

INSPECTION REPORT



For the Property at:
5 ROBERT ROAD
PRESCOTT, ON K0E 1T0

Prepared for: GARY GREER
Inspection Date: Monday, December 7, 2020
Prepared by: TJ Smith



All Out Home Inspection
PO Box 223
North Augusta, ON K0G 1R0
613-803-4369

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"Inspecting Your Future"



December 8, 2020

Dear Gary Greer,

RE: Report No. 4921
5 Robert Road
Prescott, ON
K0E 1T0

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,

TJ Smith
on behalf of
All Out Home Inspection

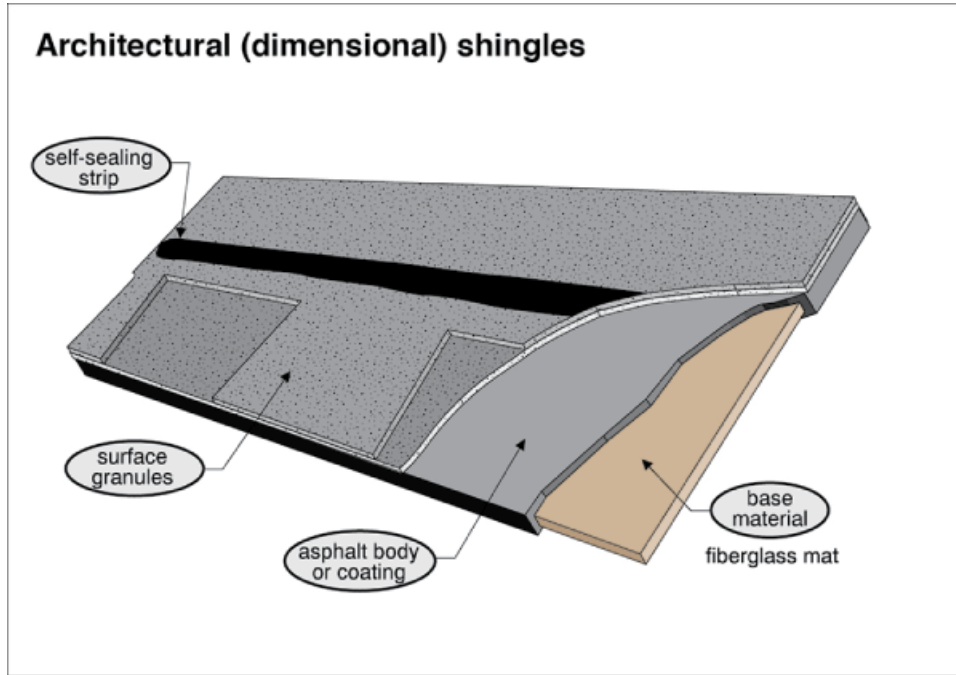
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Description

The home is considered to face: • North

Sloped roofing material:

- Architectural Shingles



Limitations

Inspection performed: • From the ground

Description

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

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Brick](#)

Driveway: • Asphalt

Walkway: • Interlocking brick

Patio: • Stone

Limitations

Exterior inspected from: • Ground level

Recommendations

WALLS \ Flashings and caulking

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

It was noted that the caulking on various exterior walls was not optimal. It is recommended by the Inspector that any old/damaged caulking be removed and new caulking be applied as necessary, to prevent moisture/pest intrusion that can cause structural damage.

Location: Various Exterior

Task: Improve



1. *Caulking missing or ineffective*

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • [Cracked](#)

There was common step cracking on the exterior. The cracks in the brick on the exterior should be repaired to prevent further cracking and damage from occurring.

Location: Various Exterior

Task: Repair

EXTERIOR GLASS/WINDOWS \ Frames

3. Condition: • [Paint or stain needed](#)

The window frames around the exterior of the home were in need of maintenance and new paint/stain. It is recommended to repair as required, then apply new paint/stain to all wood frames annually to protect the wood from premature deterioration due to moisture and insect intrusion.

Location: Various Exterior

Task: Improve



2. Paint or stain needed

EXTERIOR GLASS/WINDOWS \ Exterior trim

4. Condition: • [Caulking loose, missing or deteriorated](#)

During inspection, it was noted that the caulking around various windows of the exterior of the home was no longer effective. It is recommended by the Inspector to remove any old caulking and apply new caulking to all areas as required to prevent water/insect intrusion, and to decrease heating/cooling costs, while improving cosmetics.

Location: Various Exterior

Task: Improve

EXTERIOR

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ROOFING

EXTERIOR

STRUCTURE

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3. *Caulking loose, missing or deteriorated*

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing:

- Rafters



4. Rafters

- [Plank sheathing](#)



5. Plank sheathing

Limitations

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 90 %

Recommendations

FLOORS \ Concrete slabs

5. Condition: • [Cracked](#)

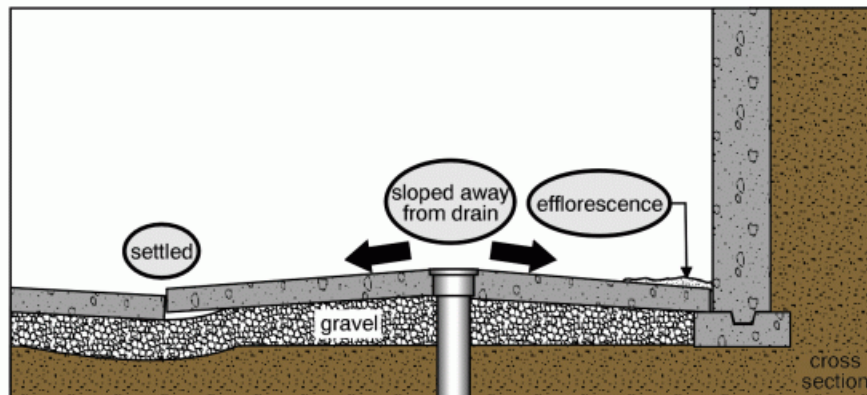
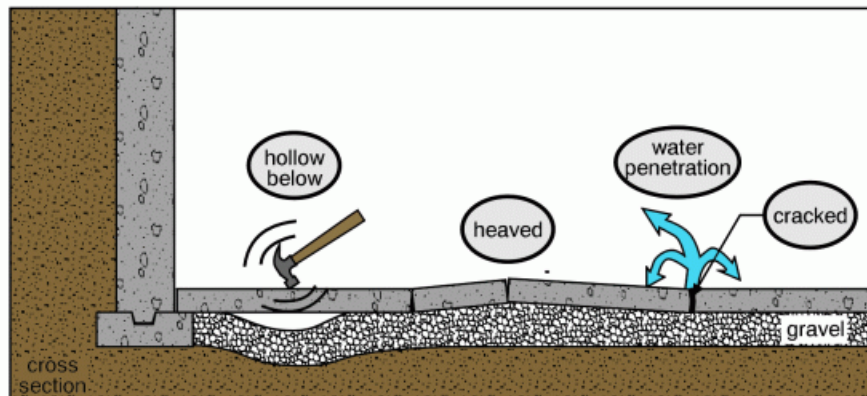
Cracking was visible in the concrete floor that will need to be monitored and repaired as required. This type of cracking can have several causes:

- concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern
- post-construction settling due to incomplete compaction of the soil beneath the slab during construction. This also is not an unusual condition and typically would not continue.

Location: Various Basement

Task: Repair

Concrete floor problems



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6. *Cracked*

Description

Service entrance cable and location: • [Overhead](#)

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

Main disconnect/service box rating:

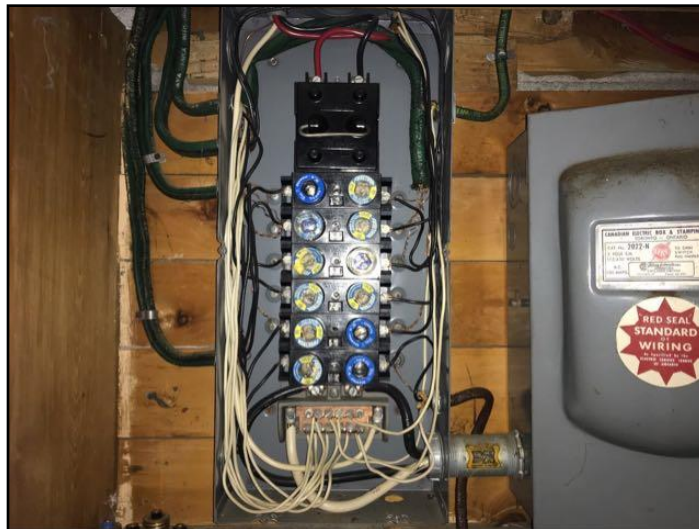
• [100 Amps](#)



7. 100 Amps

Main disconnect/service box type and location:

• [Fuses - basement](#)

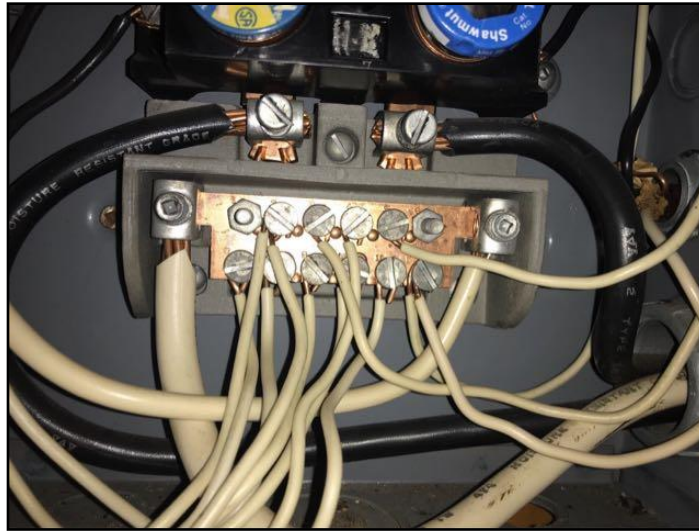


8. Fuses - basement

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

Distribution wire (conductor) material and type:

• [Copper - non-metallic sheathed](#)



9. Copper - non-metallic sheathed

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • [Present](#)

Limitations

System ground: • Continuity not verified

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • [Ungrounded](#)

Several receptacles in the home were ungrounded. This happens when a three prong electrical outlet is installed without the ground wire being connected or the type of wiring used does not have a ground. While this is common for a home of this age, improvements are recommended.

Location: Various

Task: Further evaluation by qualified individual



10. *Ungrounded*

7. Condition: • Ground Fault Circuit Interrupter (GFCI) protection of home's electrical outlets were not present in various areas at time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Pool houses
- Boathouses
- Within 6 feet of all plumbing fixtures

GFCI protection is available as GFCI circuit breakers or as GFCI outlets. Both devices are designed to trip to prevent electrical shock or electrocution.

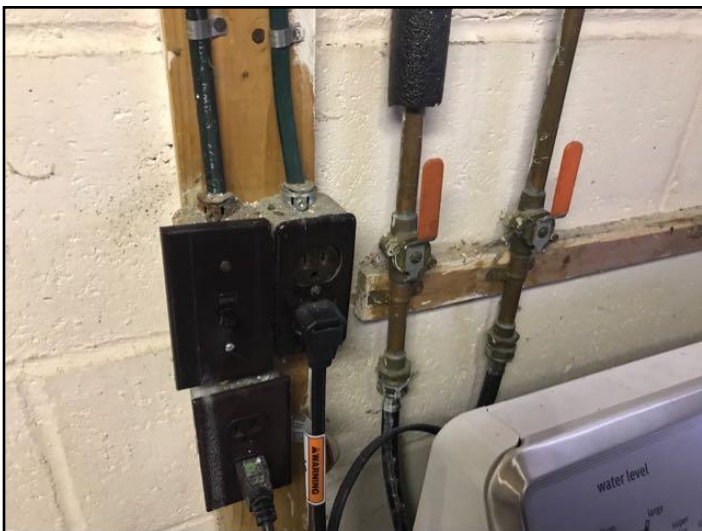
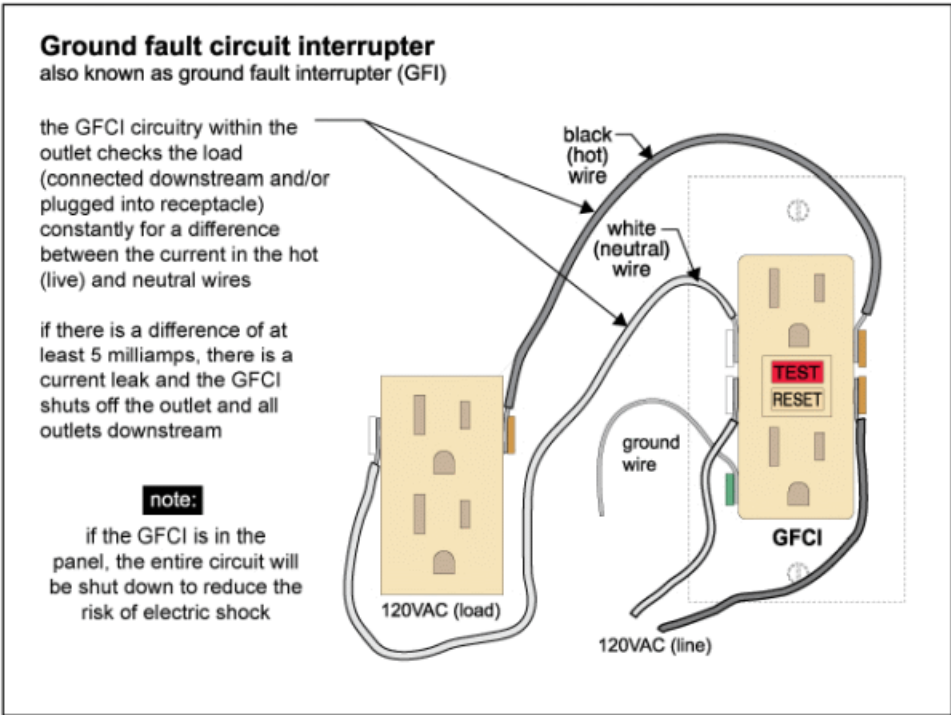
Consider having GFCI protection installed as a safety precaution.

This can be achieved by:

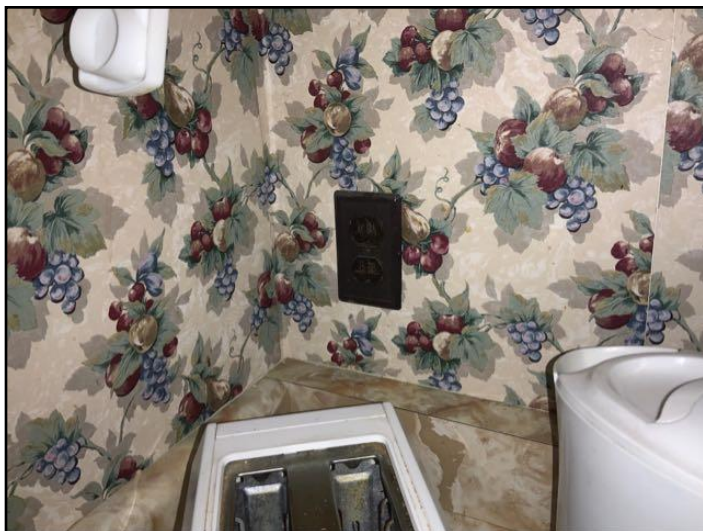
1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing a non-GFCI breaker currently protecting an electrical circuit with a GFCI-type breaker.

Location: Various

Task: Improve



11. Ground Fault Circuit Interrupter (GFCI)...



12. Ground Fault Circuit Interrupter (GFCI)...

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Goodman

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [11 years](#)

Main fuel shut off at:

- Meter



13. Meter

Chimney/vent: • PVC plastic

Location of the thermostat for the heating system: • First Floor

Limitations

Inspection prevented/limited by:

- System was shut off



14. System was shut off

Recommendations

GAS FURNACE \ Cabinet

8. Condition: • [Rust](#)

The furnace cabinet had corrosion visible. The cause of the rust may be a damaged condensate line leaking into the cabinet. The Inspector recommends inspection and service by a qualified HVAC technician to ensure safe and efficient operating conditions exist.

Location: West Basement

Task: Repair



15. Rust

GAS FURNACE \ Ducts, registers and grilles

9. Condition: • The duct work in the basement was found to have some wrapping on it that has been known at times to contain asbestos. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed.

Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale. It is recommended that it be properly removed from the home by qualified technicians.

Location: Various

Task: Further evaluation



16. The duct work in the basement was found to...

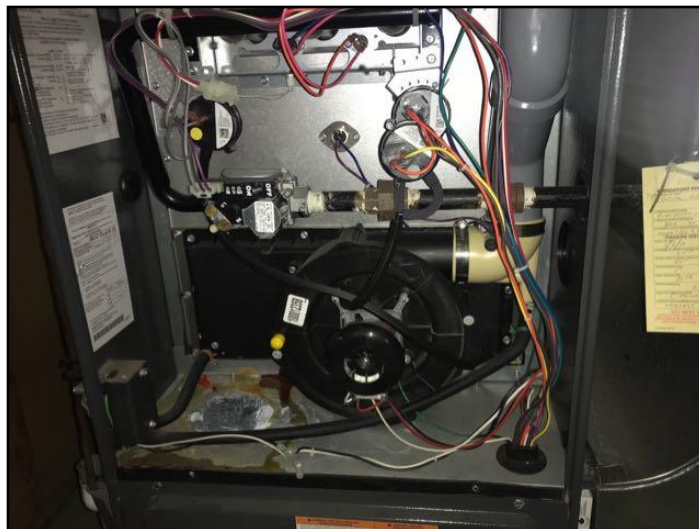
GAS FURNACE \ Mid- and high-efficiency gas furnace

10. Condition: • Working

The furnace was found to be working properly at the time of inspection. It is recommended to have the furnace serviced annually to ensure it continues to operate at maximum efficiency.

Location: Basement

Task: Service



17. Working

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ General notes

11. Condition: • Service air conditioner

The air conditioner in the exterior should be serviced and cleaned by a qualified technician to ensure it is running at maximum efficiency.

Location: Exterior

Task: Service



18. Service air conditioner

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Description

Attic/roof insulation material:

- [Glass fiber](#)



19. Glass fiber

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

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

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

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Limitations

Attic inspection performed: • By entering attic, but access was limited

Description

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

Service piping into building: • PE (polyethylene)

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

Main water shut off valve at the:

- North
- Basement



20. Basement

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

Water heater location: • Basement

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

Water heater manufacturer: • Superflu

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • Not determined

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

Pumps:

- [Sump pump](#)



21. Sump pump

Limitations

Items excluded from a building inspection:

- The well is excluded from a home inspection, but should be inspected by a qualified technician to determine its current condition. You should also ask the sellers for any information they have on the well such as, but not limited to, who dug it, how deep is it, where is located and if they perform regular water tests and if so what were the results. Any paperwork they have on the well will give you a better understanding of its condition.
- Water tests are excluded from a home inspection but it is recommended that a water sample be taken to an authorized water tester before then end of your Inspection Objection Deadline. Clean safe drinking water is expected but unfortunately not guaranteed, so water tests are the only way to determine if you are keeping your family safe. We also recommended that yearly water tests be done in the spring. The health unit provides this service for free for homeowners.
- The water treatment equipment was not part of the home inspection but it is recommended that a qualified technician determine its condition and efficiency before then end of your Inspection Objection Deadline. A water test will give you a better indication if you need more specialized water treatment equipment. Most rural homes on well water install water softeners that specific salt is usually added to. This softens the water, making less build up in your plumbing, less harsh on your skin, and less water spots when doing cleaning and dishes.

Recommendations

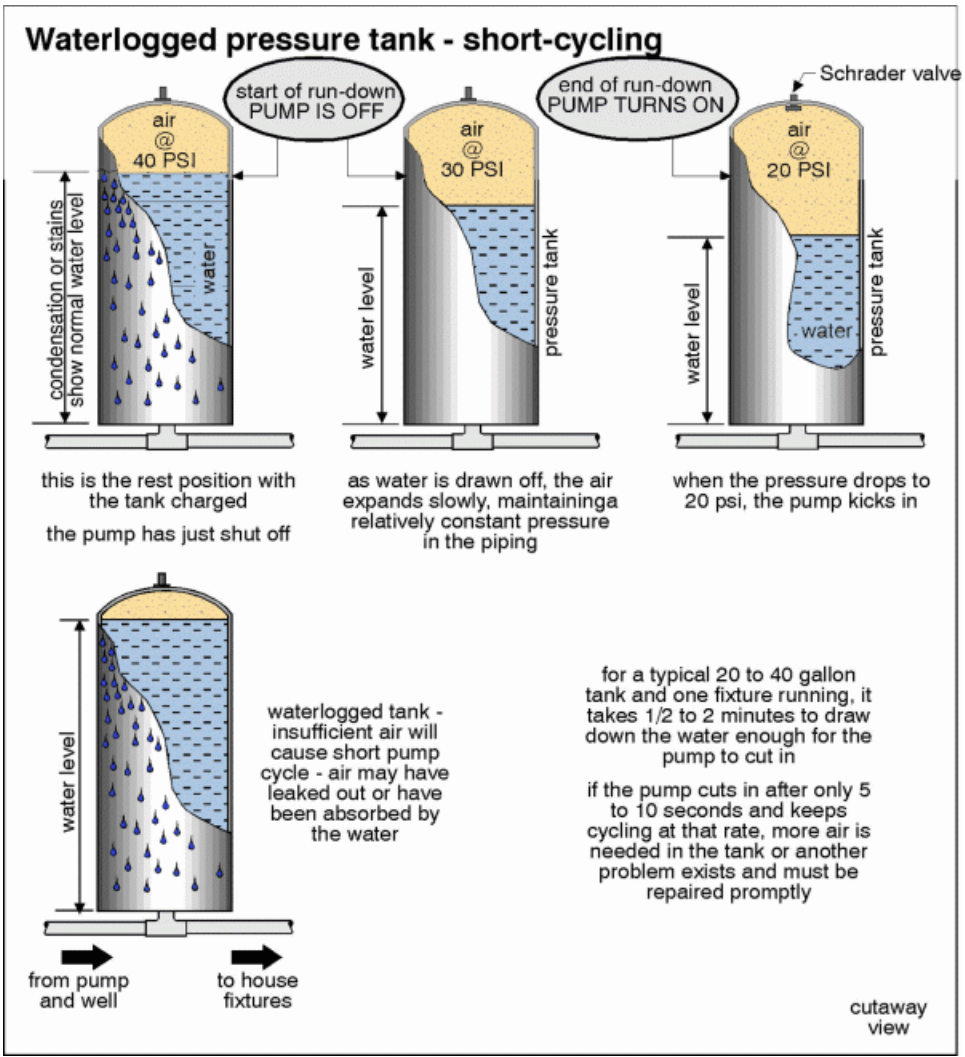
SUPPLY PLUMBING \ Water pressure tank

12. Condition: • [Waterlogged](#)

The pressure tank was found to be water logged and no air was present inside of the pressure tank. The pressure tank needs to be replaced.

Location: North Basement

Task: Replace



22. Waterlogged

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

13. Condition: • [Leak or drip](#)

The exterior hose tap was found to be leaking at the time of inspection. It is recommended to have it repaired or replaced.

Location: South Exterior

Task: Repair or replace



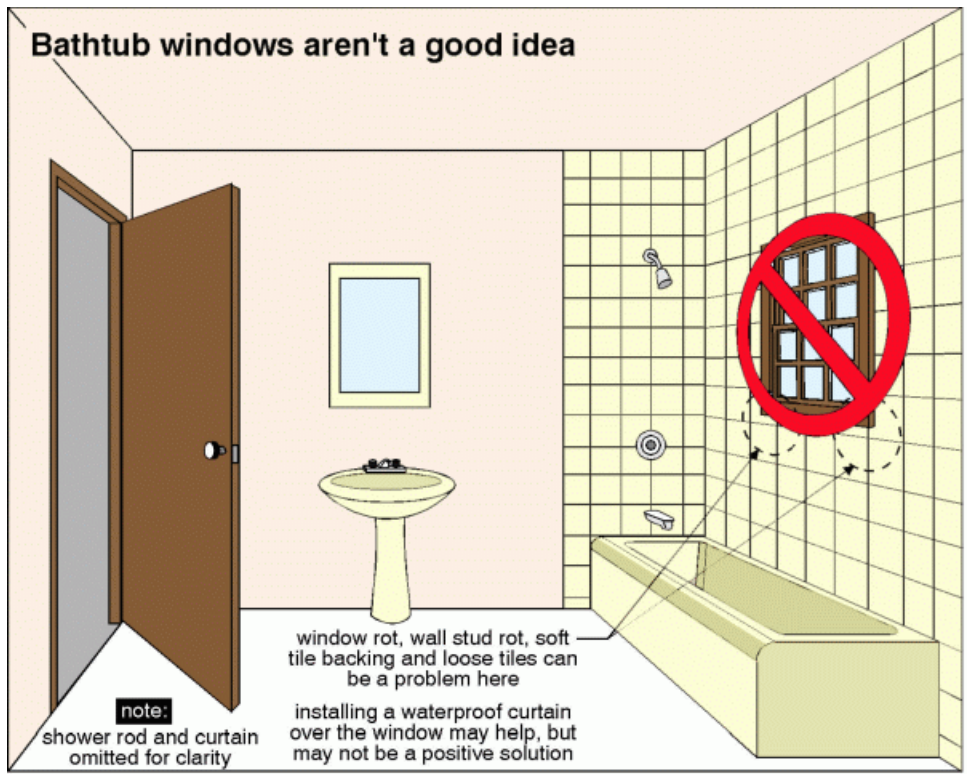
23. Leak or drip

FIXTURES AND FAUCETS \ Bathtub enclosure

14. Condition: • The bathroom of the home has an unprotected window. The trim around the window and tub surround is susceptible to moisture intrusion. This should be regularly monitored and proper steps taken to ensure water and moisture intrusion does not occur into the wall assembly.

Location: South First Floor

Task: Improve



24. The bathroom of the home has an unprotected...

Description

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

Windows: • [Fixed](#) • [Sliders](#) • [Awning](#)

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Limitations

General: • Due to the age of the property there is the potential that some of the building products in the home may contain asbestos. The inspector did not perform any asbestos testing and is not required to determine asbestos containing products.

Not included as part of a building inspection: • Smoke Detectors • Carbon monoxide alarms (detectors)

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not tested as part of a home inspection. It is strongly recommended that if appliances are included in the purchase of the home, you test the included appliances at the time of your final walkthrough to ensure they are working properly.

Percent of foundation not visible:

• 75 %



25. 75 %



26. 75 %

Basement leakage: • The inspector is limited to site conditions of a property to the day of the inspection and is not always able to determine if there has been past issues or predict the possibility of future issues. If concerns are present at time of the inspection they will be listed in the recommendation section of this report. This is to be said for any property

Recommendations

FLOORS \ Wood/laminate floors

15. Condition: • Various areas of the flooring was worn. To avoid hygiene issues while improving cosmetics, a qualified flooring contractor will need to repair.

Location: Various

Task: Improve



27. Various areas of the flooring was worn. To...

WINDOWS \ General notes

16. Condition: • [Original lower quality units](#)

During inspection it was noted there were original lower efficiency windows in the home. To decrease heating/cooling costs and improve home comfort they should be repaired or upgraded to higher efficiency windows.

Location: Various

Task: Improve



28. Original lower quality units

WINDOWS \ Glass (glazing)

17. Condition: • [Cracked](#)

Various windows of the home were cracked. These should be repaired or replaced as required by a qualified contractor to avoid injury and improve efficiency.

Location: Various

Task: Repair or replace



29. Cracked

ROOFING

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Description

Reason for Inspection: • Real Estate Presale

Level of Inspection: • Level 1

Clients Future Plans for Property: • Leaving as is

Attendees at Inspection: • Owner

Sewage System Documents or Permits: • None Available at inspection

Sewage System Type: • (Class 4) Leaching bed

Approximate Year Septic System Installed: • Unknown

Maintenance records of system maintenance: • No

Tank Last Pumped: • Unknown

Waste piping in building: • ABS Plastic

Septic Tank Material: • Concrete

Hatches of Tanks Accessible: • Yes

Septic Tank Outlet Baffle Material and Type: • Polyethylene

Tank Chambers: • Two compartment

Effluent filter installed: • No

Limitations

General: • The septic flow test is only a guide to the condition of the field on the day of inspection. It is in no way a test to determine the life expectancy of the system.

Recommendations

SEPTIC TANK \ General

18. Condition: • Deteriorated

There was minor deterioration noted around the opening of the tank. which should be monitored and repaired when required. This should be done to avoid contamination of the soils and allow the system to run efficiently.

Location: South Exterior

Task: Monitor



30. Deteriorated

SEPTIC TANK EFFLUENT LEVEL \ General

19. **Condition:** • Appropriate

EFFLUENT FILTER \ General

20. **Condition:** • It is recommended to have an effluent filter installed on the outlet baffle of the septic tank. This will prevent small particles from entering the leaching field and possibly blocking the leaching field materials. The filter should be inspected and cleaned at least once a year.

Location: South Exterior

Task: Improve



31. It is recommended to have an effluent filte...

LEACH FIELD - ABSORPTION SYSTEM \ General

21. **Condition:** • The leaching field was inspected and the soils appeared to be healthy for an active leaching bed system.

FLOW TEST \ General

22. **Condition:** • A hydraulic load test was conducted for 30 minutes where continuous water was introduced through the

SEPTIC

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home's plumbing system, into the treatment tank and subsequently into the EDA (Effluent Disposal Area). No backups or breakout were observed, therefore this system was in good working condition at the time of the test.

Location: South Exterior

Task: Service annually



32. A hydraulic load test was conducted for 30...

END OF REPORT