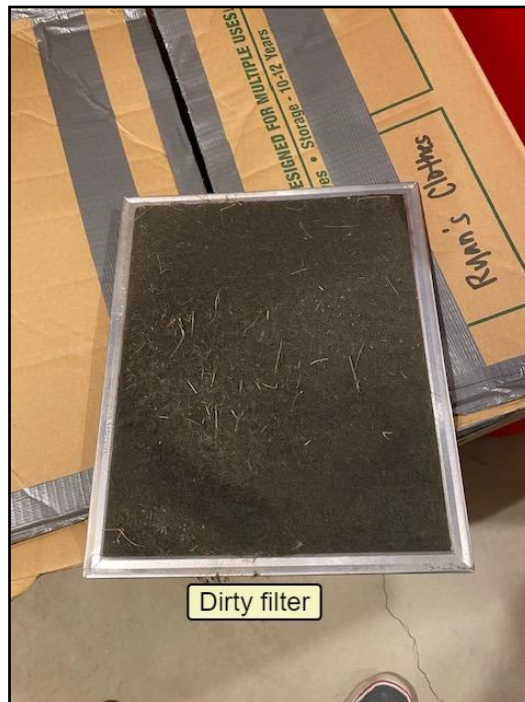
INTERIOR



14. Heat recovery ventilator (HRV)



15. Heat recovery ventilator (HRV)



16. Heat recovery ventilator (HRV)

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

Manufacturer: • Goodman

Cooling capacity: • 1.5 Tons

Compressor approximate age:

• 3 years

Do not use cover during off season. No tall trees close by so let it breath to avoid rust forming on the top of unit.



17. 3 years

Failure probability: • Low

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Cellulose

Attic/roof insulation amount/value:

• R-60

Meets new code. Lots of insulation. No Concerns.



18. R-60

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation amount/value: • R-20

Foundation wall insulation amount/value: • R-20

Foundation wall air/vapor barrier: • Plastic

Description

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

Supply piping in building:

- Plastic

Water supply lines and drainage are plastic. No Concerns.



19. Plastic

Main water shut off valve at the:

- Front of the basement

If water needs to be shut off to entire building, shut off either valve will shut water off to entire building.



20. Front of the basement

Water heater type:

- Tankless/Indirect
- Rental. No Concerns.



21. Tankless/Indirect

Water heater fuel/energy source: • Gas

Water heater approximate age: • 3 years

Waste and vent piping in building: • Plastic

Pumps:

- Sump pump

Guess sump pump has never been needed because the electrical cord for pump and float is too short to reach outlet.

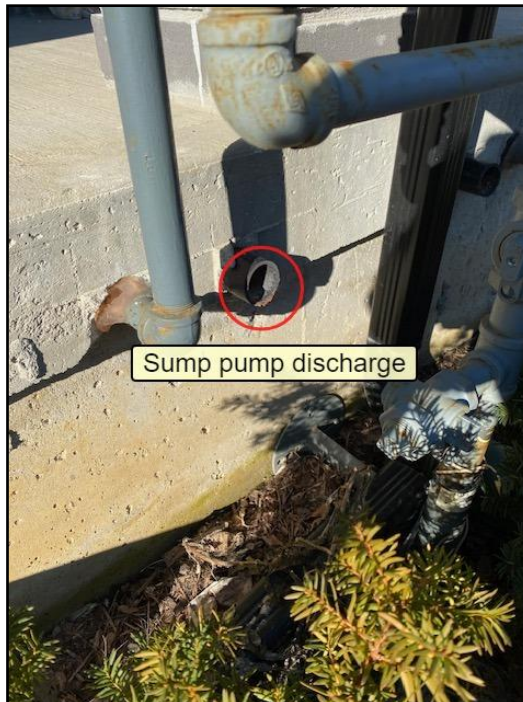
This needs to be corrected. About a \$300.00 fix.



22. Sump pump



23. Sump pump



24. Sump pump

Floor drain location:

- Near water heater



25. Near water heater

Water treatment system:

- Water softener

This is a rental and not being using because there is no salt in the tank, but they are still paying rental fee. Needs salt.



26. Water softener



27. Water softener

Main gas shut off valve location: • Exterior

Backwater valve:

- Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



28. Present. These valves help prevent sewer...

Exterior hose bibb (outdoor faucet):

- Present

Outside tap in garage and one at back. Shut offs are just inside the wall from each of them.



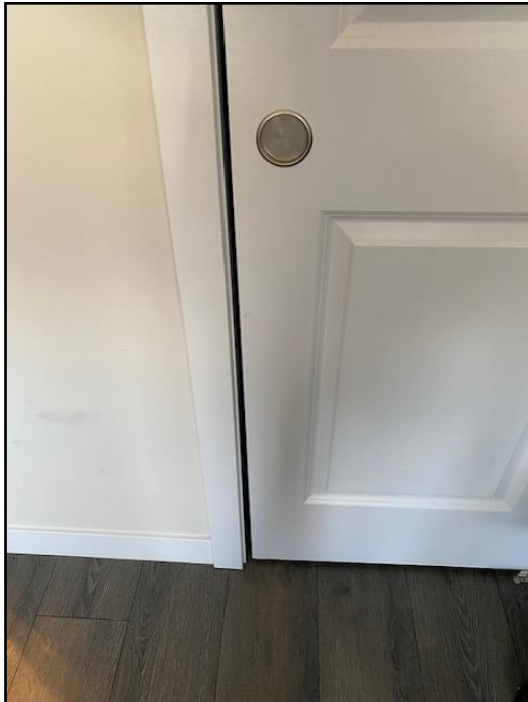
29. Present



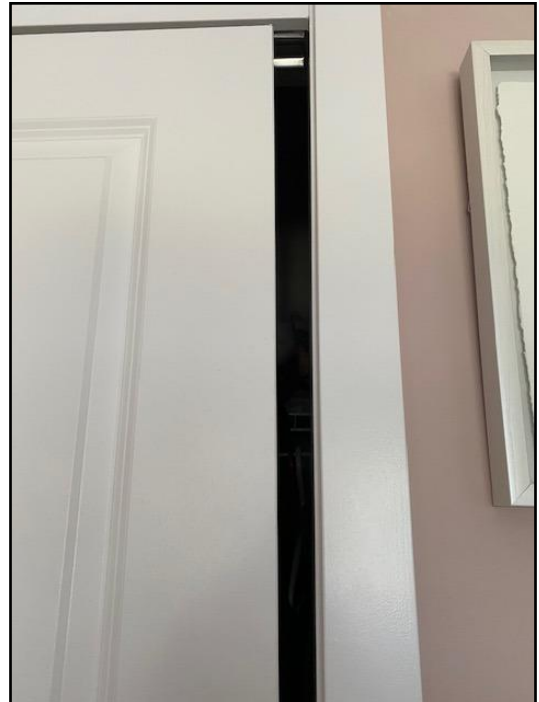
30. Present

Description

General: • Both front bedrooms the closet doors need to be adjusted. About \$200.00



31. Closet doors



32. Closet doors

General: • They have no drip edge so try not to set wet bottles or toys on outer edge because water will run over edge. Sides of walls are tile so if it does happen it won't damage drywall.

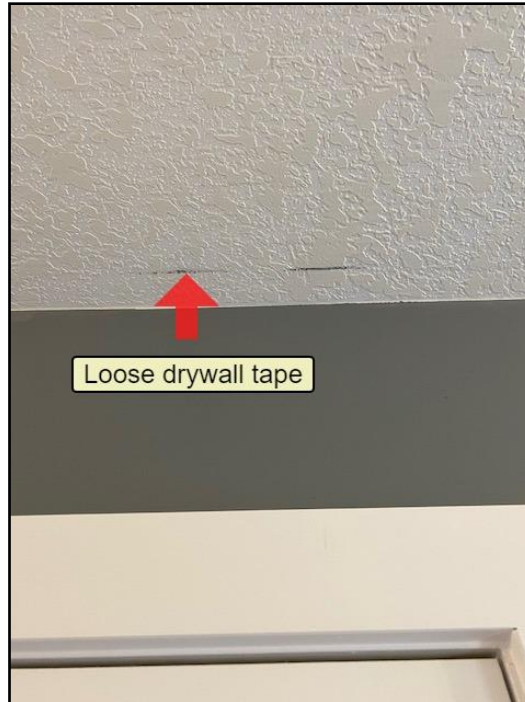


33. Bath tubs

Major ceiling finishes:

- Plaster/drywall

Above front entry closet looks like drywall tape is coming loose. About \$400 repair.



34. Plaster/drywall

Windows:

- Sliders

Basement window is cracked. They can have a window company come and just replace that section of slider. Cost about \$250.00

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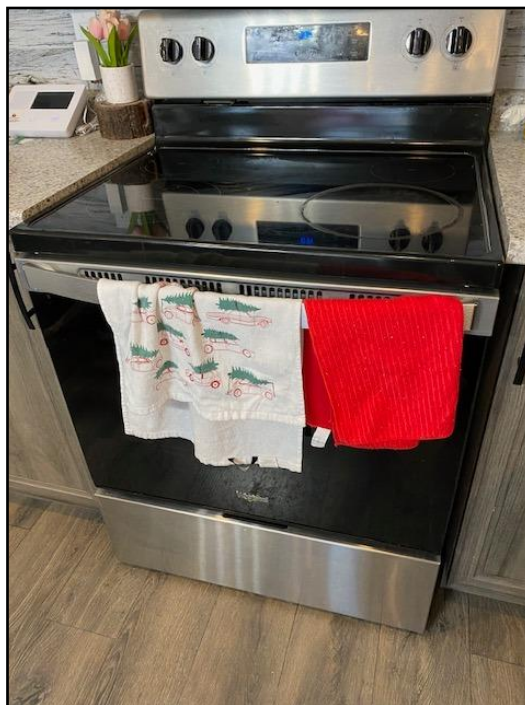
INTERIOR



35. Sliders

Range fuel:

- Electricity Included.



36. Electricity

Appliances:

- Range hood

It works and vents outside.



37. Range hood

- Dishwasher

Included. Did not run it.



38. Dishwasher

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Laundry facilities: • Laundry room has a floor drain.



39. *Floor drain*

END OF REPORT