



YOUR INSPECTION REPORT

Protecting your piece of mind!

PREPARED BY:

Derek Martinat

FOR THE PROPERTY AT:

89 Major Lake Road
Madawaska, ON K0J 2E0

PREPARED FOR:

ANN MAIKA CHARTRAND

INSPECTION DATE:

Tuesday, July 12, 2022

Dunbar
Home Inspections

Dunbar Home Inspections
37 Main St. Box 509, Suite 3
Cobden, ON K0J 1K0

613-647-4390

613-432-4390

dunbarinspections.ca

dunbarinspections@gmail.com





July 12, 2022

Dear Ann Maika Chartrand,

RE: Report No. 10333
89 Major Lake Road
Madawaska, ON
K0J 2E0

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 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.

Sincerely,

Derek Martinat
on behalf of
Dunbar Home Inspections

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SUMMARY

89 Major Lake Road, Madawaska, ON July 12, 2022

Report No. 10333

dunbarinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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REFERENCE

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](#)

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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Description

Sloped roofing material:

- [Metal](#)

Metal roof on front part of house is much older than rear part of house.



1. Metal



2. Metal



3. Metal



4. Metal

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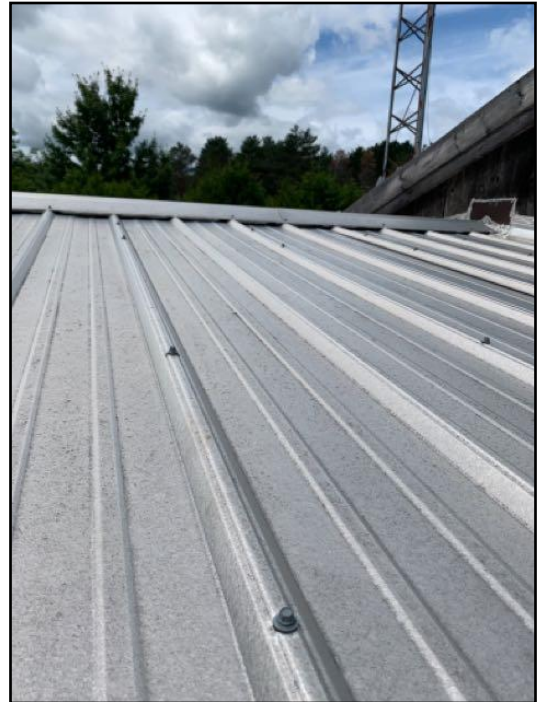
REFERENCE

- [Metal](#)

Metal roof on rear part of house is newer and in good condition



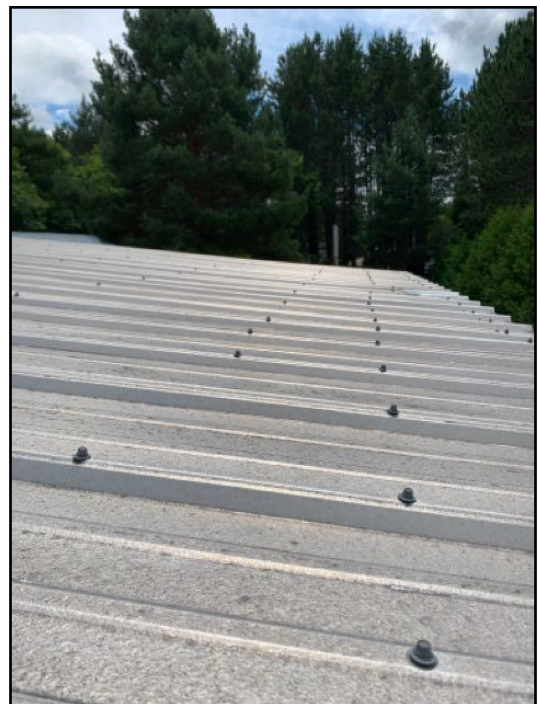
5. Metal



6. Metal



7. Metal



8. Metal

- [Metal](#)

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Metal roof on garage is in good condition



9. Metal

Probability of leakage: • Medium

Approximate age: • More than 20 years

Typical life expectancy: • 30- 50 years

Recommendations

SLOPED ROOFING \ Metal

1. Condition: • [Missing, loose or broken pieces](#)

Missing piece of metal roofing, this wood will rot if not covered, repair needed

Implication(s): Chance of water damage to structure, finishes and contents

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10. Missing, loose or broken pieces



11. Missing, loose or broken pieces

2. Condition: • [Rust](#)

Rusted screws and some are loose, repair needed.

Implication(s): Chance of water damage to structure, finishes and contents



12. Rust

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SLOPED ROOF FLASHINGS \ Roof vent

3. Condition: • Stacks need to be extended, to low.



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General:

- Yard view on inspection.



14. Yard view on inspection.



15. Yard view on inspection.



16. Yard view on inspection.



17. Yard view on inspection.

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18. Yard view on inspection.

- Front view on inspection



19. Front view on inspection

Gutter & downspout material: • [Plastic](#) • [Plastic](#) • No gutters or downspouts • Recommend gutter and downspouts installed to control foundation seepage and prevent soil erosion.

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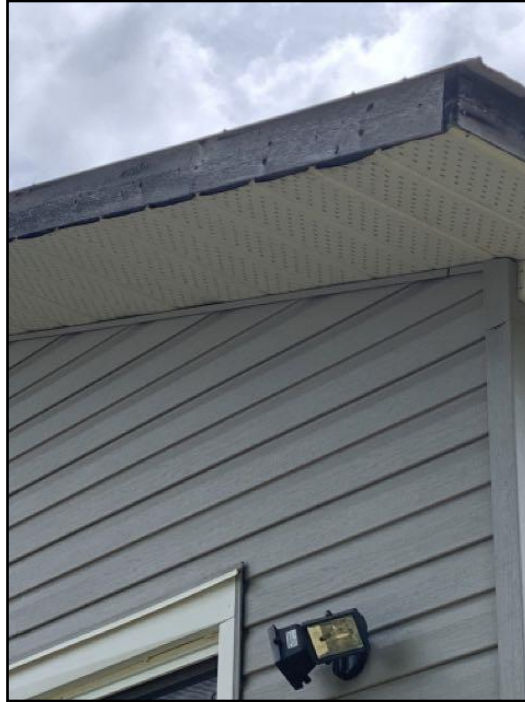
CHIMNEY

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Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves):

• [Aluminum](#)



20. Aluminum

Wall surfaces and trim:

• [Vinyl siding](#)

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21. Vinyl siding

- [Vinyl siding](#)
- Garage



22. Vinyl siding

- [Metal siding](#)

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23. Metal siding

Driveway:

- Gravel



24. Gravel



25. Gravel

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Deck:

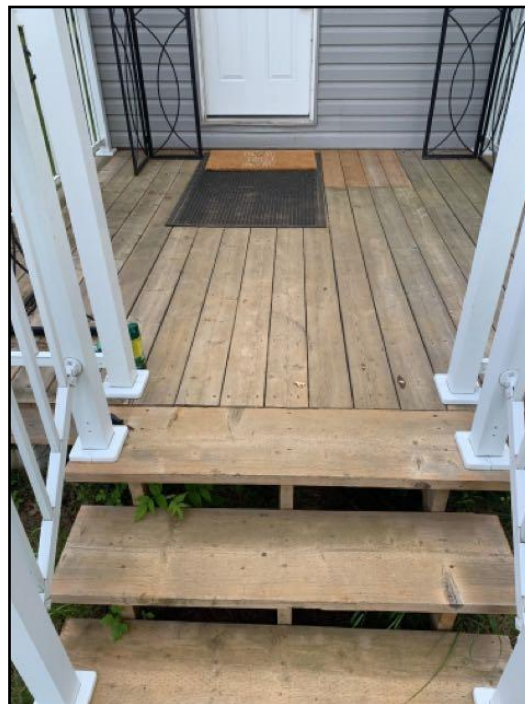
- Raised



26. Raised



27. Raised



28. Raised

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Garage:

- Detached

Garage door opens manually but does not stay open. No electricity in garage.



29. Detached



30. Detached



31. Detached



32. Detached

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33. Detached



34. Detached



35. Detached

- Balanced Door Service 613-639-1454
- T & J Overhead Doors 613-732-0018

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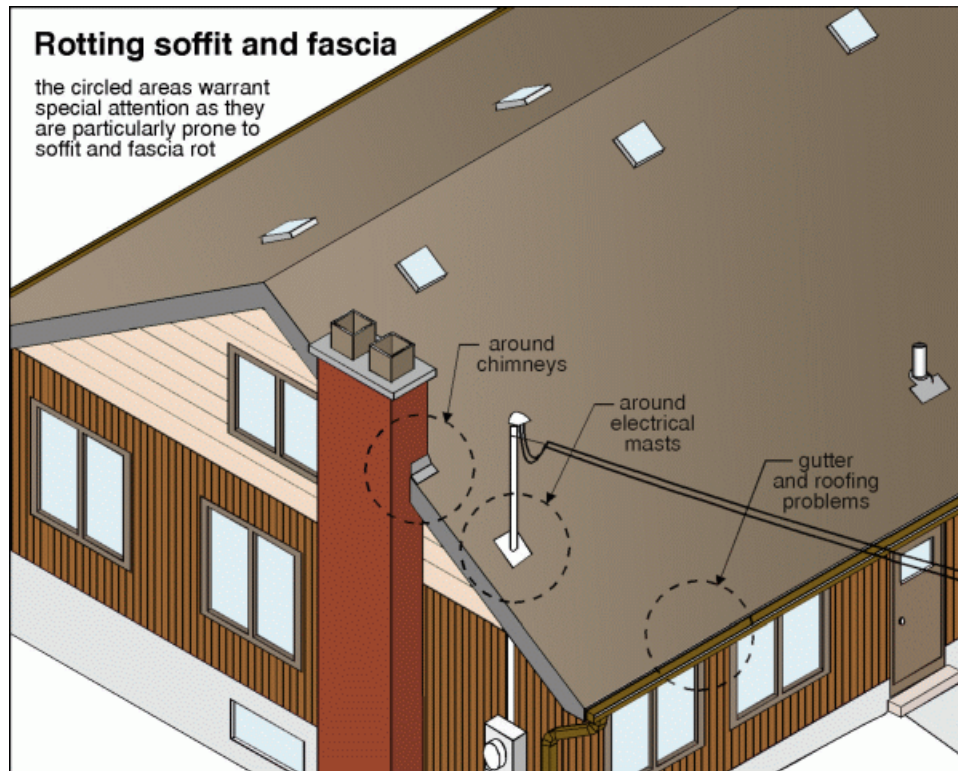
Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

4. Condition: • [Loose or missing pieces](#)

Missing soffit and fascia, fascia needs to be covered with aluminum to prevent rot. Repair needed around whole house.

Implication(s): Chance of pests entering building | Chance of water damage to structure, finishes and contents



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36. Loose or missing pieces



37. Loose or missing pieces

WALLS \ Flashings and caulking

5. Condition: • [Flashings missing](#)

Implication(s): Chance of water damage to structure, finishes and contents



38. Flashings missing



39. Flashings missing

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6. Condition: • [Caulking missing or ineffective](#)

Hole should be sealed up.

Implication(s): Chance of water damage to structure, finishes and contents



40. Caulking missing or ineffective

7. Condition: • [Caulking missing or ineffective](#)

Caulking needed where siding meets windows.

Implication(s): Chance of water damage to structure, finishes and contents

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41. Caulking missing or ineffective



42. Caulking missing or ineffective

8. Condition: • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to structure, finishes and contents



43. Caulking missing or ineffective



44. Caulking missing or ineffective

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WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

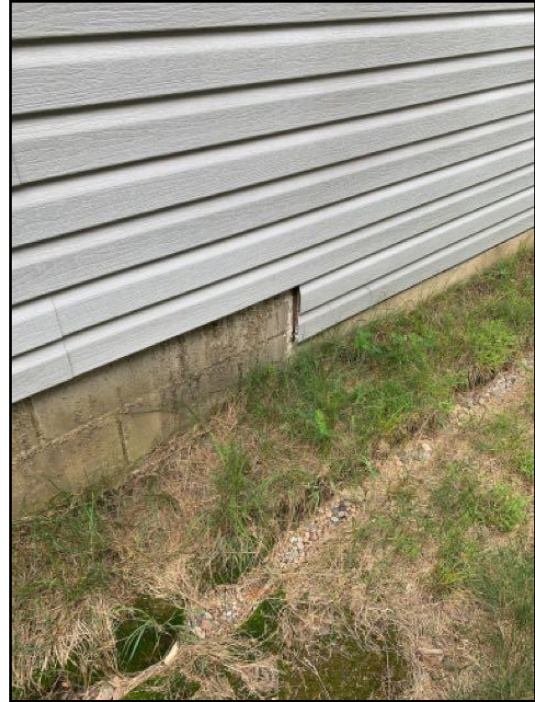
9. Condition: • [Swelling](#)

Exposed OSB starting to swell, this area should be covered.

Implication(s): Material deterioration | Chance of water damage to structure, finishes and contents



45. Swelling



46. Swelling

10. Condition: • Rot

Exposed parts of wall that are wood are starting to rot, repair needed.

Implication(s): Material deterioration | Chance of water damage to structure, finishes and contents

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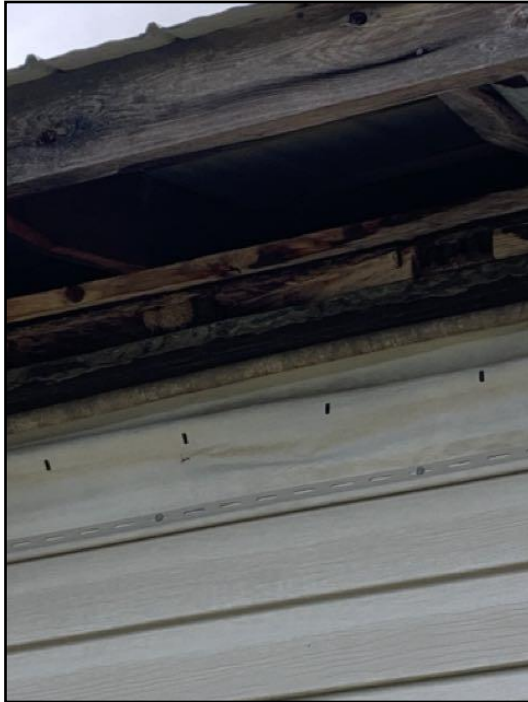
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47. Rot



48. Rot

11. Condition: • Exposed OSB starting to deteriorate from the weather, this area needs to be covered with weatherproof material. These sheets may need to be replaced.



49.



50.

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51.

12. **Condition:** • OSB panel poorly sealed, recommend aluminum flashing here.



52.

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13. Condition: • Gap in OSB will let water in, repair needed.



53.

14. Condition: • Exposed OSB walls and wood fascia on garage need to be covered before they get rotten. Repair needed.



54.



55.

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WALLS \ Metal siding

15. Condition: • [Damage](#)

Implication(s): Chance of water damage to structure, finishes and contents



56. Damage

16. Condition: • [Loose or missing pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents

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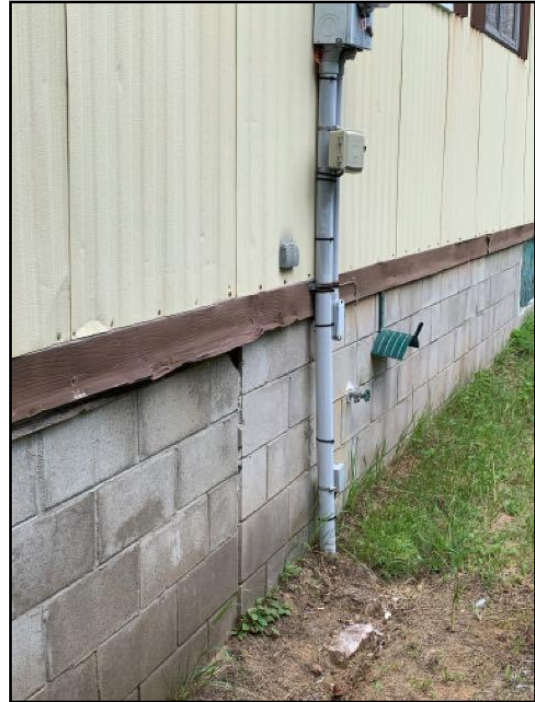
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57. Loose or missing pieces



58. Loose or missing pieces

WALLS \ Vinyl siding

17. Condition: • [Mechanical damage](#)

Implication(s): Chance of water damage to structure, finishes and contents



59. Mechanical damage

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18. Condition: • [Loose or missing pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents



60. Loose or missing pieces



61. Loose or missing pieces

19. Condition: • [Loose or missing pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents



62. Loose or missing pieces

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WALLS \ Masonry (brick, stone) and concrete

20. Condition: • [Masonry deterioration](#)

Implication(s): Weakened structure | Chance of structural movement



63. Masonry deterioration



64. Masonry deterioration

21. Condition: • [Mortar deterioration](#)

Masonry block should be re painted. Cracks and deteriorated mortar joints .

Implication(s): Weakened structure | Chance of structural movement | Chance of water entering building

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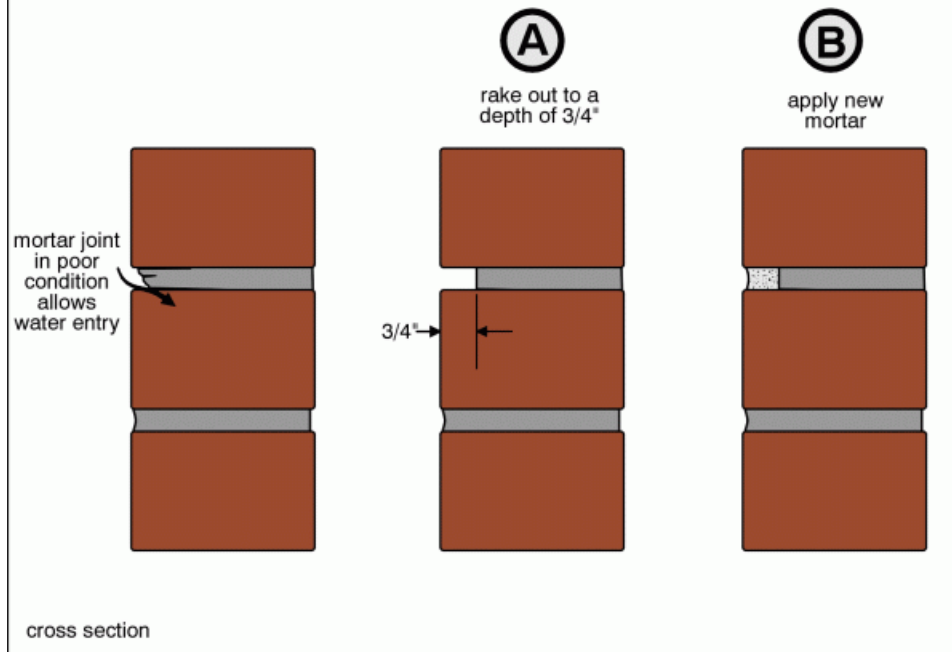
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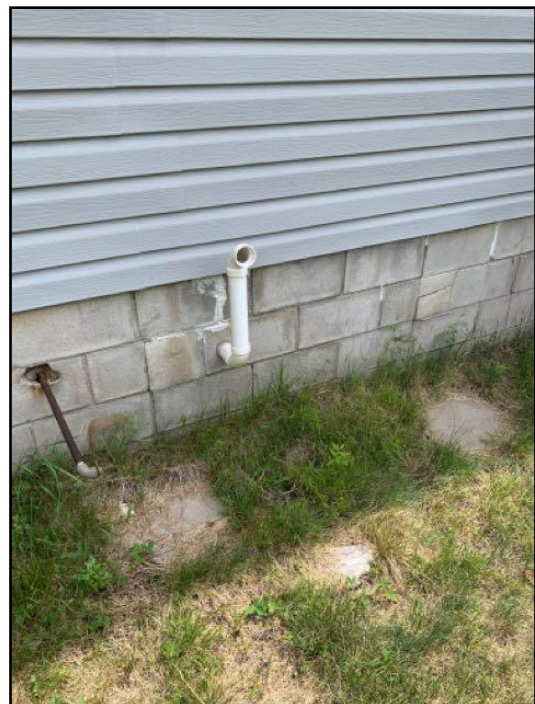
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Repointing



65. Mortar deterioration



66. Mortar deterioration

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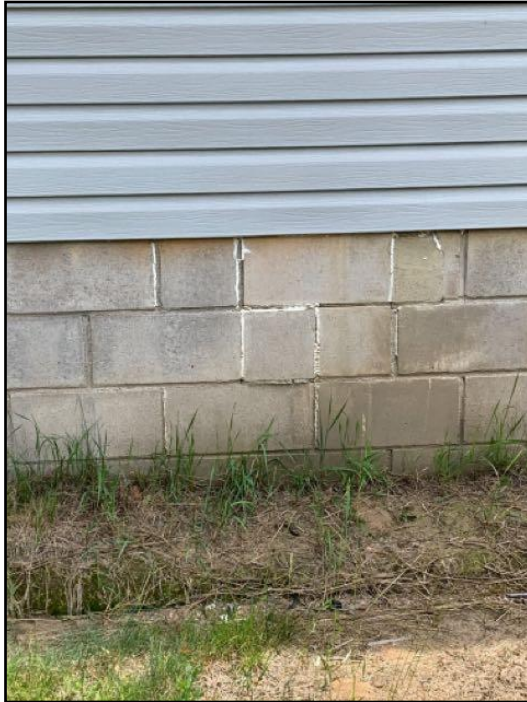
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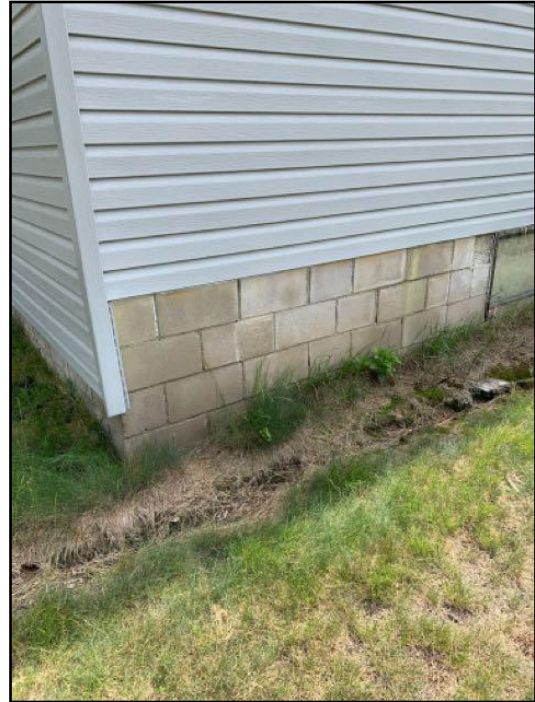
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67. Mortar deterioration



68. Mortar deterioration

22. Condition: • [Parging damaged or missing](#)

Recommend masonry block be parged.

Implication(s): Shortened life expectancy of material | Chance of damage to structure



69. Parging damaged or missing



70. Parging damaged or missing

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23. Condition: • Hole in foundation wall needs to be filled and repaired



71.

EXTERIOR GLASS/WINDOWS \ Frames

24. Condition: • Paint or aluminum cap window frames.

Seal with caulk to prevent air leaks and moisture intrusion.

Wood frames will rot if not painted or capped with aluminum, repair needed.

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72. Paint or aluminum cap window frames. Seal...



73. Paint or aluminum cap window frames. Seal...

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

25. Condition: • Disrepair

Deck is rotten and poorly built, do not use. Removal needed

Implication(s): Weakened structure



74. Disrepair



75. Disrepair

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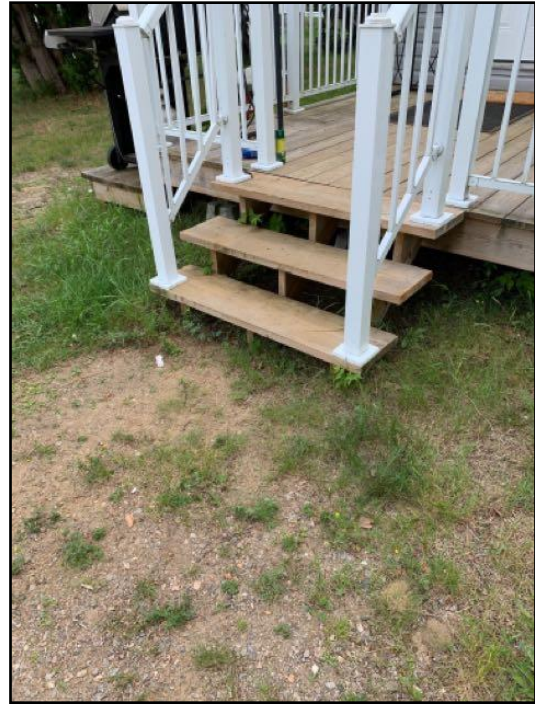
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26. Condition: • [Wood/soil contact](#)

Implication(s): Rot | Insect damage



76. Wood/soil contact



77. Wood/soil contact

LANDSCAPING \ General notes

27. Condition: • [Trees or shrubs too close to building](#)

Garage

Implication(s): Chance of pests entering building | Material deterioration | Chance of water damage to structure, finishes and contents

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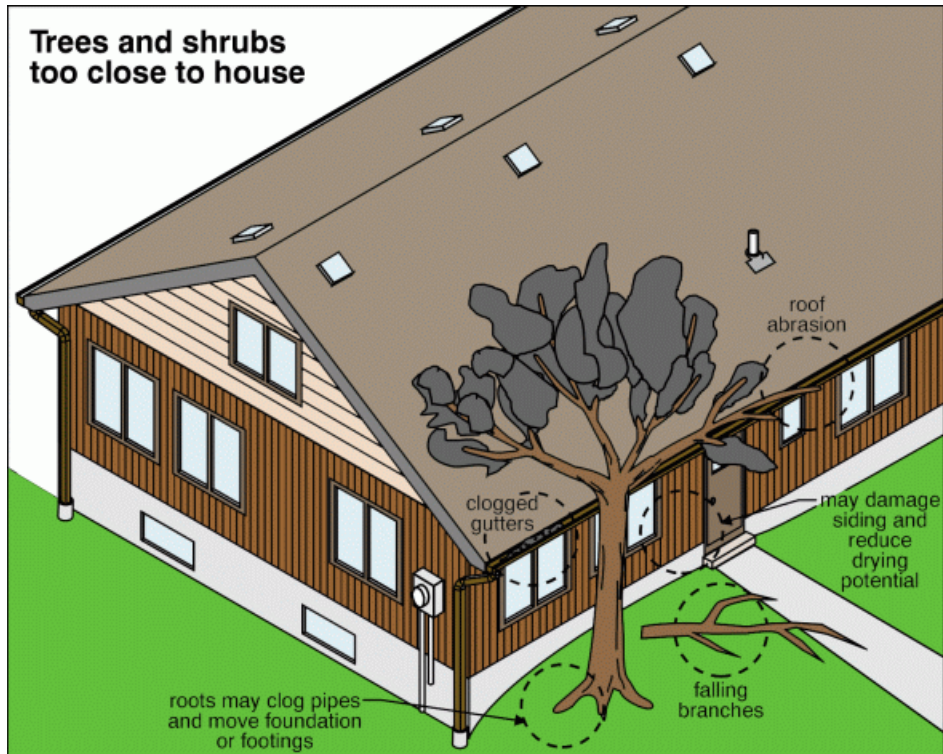
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78. *Trees or shrubs too close to building*

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Description

General: • The Ontario Building Code is a regulation under the Building Code Act, 1992. The Building Code provides the technical requirements for the construction, renovation and demolition of buildings, altering the existing use of buildings where there is potential for an increase in hazard and the maintenance and operation of on-site sewage systems. The application of the Building Code with respects to the technical requirements does not apply to existing buildings other than the maintenance and operation on-site sewage systems and buildings which undergo a change of use where a change would result in an increase in hazard.

The purpose of the Building Code is to promote public safety through the application of appropriate uniform building standards. At its core, the Building Code is a set of minimum provisions that respect the safety of buildings with respects to public health, fire protection, accessibility, and structural integrity.

A building permit is required when you want to:

- construct a new building or accessory structure greater than 10 square metres in area
- renovate, repair or add to a building
- make any structural alterations to a building
- demolish or remove all or a portion of a building
- change the use of a building or part of a building
- install, change or remove partitions and load-bearing walls
- make new openings for, or change the size of, doors and windows
- build a garage, porch or balcony
- build a heated or unheated sunroom
- build a deck more than 10 metres square in area or more than 2 feet (0.61 metres) above adjacent grade
- excavate a basement to increase headroom
- construct a foundation
- underpin an existing foundation
- install a basement walkout entrance
- construct a chimney serving a solid fuel fired appliance
- install or create a Second Suite
- install or modify heating, plumbing, air conditioning systems or fireplaces
- install or reconstruct a chimney, wood burning stove or fireplace
- do structural or mechanical fire-damage repair
- install, replace or repair a private sewage system
- install a pool

You may not need a building permit to:

- build a utility shed less than 10 square metres in area, subject to By-Law restrictions
- replace existing, same-size doors and windows, subject to distance from property lines
- install siding on small residential buildings, subject to distance from property lines
- re-clad exterior walls with noncombustible material, excluding brick or stone veneer and subject to distance from property lines
- build a roofless deck under two feet (0.61 metres) above adjacent grade that is not attached to a building, subject to By-Law restrictions

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install a skylight in a Part 9 building, provided not more than one rafter, joist or similar structural member (excluding a truss) is cut or removed and multiple skylights are not less than 2 m apart
reshingle a roof, provided there is no structural work
do minor chimney repairs such as the installation of a chimney cap, chimney line or repointing
install eavestroughs, provided that drainage is contained on your property
replace or increase insulation, gypsum board or plaster
damp-proof basements
paint or decorate
install kitchen or bathroom cupboards without new plumbing
erect a fence (except for swimming pools - outside pools require permits)
do electrical work (the Electrical Safety Authority (ESA), however, must inspect electrical installations)

Configuration: • [Basement](#)

Foundation material:

• [Masonry block](#)

Mobile home on block foundation



79. Masonry block

Floor construction:

• [Joists](#)

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80. Joists

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Description

Service entrance cable and location:

- [Underground - cable material not visible](#)



81. *Underground - cable material not visible*

Service size:

- [100 Amps \(240 Volts\)](#)

ELECTRICAL

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82. 100 Amps (240 Volts)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Breakers - first floor](#)

Copper wire



83. Breakers - first floor



84. Breakers - first floor

Limitations

System ground: • Continuity not verified

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

28. Condition: • Panel cover is loose.



85.

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

29. Condition: • [Open splices](#)

Live wires above stove, these need to be in a sealed box and turned off if not in use.

Implication(s): Fire hazard | Electric shock

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86. Open splices

30. Condition: • Info and loose wiring in rear of basement, these wires should be looked at by an electrician to ensure it was done properly.



87.



88.

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89.

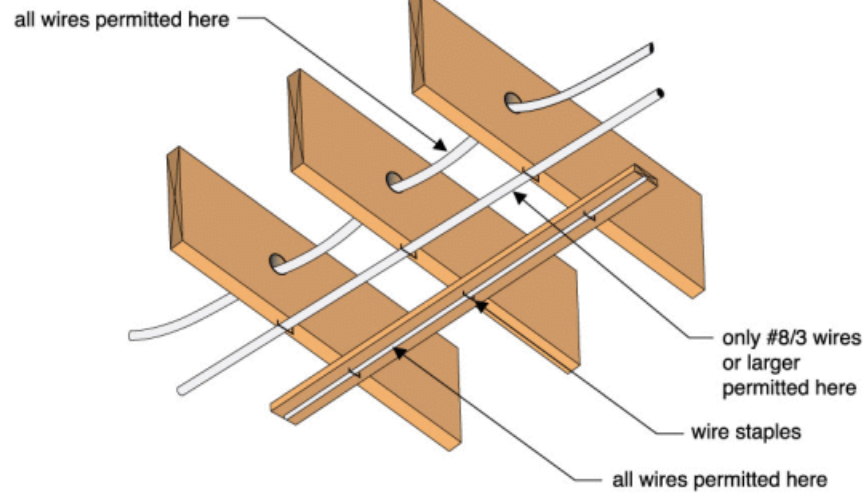
DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

31. Condition: • [Exposed on walls or ceilings](#)

Exposed wires in bathroom, not live

Implication(s): Electric shock

Wire installations below floors



90. Exposed on walls or ceilings



91. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Junction boxes

32. Condition: • [Cover loose or missing](#)

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Cover plates missing

Implication(s): Fire hazard | Electric shock



92. Cover loose or missing



93. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

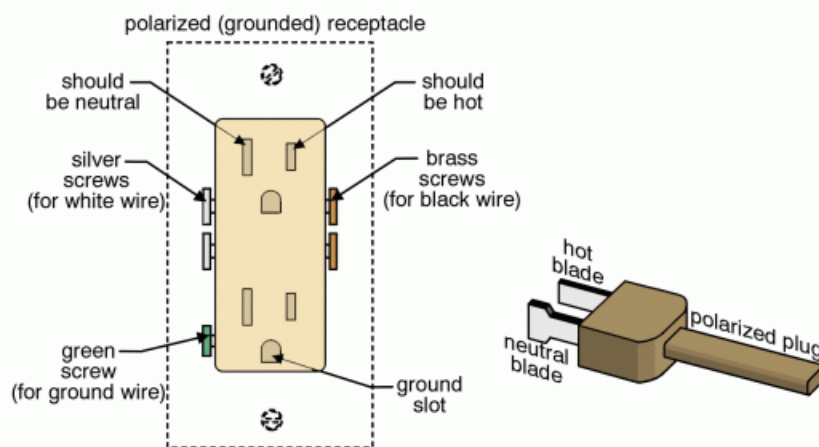
33. Condition: • [Inoperative](#)

Bathroom outlet is inoperative, this outlet needs to be gfci protected.

Implication(s): Equipment inoperative

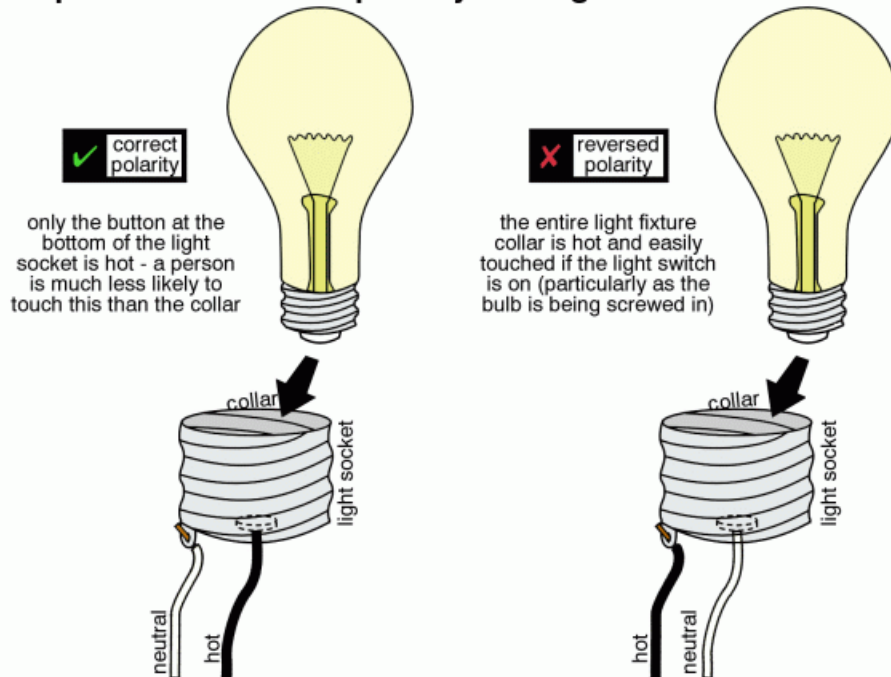


94. Inoperative

34. Condition: • [Reversed polarity](#)**Implication(s):** Electric shock**Reversed polarity**

when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



95. Reversed polarity

35. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

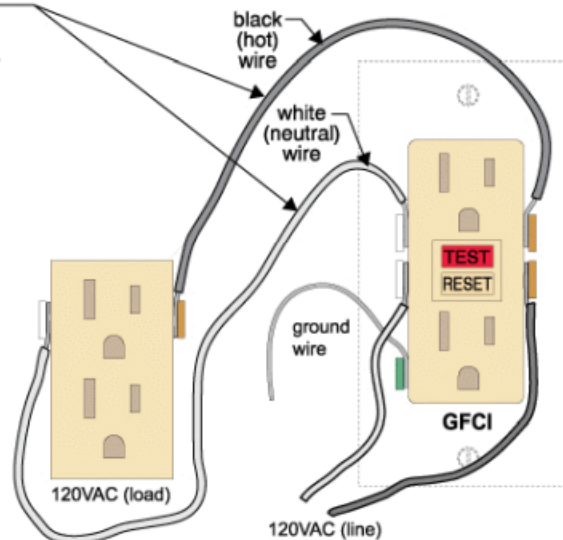
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



96. GFCI/GFI needed (Ground Fault Circuit...

36. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

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97. GFCI/GFI needed (Ground Fault Circuit...

37. **Condition:** • Painted outlets should be replaced.



98.

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38. Condition: • Painted outlet should be replaced, needs cover plate.



99.



100.

DISTRIBUTION SYSTEM \ Cover plates

39. Condition: • [Missing](#)

Cover plates missing throughout

Implication(s): Electric shock

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101. Missing

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Description

Heating system type: • [Furnace](#)

Fuel/energy source:

- Propane



102. *Propane*

- Propane delivery companies

Arnprior - Carleton Place Campbell Fuels 613-623-3645

Pembroke Petawawa McCarthy 613-757-623-3645

Furnace manufacturer:

- Keeprite

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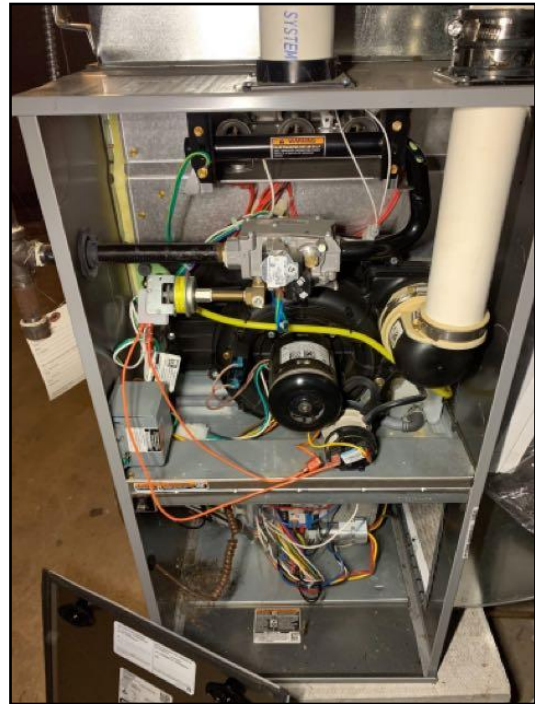
INTERIOR

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103. Keeprite



104. Keeprite



105. Keeprite

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

Exhaust venting method: • [Direct vent - sealed combustion](#)

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Combustion air source: • Interior of building

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Failure probability: • [Low](#)

Auxiliary heat: • Pellet stove in basement. Did not test, appears to be under repair.



106.



107.

Limitations

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

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

Heat exchanger: • Home inspector can not view heat exchanger as part of the home inspection.

Inspection should be done once a year as preventive maintenance ,and every time there is drastic malfunction .If furnace is your main concern then have full servicing before proceeding.

Recommendations

FURNACE \ General notes

40. Condition: • Furnace would not turn on at time of inspection, recommend having a heating professional look at furnace.

FURNACE \ Ducts, registers and grilles

41. Condition: • Missing

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Missing grills in some rooms.

Implication(s): Reduced comfort | Increased heating costs



108. *Missing*

COOLING & HEAT PUMP

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Air conditioning type: • None present

INSULATION AND VENTILATION

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Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Limitations

Inspection limited/prevented by lack of access to: • Did not accèss attic hatch due to it location, unsure of structure beneath hatch.



109.

Recommendations

FOUNDATION \ Interior insulation

42. Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

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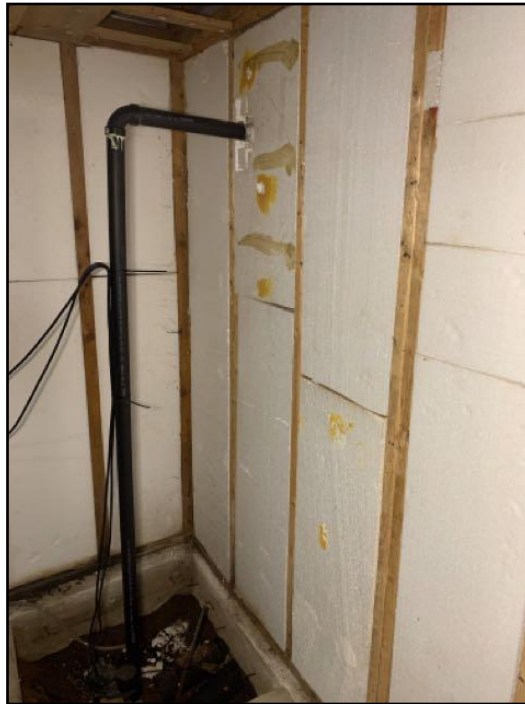
INSULATION

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110. *Exposed combustible insulation*

Description

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

Service piping into building:

- [Plastic](#)



111. Plastic

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

Main water shut off valve at the: • Basement

Water heater type: • [Conventional](#)

Water heater location: • Small room behind shower

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

Water heater manufacturer: • Could not see entire hot water heater as it's enclosed in a closet.

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Cover recommended

PLUMBING

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114. Sump pump

Limitations

Items excluded from a building inspection: • Water quality • Septic system • Concealed plumbing • Water treatment equipment • Water heater relief valves are not tested

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

43. Condition: • [Rust](#)

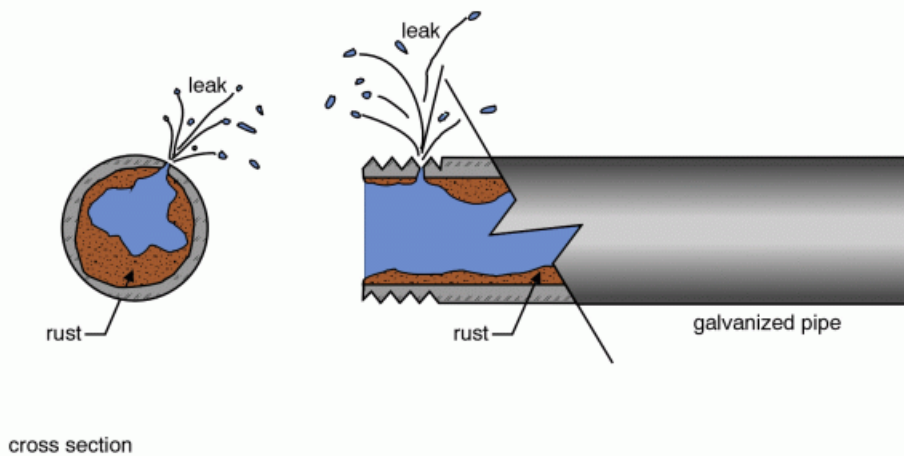
Water supply for bathroom has rusted clamps and is a plastic line with very little support, recommend replacement of water line to bathroom

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy | Equipment failure

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



115. Rust



116. Rust

PLUMBING

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117. *Rust*

44. Condition: • Multiple joints in copper lines to vanity, recommend replacement



118.

WASTE PLUMBING \ Drain piping - installation

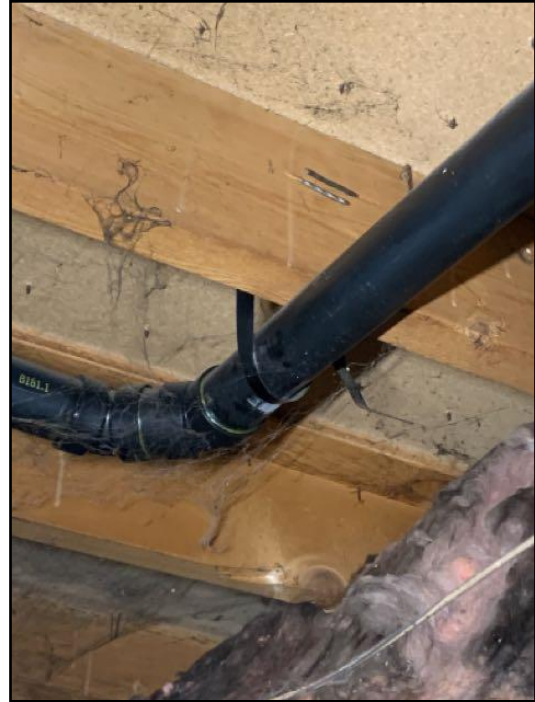
45. Condition: • [Poor support](#)

Plumbing lines from kitchen are not properly supported, repair needed

Implication(s): Sewage entering the building | Chance of water damage to structure, finishes and contents



119. Poor support



120. Poor support

FIXTURES AND FAUCETS \ Faucet

46. Condition: • [Loose](#)

Implication(s): Equipment failure

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121. Loose

47. **Condition:** • Missing knob for shower faucet, replacement needed.



122.

PLUMBING

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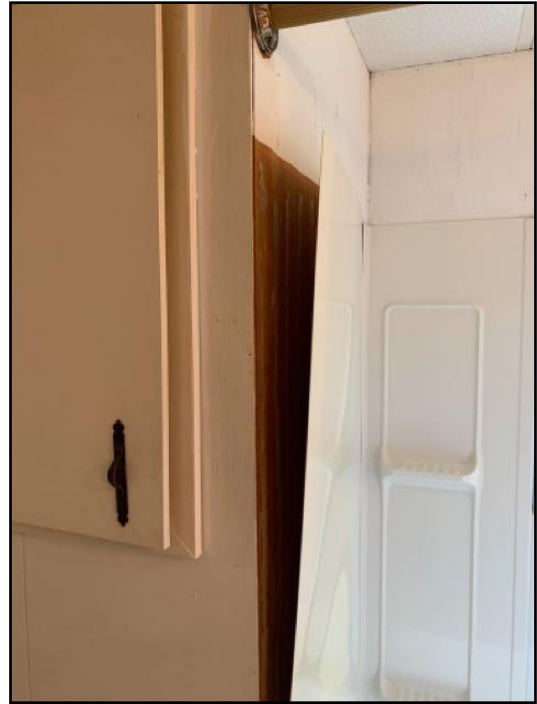
REFERENCE

FIXTURES AND FAUCETS \ Shower stall enclosure

48. Condition: • Shower stall enclosure is falling off and not properly caulked, recommend repair or replacement.



123.



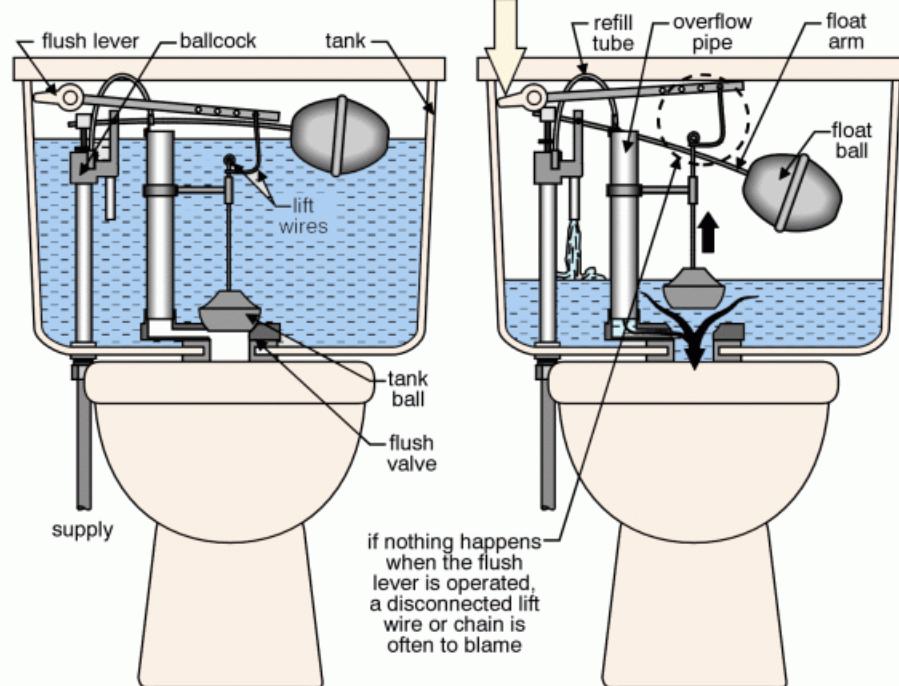
124.

FIXTURES AND FAUCETS \ Toilet

49. Condition: • [Running continuously](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased water consumption

Toilet flush mechanism



125. Running continuously

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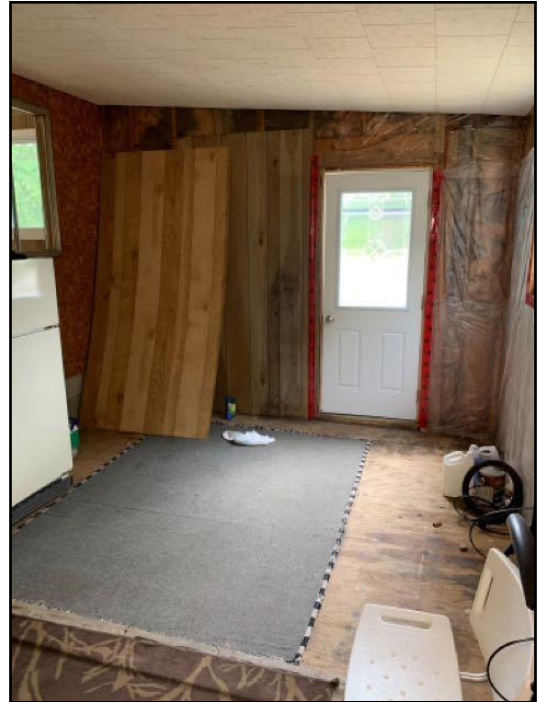
Description

Interior:

- Interior view.



126. Interior view.



127. Interior view.



128. Interior view.



129. Interior view.

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130. Interior view.



131. Interior view.



132. Interior view.



133. Interior view.

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134. Interior view.



135. Interior view.



136. Interior view.



137. Interior view.

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138. Interior view.



139. Interior view.



140. Interior view.

• You should know!

The client should understand that no inspection report is completely accurate. A report is only the written communication of the observations made and research conducted by the inspector. The report contains those items which, in the inspector's opinion, are likely to be of interest to his/her client.

The client should understand that the inspection report is, to a large degree, the subjective opinions of the inspector based on his/her observations and research within the limits of access, time and budget, and without the aid of special equipment or meters, and without dismantling, probing, testing or troubleshooting, and without detailed knowledge of the property, its components or its systems. The inspection report is not much more than a subjective professional opinion.

Not an Architectural or Engineering Service

An inspector performing a home or commercial inspection in accordance with this Standard is not practicing architecture or engineering.

Not a Warranty, Guarantee or Insurance Policy

The inspection is not a warranty, and the inspection report is merely the written communication of the inspector's subjective opinion on the condition of the subject property.

• Local businesses

Authentik wellness Ranch-Nathalie-819-918-5000

BakerTilly Accounting-Rod-613-735-3193

BerryLane -Colleen-613-327-4074

BrokerLink Insurance-Shane-613-432-8121

Co-operators Insurance-Jessica-613-735-0125

Bumpy Roads Studio-Marie-613-735-1711

Enercare-Ken-343-549-8240

Montgomery Law Office-Dwight-613-629-0220

Ottawa Valley Spray Foam-Daniel-613-717-1102

Ottawa Valley Strength-Sydney-613-602-0392

Patton Tree service - Kevin-613-401-0715

Poseidon Cleaning Services-Corey-613-635-2341

Quality Homes and Renovations-Darcy-613-633-3254

Rowans Pharmasave-Jason-613-732-8776

Valley Clean-Up Services-Earl-613-281-8118

Valley Wide Driveway Sealing -Derron-613-633-7160

Valley Window and Door-Jeff-613-735-6843

Vezina Painting-Chris-613-433-6095

Major floor finishes:

• [Carpet](#)

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141. Carpet



142. Carpet

Major floor finishes: • Painted plywood.



143.

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Major wall finishes:

- [Paneling](#)



144. Paneling

Major ceiling finishes:

- [Acoustic tile](#)



145. Acoustic tile

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Windows:

- [Sliders](#)



146. Sliders



147. Sliders

- Aluminum
Old single pane aluminum window



148. Aluminum

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Oven fuel:

- Electricity



149. Electricity

Appliances:

- Refrigerator

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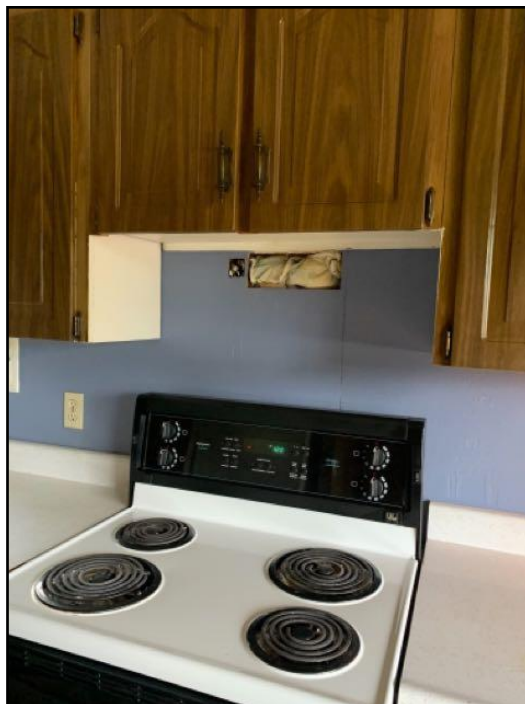
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150. Refrigerator

- Range hood Missing



151. Range hood

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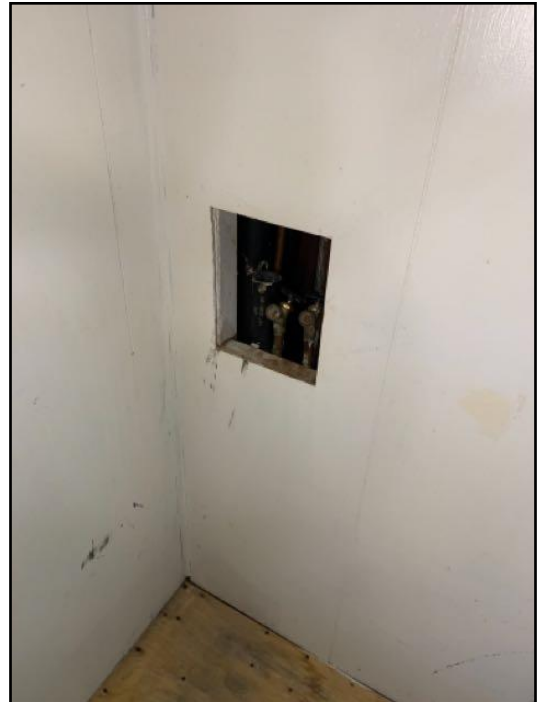
CHIMNEY

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Laundry facilities: • Hookups for laundry in bathroom



152.



153.

Bathroom ventilation:

• Window



154. Window

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Inventory Smoke Alarm: • blank note



155.

Inventory Thermostat: • blank note



156.

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Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Perimeter drainage tile around foundation, if any • Environmental issues including asbestos

Recommendations

RECOMMENDATIONS \ General

50. Condition: • Many walls and floors are unfinished.

CEILINGS AND WALLS \ General notes

51. Condition: • Extensive signs of water damage in back room, recommend removal of paneling and insulation to investigate further.



157.



158.

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159.



160.

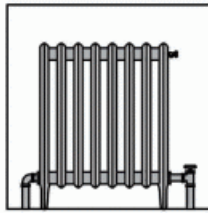
CEILINGS \ General notes

52. Condition: • [Water damage](#)

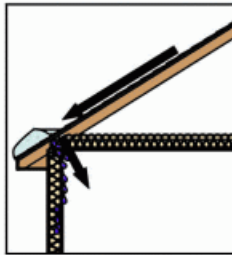
Water damage in ceiling of bathroom.

Implication(s): Rot | Leakage | Chance of movement

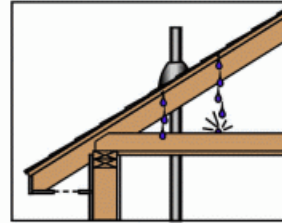
Sources of interior water damage



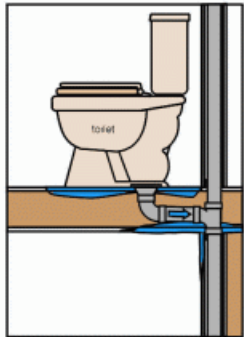
heating leaks



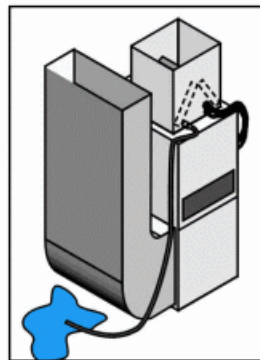
ice damming
and condensation



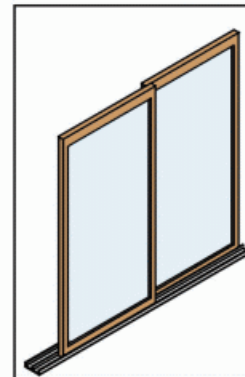
roof or
flashing leaks



plumbing leaks



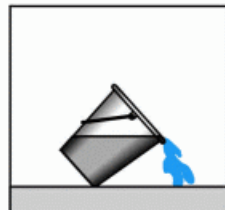
air conditioning leaks



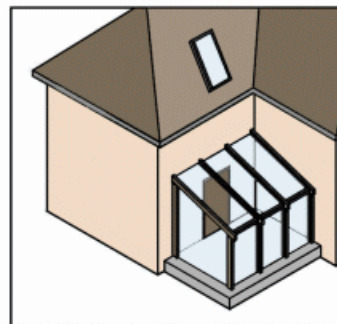
door leaks



melting snow



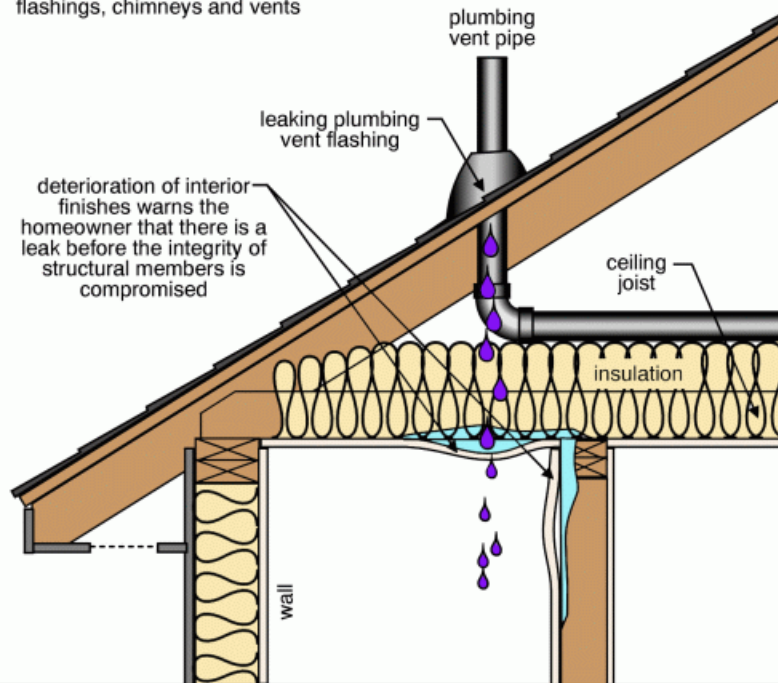
accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



161. Water damage

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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INSULATION

PLUMBING

INTERIOR

CHIMNEY

REFERENCE

53. Condition: • [Water damage](#)

Living room.

Implication(s): Rot | Leakage | Chance of movement



162. Water damage



163. Water damage

WALLS \ General notes

54. Condition: • Patched

INTERIOR

89 Major Lake Road, Madawaska, ON July 12, 2022

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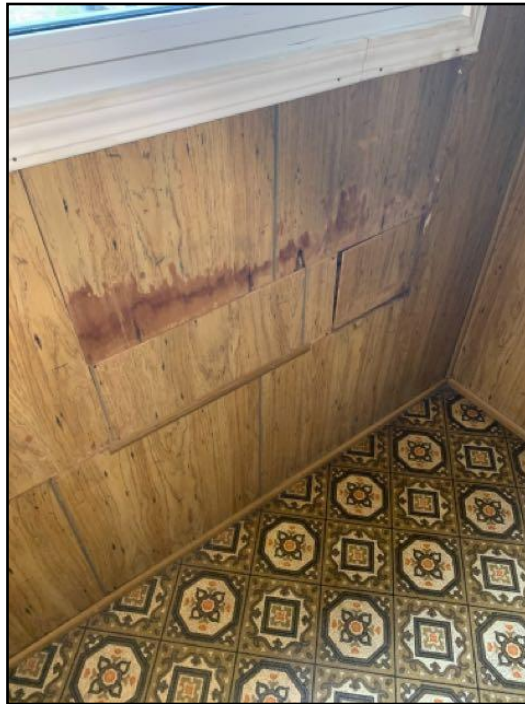
INSULATION

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164. Patched

55. Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents



165. Water damage



166. Water damage

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56. Condition: • Water damage

Closet

Implication(s): Chance of water damage to structure, finishes and contents



167. *Water damage*

57. Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents

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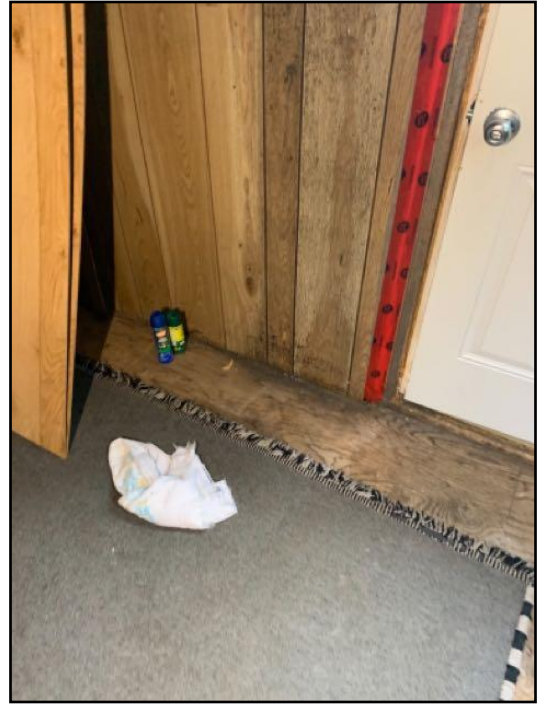
INTERIOR

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168. Water damage



169. Water damage

58. Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents



170. Water stains



171. Water stains

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59. Condition: • Unfinished walls, discoloured insulation should be replaced.



172.



173.



174.

60. Condition: • Paper stuck to paneling.

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175.

WALLS \ Wood

61. Condition: • [Rot](#)

Implication(s): Material deterioration



176. Rot



177. Rot

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62. Condition: • Water stains and rot on wall plates in basement .



178.



179.



180.



181.

FLOORS \ General notes

63. Condition: • Bouncy

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Wood floor at front entrance is not attached to existing foundation, it is bouncy and in need of extra support. Repair or replace.

Implication(s): Nuisance



182. Bouncy

64. Condition: • Weak spots in kitchen floor, and between kitchen and living room, repair needed ,could break through floor in these spots.

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183.



184.

WINDOWS \ Frames

65. Condition: • Window in shower is poorly sealed, this will let water in behind walls and cause rot, repair needed.



185.



186.

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CARPENTRY \ Cabinets

66. Condition: • [Water damage](#)

Under kitchen sink

Implication(s): Material deterioration



187. Water damage



188. Water damage

67. Condition: • [Water damage](#)

Bottom of bathroom vanity is damaged from water, possible mold. Replacement recommended.

Implication(s): Material deterioration

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189. Water damage

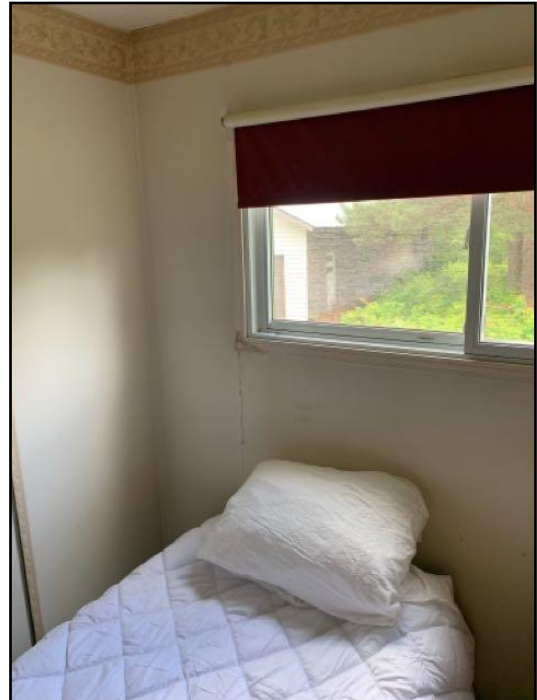
CARPENTRY \ Trim

68. Condition: • [Water damage](#)

Implication(s): Material deterioration



190. Water damage

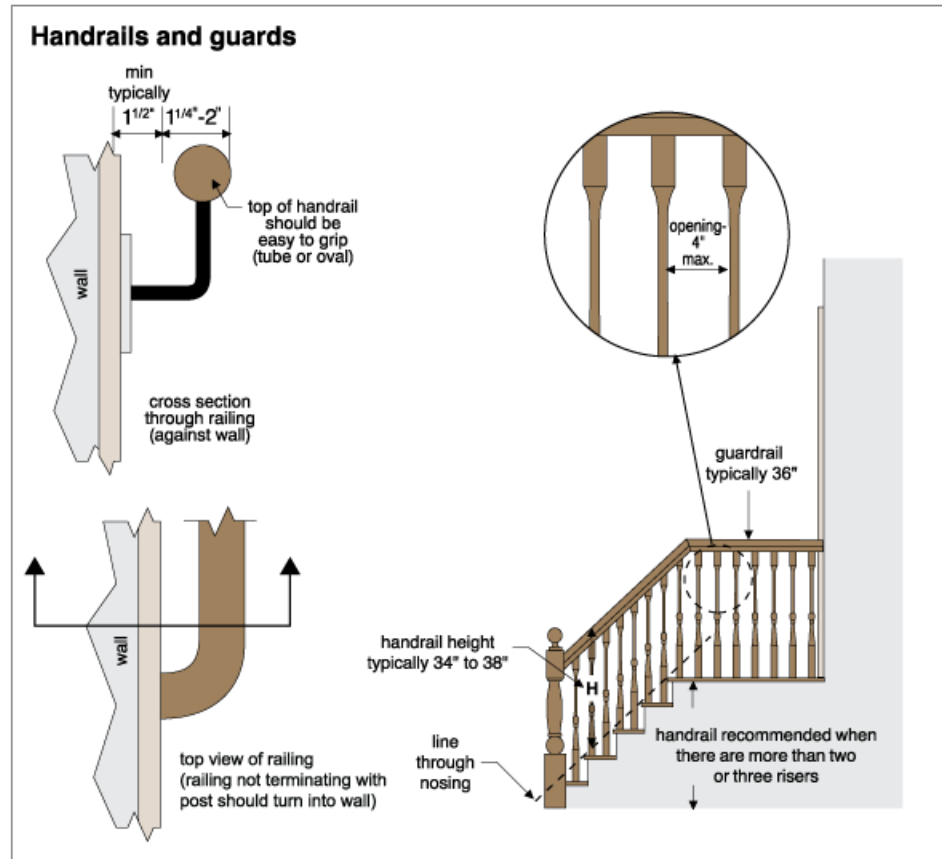


191. Water damage

STAIRS \ Handrails and guards

69. Condition: • [Missing](#)

Implication(s): Fall hazard



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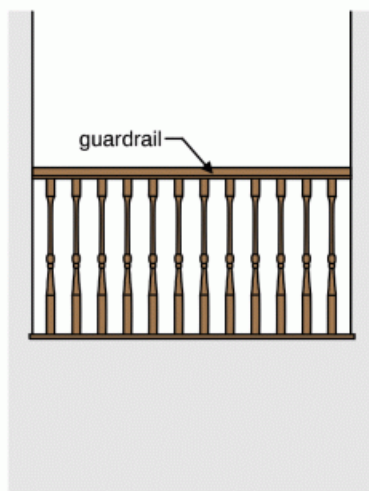
192. Missing

STAIRS \ Guardrails

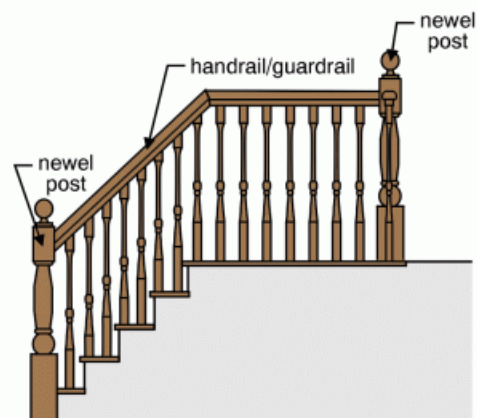
70. Condition: • [Loose](#)

Implication(s): Fall hazard

Handrail support



guardrails and
handrails anchored
to walls are the
strongest



if the handrail (or guardrail) is
supported at its ends by newel posts
and the posts are not well secured,
the whole assembly can be loose

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193. Loose

POTENTIALLY HAZARDOUS MATERIALS \ General notes

71. Condition: • Mold

Implication(s): Health hazard



194. Mold



195. Mold

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72. Condition: • Mold

Closet

Implication(s): Health hazard



196. Mold



197. Mold

CHIMNEY

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Description

Factory-built\Location:

- Outside



198. Outside



199. Outside

END OF REPORT

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