



York Region Home Inspections

Inspection 1446

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October 5, 2018



Date of Inspection:  
October 5, 2018

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Report Prepared By: Jameel Yar

Temperature: 9 Degrees Celsius

Time of Inspection: 1:00pm-3:00pm

House Faces: North

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Client Information:

Name: \*

Real Estate Professional: \*

Inspection Address: 672 Savolune Blvd, Milton, ON

Client Email: manishhelps66@gmail.com

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Rain In Last 3 Days: Yes

Ground/Soil Surface Condition: Damp

Weather: Clear

## Summary of Defects

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.



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## Structural Systems

Foundation: Poured Concrete Slab & Masonry Walls

Wall Structure: Wooden Frame

Roof Structure: Engineered wood trusses 2x4 Rafters Plywood

Roof-Type: Gable

Floor Structure: 2 X 10 Wood Joists

Method Used to Inspect Attic: NI

Ceiling Structure: 2X4

		IN	NI	NP	RR
1.0	Walls (Structural)	IN			
1.1	Columns or Piers	IN			
1.2	Floors (Structural)	IN			
1.3	Ceilings (Structural)	IN			
1.4	Roof Structure & Attic	IN			
1.5		IN	NI	NP	RR



## Exterior Systems:

Slope of Home: Positive Slope

Exterior Wall Coverings: Brick

Method used to inspect exterior wall elevations: Binocular

		IN	NI	NP	RR
2.0	Walls Cladding Flashing & Trim	IN			
2.1	Doors (Exterior)	IN			
2.2	Windows	IN			
2.3	Decks, Balconies, Steps, Porches & Railings	IN			
2.4	Vegetation, Grading, Drainage, Patio Floor, Walkways & Retaining's Walls (With respect to their effect on the condition of the building)	IN			
		IN	NI	NP	RR

## Roof Systems:

Roof Covering Material: Composite Asphalt Shingles

Method used to inspect roof: Roof top

Vent Pipe: ABS

		IN	NI	NP	RR
3.0	Roof Coverings				RR
3.1	Flashings	IN			
3.2	Skylights, Chimneys & Roof Penetrations				RR
3.3	Roof Drainage Systems				RR
		IN	NI	NP	RR

### 3.0

- Recommend RR of shingles located on east face of home.
- Shingles are deteriorated and no longer doing its intended job. Potential for water penetration and ice buildup recommend repairs to be done immediately before winter arrives.
- Approximately 20 shingles need to be repaired or replaced.

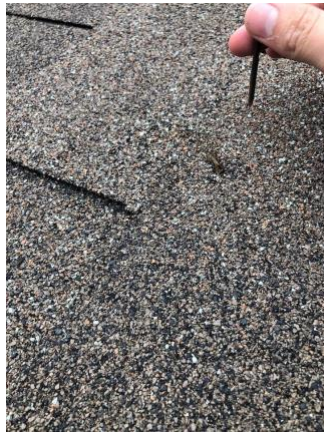




3.2

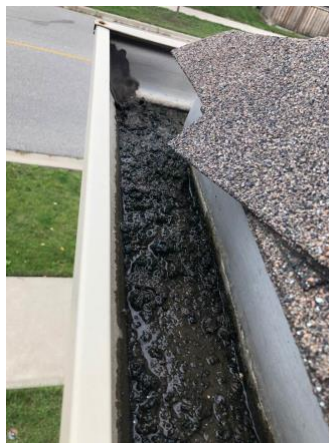
-Missing roofing sealant on roofing nailing's. Sealant needs to be used to plug nailing's to prevent water penetration on to underlayment & wooden rafters.

-Step flashing nailing's need to be filled with sealant as well.



3.3

-Recommend cleaning gutter system found on eastern section of roof. Currently clogged and not allowing drainage.





## Plumbing System:

Water Supply: Copper

Distribution: PEX

Drain: ABS

Waste: ABS

Vent Pipe: ABS

Water Heater Vent: PVC

Water Heating Equipment: Domestic Water Heater

Energy Source: Gas

Location of Main Water Shutoff: Behind Water Heater

Location of main fuel shutoff: Basement Utilities Room

Main Water Shutoff: Inspected

Water Supply & Waste Disposal: Public

Water Pressure: 70 PSI

		IN	NI	NP	RR
4.0	Plumbing Drain, Waste & Vent Systems	IN			
4.1	Plumbing Water Supply, Distribution System & Fixture	IN			
4.2	Hot Water Systems, Controls, Chimneys, Flues & Vents	IN			
4.3	Main Water Shut-off Device	IN			
4.4	Fuel Storage & Distribution Systems (Interior fuel storage, venting, supports, leaks)	IN			
4.5	Main Fuel Shut-off	IN			
4.6	Sump Pump	IN			
		IN	NI	NP	RR

## Heating & Cooling Systems:

Describe Heating System: Forced Air Heating System: Type II Efficiency

Energy Source: Gas

Venting Material: Metal Alloy

Combustion Air Source: Direct Draft

Exhaust Venting: Direct Vent

Exhaust Venting Material: ABS

Describe Air-conditioning System: Central Air System

Energy Source: Electric

Disconnect: Not accessible (Locked)

		IN	NI	NP	RR
5.0	Heating Equipment	IN			
5.1	Normal Operating Controls	IN			
5.2	Automatic Safety Controls	IN			
5.3	Distribution Systems (including fans, pumps, ducts & piping, with supports, insulation, air filters, registers, radiators, fan coil units & convectors)				RR
5.4	Presence of Installed Heat Source in Each Room	IN			
5.5	Chimneys, Flues & Vents (for fireplaces, gas water heaters or heat systems)	IN			
5.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	IN			
5.7	Gas Supply Line	IN			
5.8	Cooling & Air Handler Equipment		NI		
5.9	Normal Operating Controls		NI		
5.10	Presence of Installed Cooling Source in Each Room	IN			
		IN	NI	NP	RR

5.3

-Recommend fastening condensation lines for forced air heating system. Currently discharging onto foundation slab.

-Recommend servicing forced air heating system.



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## Electrical Systems:

Amperage: 100 Amp Service

Voltage: 120/240 AC Voltage

Location of disconnect: Basement

Location of main Panels: Basement

Location of sub panels: Basement

Wiring Methods: Nylon Sheathing & Copper Material

Electrical Service Drop: Underground

		IN	NI	NP	RR
6.0	Service Entrance Conductors	IN			
6.1	Service & Grounding Equipment, Main Overcurrent Device, Main & Distribution Panels	IN			
6.2	Branch Circuit Conductors, Overcurrent Devices & Compatibility of their Amperage & Voltage	IN			
6.3	Connected Devices & Fixtures (Observed from a Representative Number Operation of Ceiling Fans, Lighting Fixtures, Switches & Receptacles Located Inside the House, Garage, & on the Dwelling's Exterior Walls of Inspected Structure	IN			
6.4	Polarity & Grounding of Receptacles within 6 Feet of interior plumbing fixtures, all receptacles in garage, carport & exterior walls of inspected structure	IN			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	IN			
6.6	Smoke Detectors	IN			
6.7	Carbon Monoxide Detectors			NP	
6.8	Location of Main	IN			
		IN	NI	NP	RR

## Attic Systems: Not Inspected

Insulation Depth: 8"

Insulation material: Spray Foam

Attic Entrance: Master Bedroom

Exhaust Fans: Mechanical Fan

Ventilation: NI

Dryer Vent: Flexible Material

-No entry way to attic.

		IN	NI	NP	RR
7.0	Insulation in Attic	IN			
7.1	Insulation Under Floor System			NP	
7.2	Ventilation of Attic & Foundation Areas	IN			
7.3	Venting Systems (Kitchens, Baths & Laundry)	IN			
7.4	Ventilation Fans & Thermostatic Controls in Attic	IN			
		IN	NI	NP	RR

## Interior Systems:

Wall Material: Dry Wall

Ceiling Material: Dry Wall

Floor Covering: Area Rug, Hardwood, Laminated, Tile, Unfinished

Cabinetry: Wood

Window Types: Thermal/Insulated, Casement

Interior Doors: Wood

		IN	NI	NP	RR
8.0	Ceilings	IN			
8.1	Walls	IN			
8.2	Floors	IN			
8.3	Steps, Stairways, Balconies & Railings	IN			
8.4	Counters & Cabinets (Representative Number)	IN			
8.5	Doors (Representative Number)	IN			
8.6	Windows (Representative Number)	IN			
8.7	Other		NI		
		IN	NI	NP	RR



## Garage Systems: Not Present NP

Garage Door Opener: Automatic

Garage Door Material: Wooden

		IN	NI	NP	RR
9.0	Walls Cladding Flashing & Trim	IN			
9.1	Doors (Exterior)	IN			
9.2	Windows	IN			
9.3	Decks, Balconies, Steps, Porches & Railings	IN			
9.4	Vegetation, Grading, Drainage, Patio Floor, Walkways & Retaining's Walls (With respect to their effect on the condition of the building)	IN			
9.5		IN	NI	NP	RR