

SUMMARY

31 Greenway Circle, Brighton, ON August 16, 2022

Report No. 1062

www.homespec.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Tree branches touching roof

Tree branches may cause immediate failure of roofing material and damage to other systems such as fascia or soffit. They also offer excellent opportunity for rodent access to home.

Implication(s): Shortened life expectancy of material

Location: Right side

Task: Remove

Time: As soon as practical

Heating

RECOMMENDATIONS \ General

Condition: • Provide stable pad for LP Gas tanks

Implication(s): Gas leak.

Location: Right Side Exterior

Task: Provide Improve

Time: As soon as practical

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Near statistical life. Plan for future replacement.

Implication(s): No hot water

Location: Basement

Task: Service

Time: Ongoing

Interior

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Grout missing](#)

Implication(s): Trip or fall hazard

Location: First Floor Entrance hall

Task: Repair

Time: As soon as practical

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STAIRS \ Handrails and guards

Condition: • [Hard to hold](#)

Pinch point. Risk of hand injury and fall.

Implication(s): Fall hazard

Location: Second Floor

Task: Improve Correct

Time: As soon as practical

COMMENTS \ Additional

Condition: • Rodent/mice activity at vicinity of attic hatch.

Implication(s): Rodent damage to home systems, insulation. Risk to health.

Location: Attic

Task: Further evaluation

Time: As soon as possible

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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Roofing material: • [Asphalt shingles](#)

Flashing material: • Metal

Inspection Methods and Limitations

Inspection performed: • With binoculars from the ground

Observations and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.

Location: Throughout

Task: Provide Monitor

Time: Regular maintenance

SLOPED ROOFING \ Asphalt shingles

2. Condition: • Aging

Shingle aging typical at approximately 12 years.

Location: Throughout

Task: Provide Monitor

Time: Unpredictable Regular maintenance



1. Right



2. Left

3. Condition: • Tree branches touching roof

Tree branches may cause immediate failure of roofing material and damage to other systems such as fascia or soffit. They also offer excellent opportunity for rodent access to home.

Implication(s): Shortened life expectancy of material

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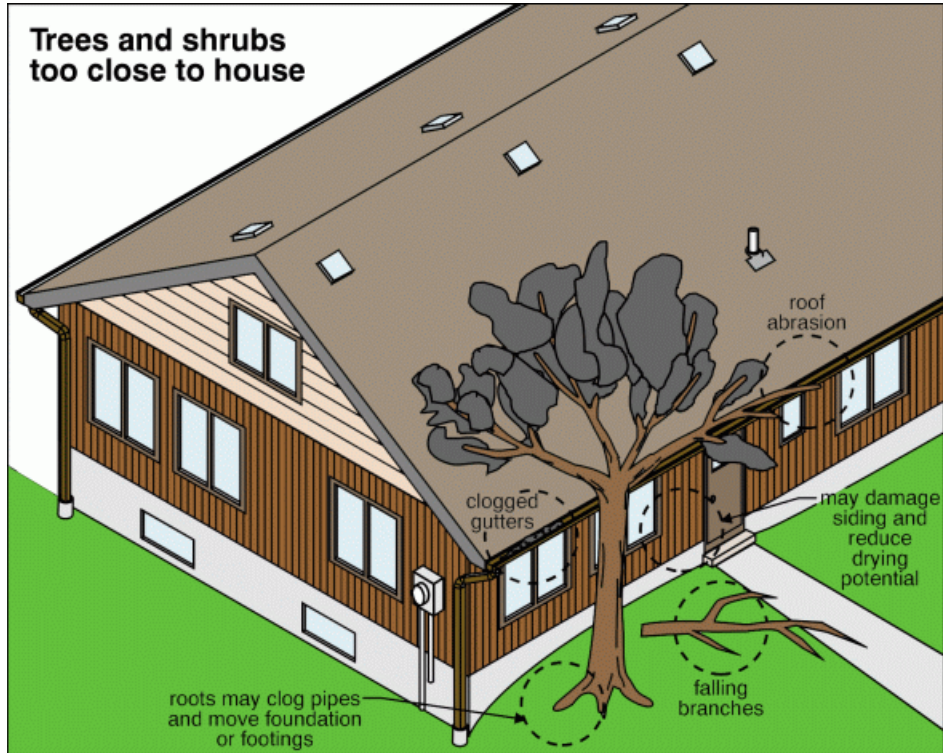
INTERIOR

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Location: Right side

Task: Remove

Time: As soon as practical



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Description

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

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Vinyl siding](#)

Garage vehicle door operator (opener): • Present

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Observations and Recommendations

LANDSCAPING \ Lot grading

4. Condition: • [Improper slope or drainage](#)

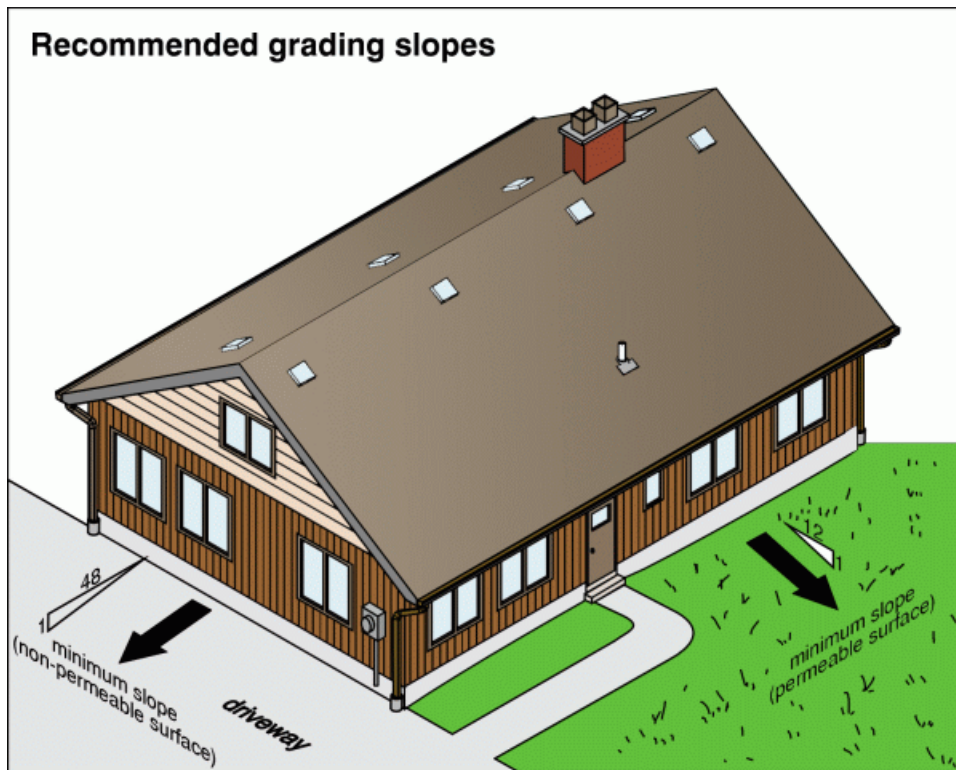
Lot is mostly flat +/- Ideal conditions provide a slight grade away from home to about 6 to 8 feet.

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

Location: Various Exterior

Task: Improve Monitor

Time: If /when necessary



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5. Left & Rear



6. Right



7. Front left

STRUCTURE

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Configuration: • [Basement](#)

Foundation material: • [Insulating concrete forms](#)

Floor construction: • [Wood I-joists](#)

Exterior wall construction:

• [Wood frame](#)

• [Insulating Concrete Forms](#)

Appears, first floor?

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

Observations and Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • No structure recommendations are offered as a result of this inspection.

Location: Throughout

Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)

Main panel with generac switch.



8.

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

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Inspection Methods and Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

Observations and Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • No electrical recommendations are offered as a result of this inspection.

HEATING

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Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity: • [60,000 BTU/hr](#)

Approximate age: • [12 years](#)

Fireplace/stove: • [Gas fireplace](#)

Observations and Recommendations

RECOMMENDATIONS \ General

7. Condition: • Provide stable pad for LP Gas tanks

Implication(s): Gas leak.

Location: Right Side Exterior

Task: Provide Improve

Time: As soon as practical



9.

FURNACE \ General notes

8. Condition: • Service Furnace

Location: Basement

Task: Provide

Time: Regular maintenance

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10.

HEAT RECOVERY VENTILATOR \ Filters

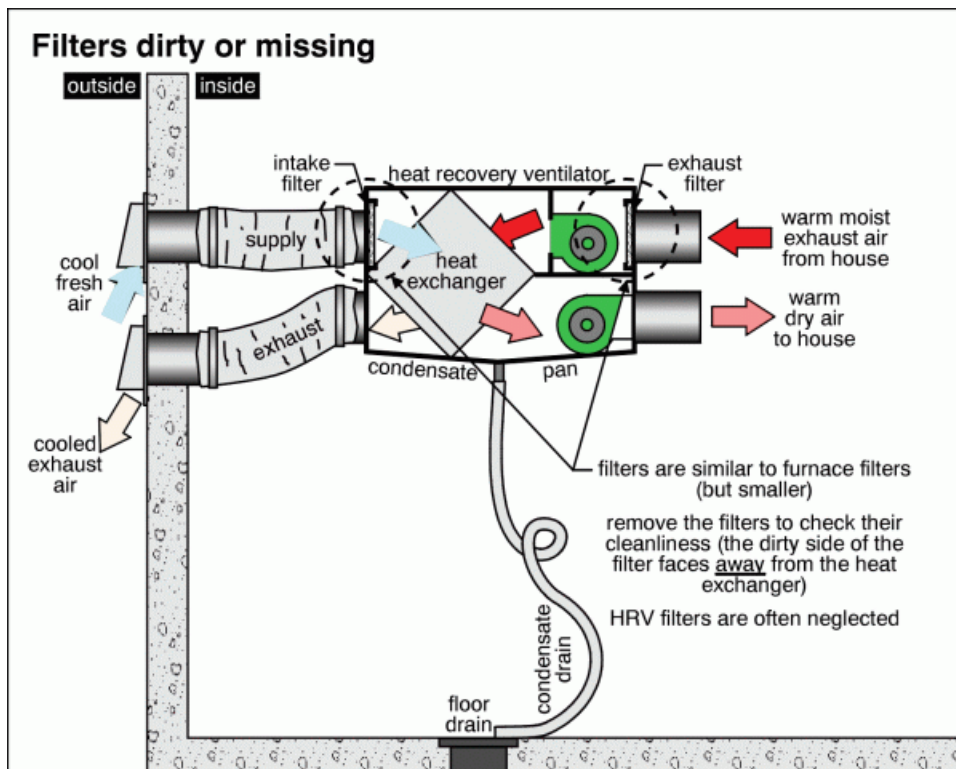
9. Condition: • [Dirty](#)

Implication(s): Equipment ineffective

Location: Basement Utility Room

Task: Service

Time: Regular maintenance



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11.



12.

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 12 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Location: Basement Exterior

Task: Provide

Time: Regular maintenance

AIR CONDITIONING \ Compressor

11. Condition: • [Out of level](#)

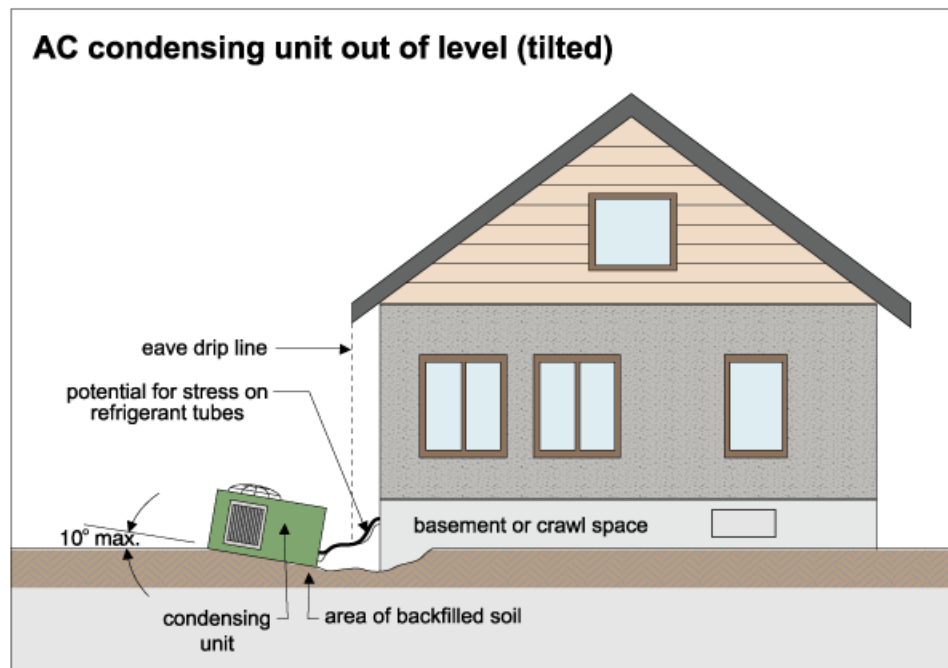
Improve when servicing.

Implication(s): Reduced system life expectancy | Damage to equipment

Location: Right Side Exterior

Task: Service

Time: Regular maintenance



COOLING & HEAT PUMP

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13.

AIR CONDITIONING \ Refrigerant lines

12. Condition: • [Insulation - missing](#)

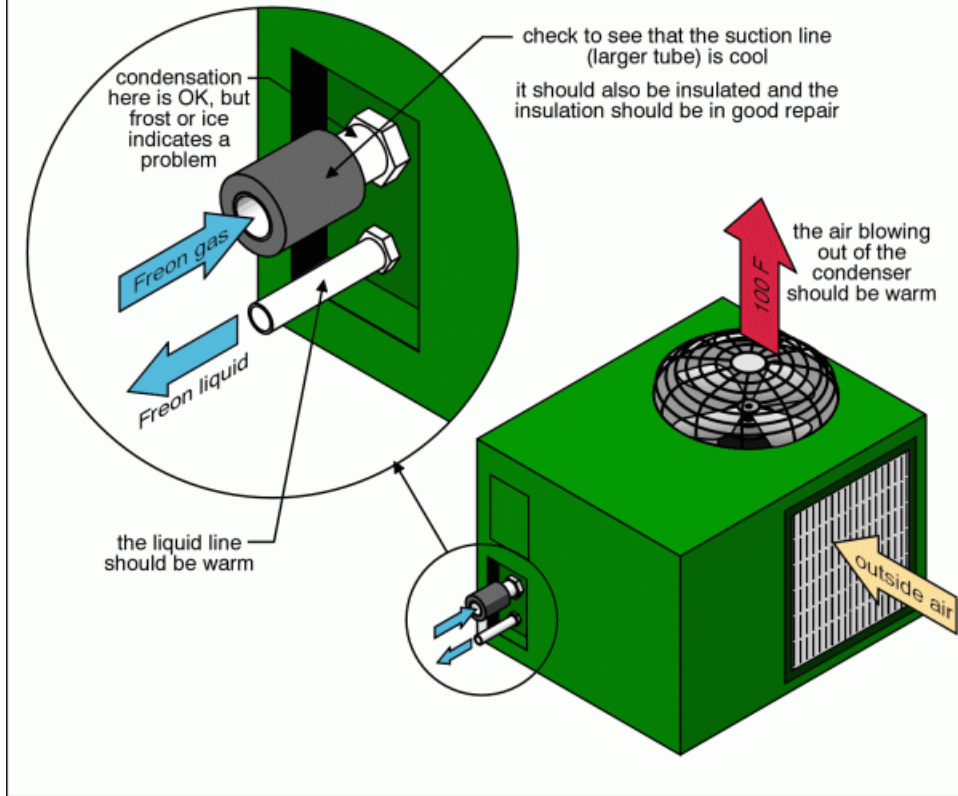
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Right Side Exterior

Task: Provide

Time: Regular maintenance

Inspecting the condenser unit



COOLING & HEAT PUMP

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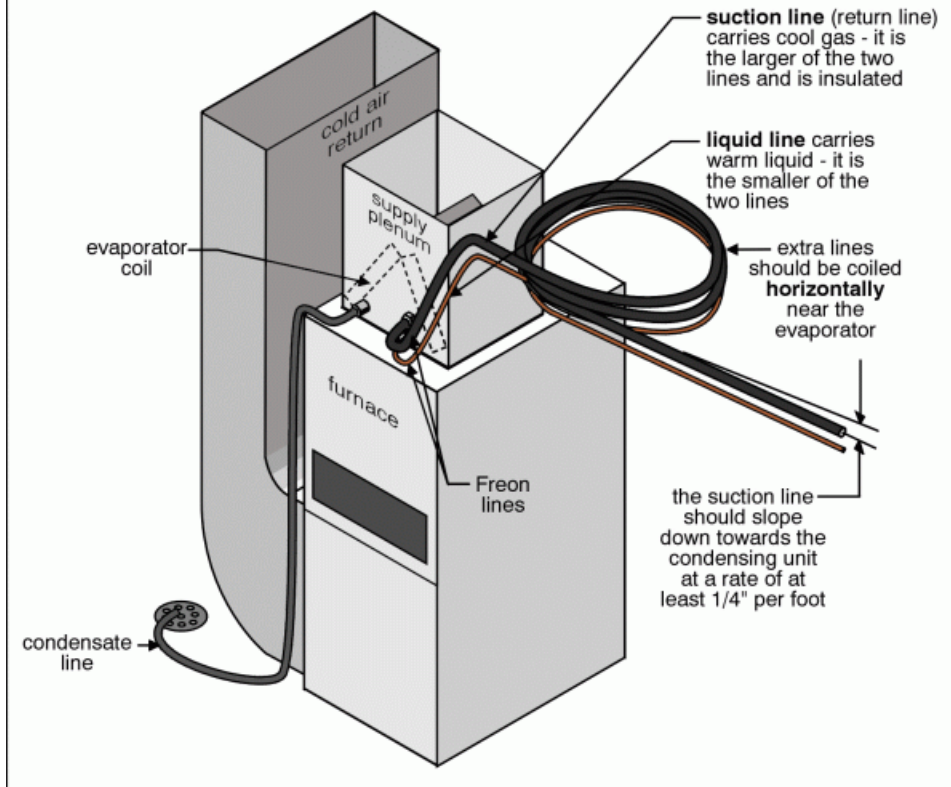
INSULATION

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Refrigerant lines



14.

Description

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

Attic/roof insulation amount/value: • [R-40](#)

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

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

Mechanical ventilation system for building: • Heat recovery ventilator (HRV)

Inspection Methods and Limitations

Attic inspection performed: • From access hatch

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

13. Condition: • [Not insulated and not weatherstripped](#)

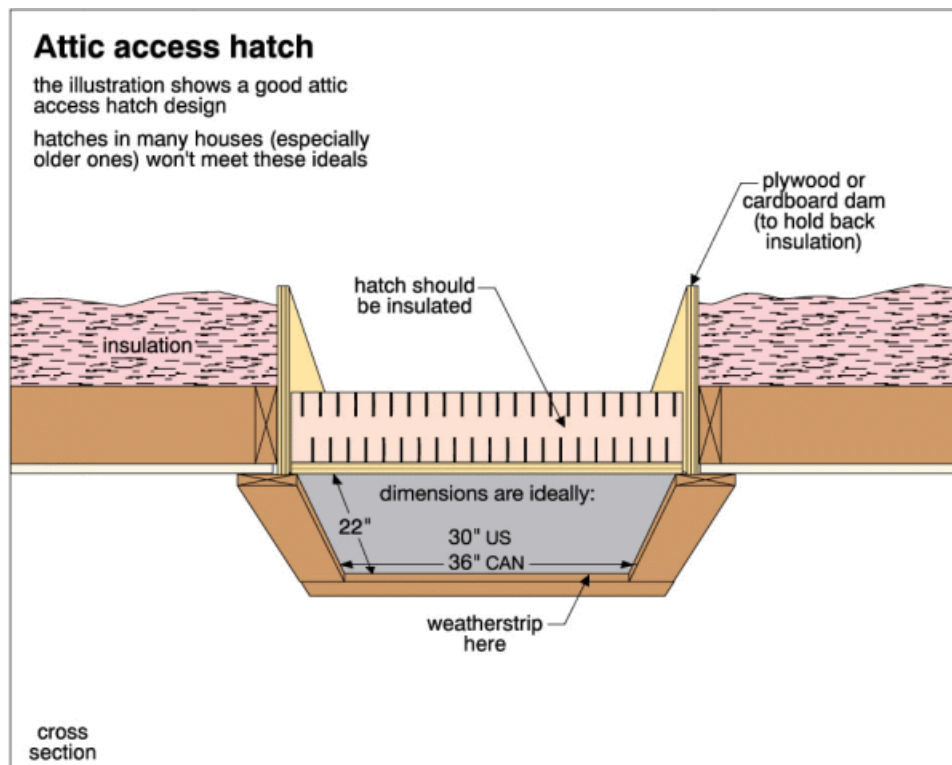
Poor fit.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: As soon as practical



INSULATION AND VENTILATION

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16.

Description

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

Water heater type: • [Induced draft](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 12 years

Waste disposal system: • Private

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

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Floor drain location: • Near heating system

Location of fuel storage tank/system: • Right Side • Exterior

Observations and Recommendations

RECOMMENDATIONS \ Overview

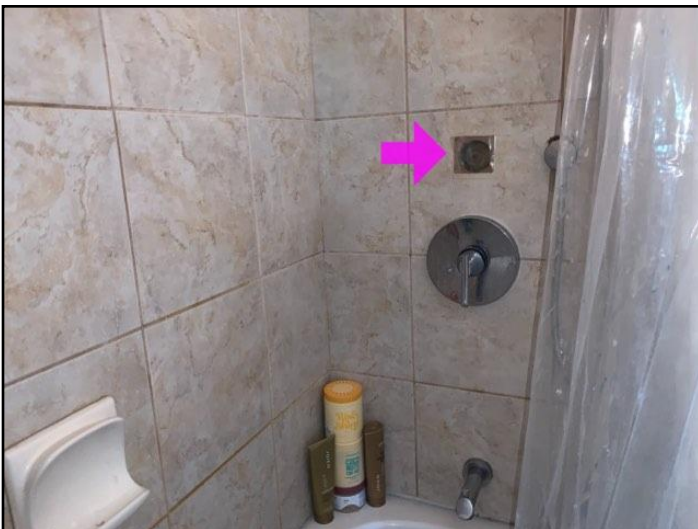
14. Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every ten years.

All fixtures appear in good condition and functional.

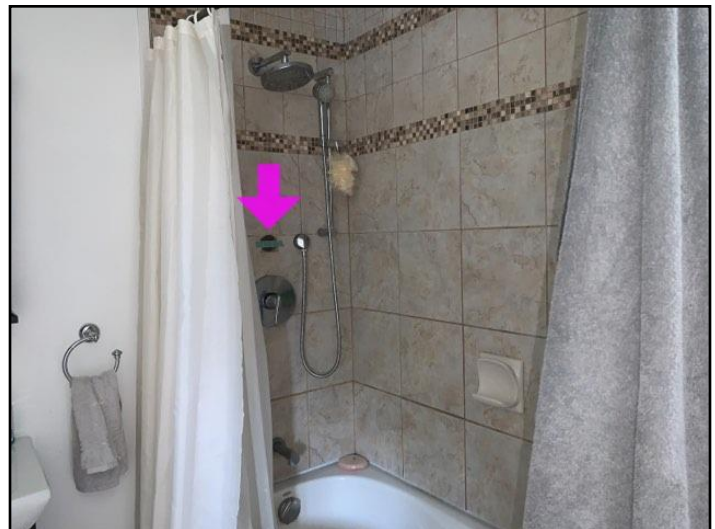
Location: Throughout Basement First Floor Second Floor

Task: Provide Monitor

Time: Ongoing



17.



18.

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WATER HEATER \ Life expectancy

15. Condition: • [Near end of life expectancy](#)

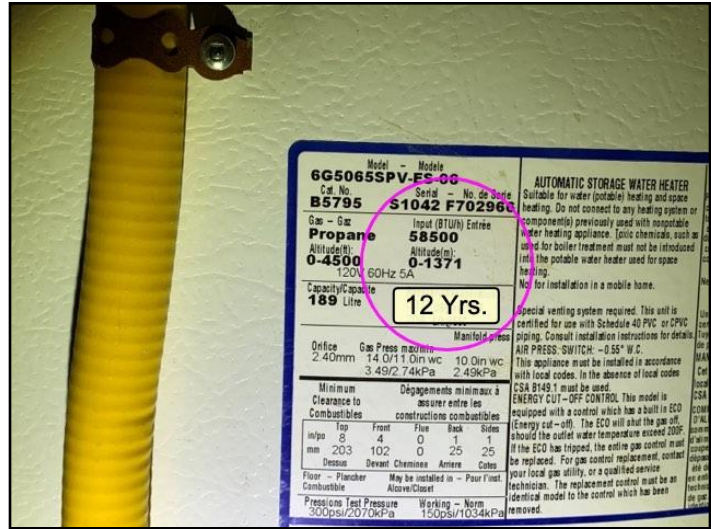
Near statistical life. Plan for future replacement.

Implication(s): No hot water

Location: Basement

Task: Service

Time: Ongoing



19.

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Description

Major floor finishes: • [Hardwood](#) • [Laminate](#) • Ceramic/porcelain

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

Home approximately 12 years in general good condition.

Location: Throughout Basement First Floor Second Floor

Task: Provide

Time: Ongoing

FLOORS \ Ceramic tile, stone, marble, etc

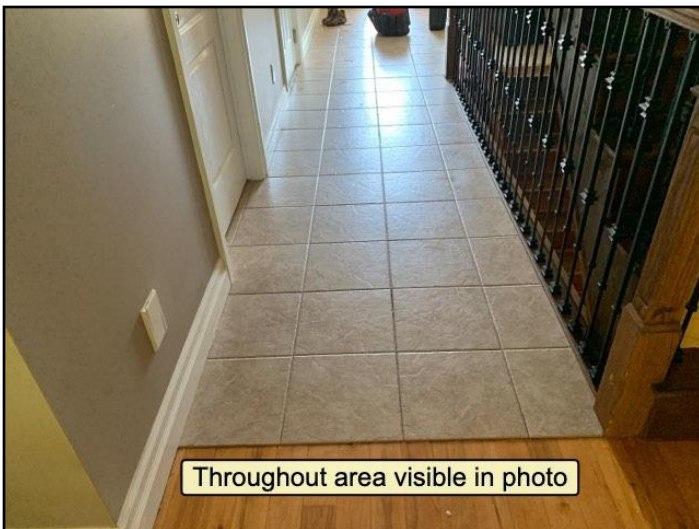
17. Condition: • [Grout missing](#)

Implication(s): Trip or fall hazard

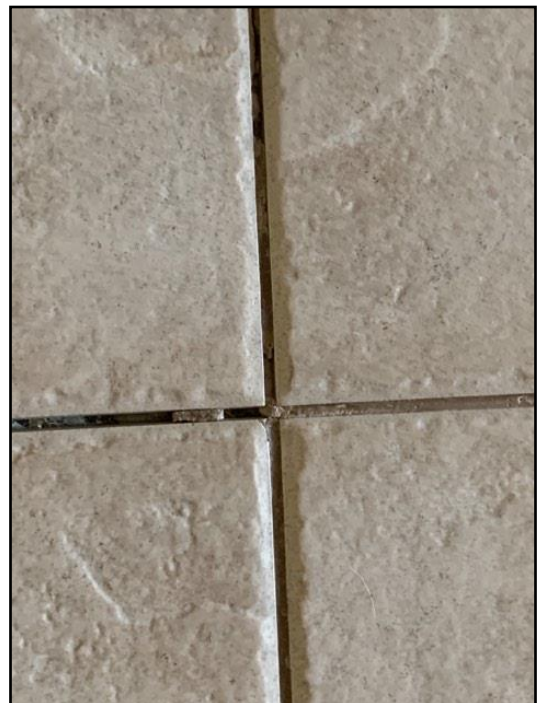
Location: First Floor Entrance hall

Task: Repair

Time: As soon as practical



20.



21.

STAIRS \ Handrails and guards

18. Condition: • [Hard to hold](#)

Pinch point. Risk of hand injury and fall.

Implication(s): Fall hazard

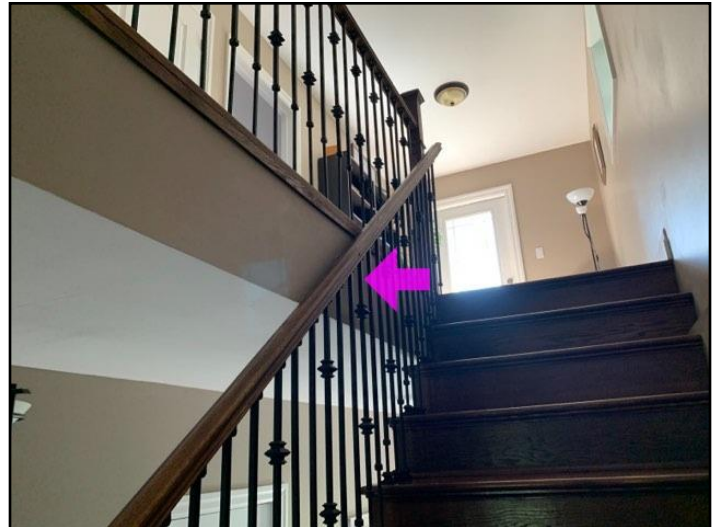
Location: Second Floor

Task: Improve Correct

Time: As soon as practical



22.



23.

COMMENTS \ Additional

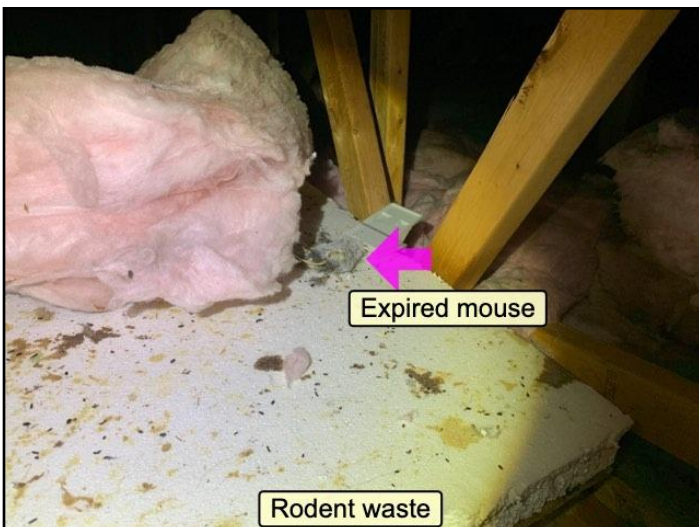
19. Condition: • Rodent/mice activity at vicinity of attic hatch.

Implication(s): Rodent damage to home systems, insulation. Risk to health.

Location: Attic

Task: Further evaluation

Time: As soon as possible



24. Attic hatch

INTERIOR

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Traps, droppings, dead mice

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END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS