



# Your Inspection Report

1 ppp street  
Bramm, ON

**PREPARED FOR:**

PPPPPP NNNNNN  
PPPPPP NNNNNNN

**INSPECTION DATE:**

Thursday, July 4, 2019

**PREPARED BY:**

Sunny Arueyingho



GREEN RENO HOME INSPECTIONS INC  
9131 Keele Street, Suite A4  
Vaughan, ON L4K 0G7

6474921158

<https://greenhomeinspections.ca>  
inspections@greenhomeinspections.ca



February 4, 2021

Dear pppppp nnnnnn and pppppp nnnnnnn,

RE: Report No. 1013, v.3

1 ppp street

Bramm, ON

Thanks very much for choosing Green Reno Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of International Association of Home Inspectors ( InterNACHI). 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,

Sunny Arueyingho

on behalf of

GREEN RENO HOME INSPECTIONS INC

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INC  
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# AGREEMENT

1 ppp street, Bramm, ON July 4, 2019

Report No. 1013, v.3  
<https://greenhomeinspections.ca>

## PARTIES TO THE AGREEMENT

**Company**  
GREEN RENO HOME  
INSPECTIONS INC  
9131 Keele Street, Suite A4  
Vaughan, ON L4K 0G7

**Client**  
pppppp nnnnnn

**Client**  
pppppp nnnnnn

**Total Fee: \$350.00**

This is an agreement between pppppp nnnnnn, pppppp nnnnnn and GREEN RENO HOME INSPECTIONS INC.

## PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of International Association of Home Inspectors.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

# AGREEMENT

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### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

### 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

### 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

### 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

**I, pppppp nnnnnn (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# AGREEMENT

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I, pppppp nnnnnn (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.

# SUMMARY

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](#)

## Exterior

### LANDSCAPING \ General notes

**Condition:** • Vines on building

Recommend prune tree, vine and shrubs

**Implication(s):** Chance of damage to finishes | Chance of pests entering building

**Task:** Remove

**Time:** Immediate

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Inoperative](#)

Recommend have qualified person further evaluate and replace

**Implication(s):** Equipment inoperative

**Location:** Northeast Southwest Second Floor Bedroom

**Task:** Further evaluation

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

Recommend upgrade circuit outlet to GFCI at remodelling

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Further evaluation, Upgrade

**Condition:** • AFCI needed (Arc Fault Circuit Interrupter)

No AFCI device /breaker noted

Recommend: further evaluation and installation by qualified person. at next remodelling

**Implication(s):** Fire hazard

**Task:** Further evaluation

## Interior

### FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • [Tiles cracked](#)

Recommend repair/replace by qualified person

**Implication(s):** Trip or fall hazard

**Location:** First Floor Kitchen

**Task:** Replace

# SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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COOLING

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REFERENCE

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](#)

# ROOFING

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<https://greenhomeinspections.ca>

SUMMARY

ROOFING

EXTERIOR

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REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Probability of leakage: • Low



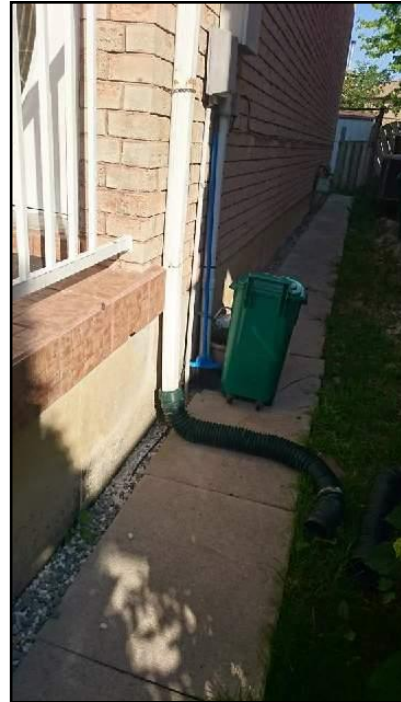
## Description

### Gutter & downspout material:

- [Galvanized steel](#)



2. Galvanized steel



3. Galvanized steel



4. Galvanized steel

- [Plastic](#)

# EXTERIOR

1 ppp street, Bramm, ON July 4, 2019

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<https://greenhomeinspections.ca>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

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

**Lot slope:**

- [Away from building](#)



5. Away from building



6. Away from building

**Wall surfaces and trim:**

- [Brick](#)



7. Brick

**Wall surfaces - masonry:**

- [Brick](#)



8. Brick

# EXTERIOR

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<https://greenhomeinspections.ca>

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Walkway:

- Cobblestones



9. Cobblestones

## Recommendations

### LANDSCAPING \ General notes

1. **Condition:** • Vines on building

Recommend prune tree, vine and shrubs

**Implication(s):** Chance of damage to finishes | Chance of pests entering building

**Task:** Remove

**Time:** Immediate



10. Brick

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

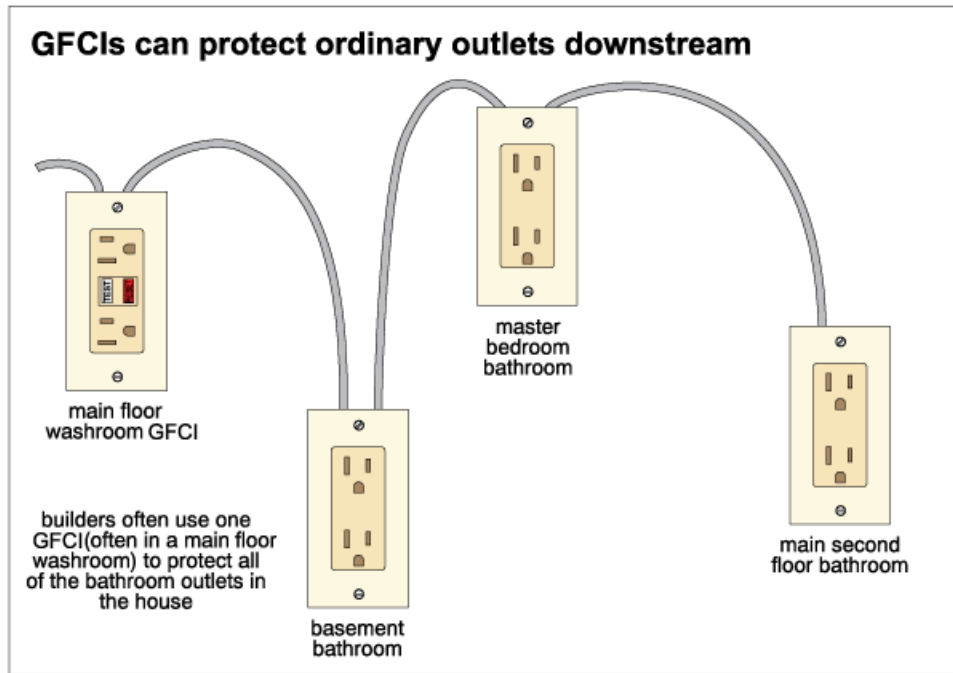
**Exterior wall construction:** • [Wood frame / Brick veneer](#)

**Roof and ceiling framing:** • Rafters/ceiling joists • [Oriented Strand Board \(OSB\) sheathing](#)

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL**
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- REFERENCE

## Description

- Service entrance cable and location: • [Underground copper](#)
- Service size: • [200 Amps \(240 Volts\)](#) • [200 Amps \(240 Volts\)](#)
- Main disconnect/service box rating: • [200 Amps](#)
- Main disconnect/service box type and location: • [Breakers - basement](#)
- System grounding material and type: • [Copper - water pipe and ground rod](#)
- Distribution panel type and location: • [Breakers - utility room](#)
- 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):
  - No GFCI



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

## Recommendations

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

- 2. Condition: • [Inoperative](#)

Recommend have qualified person further evaluate and replace

**Implication(s):** Equipment inoperative

**Location:** Northeast Southwest Second Floor Bedroom

**Task:** Further evaluation

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL**
  - HEATING
  - COOLING
  - INSULATION
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11. Inoperative

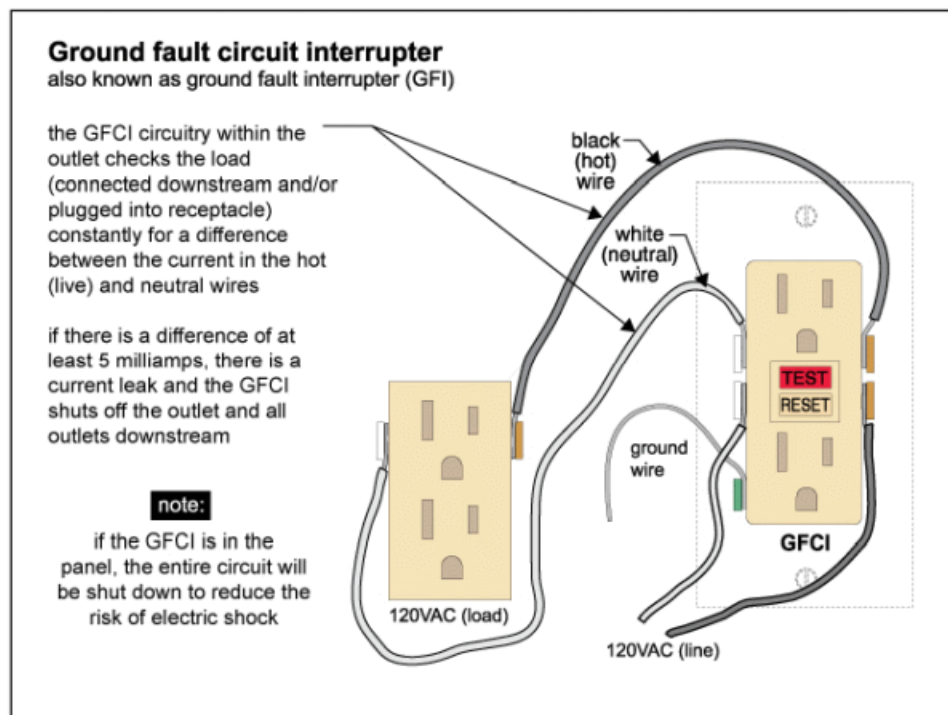
**3. Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Recommend upgrade circuit outlet to GFCI at remodelling

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Further evaluation, Upgrade



**4. Condition:** • AFCI needed (Arc Fault Circuit Interrupter)

No AFCI device /breaker noted

Recommend: further evaluation and installation by qualified person. at next remodelling

**Implication(s):** Fire hazard

**Task:** Further evaluation

### Arc fault circuit interrupter (AFCI)

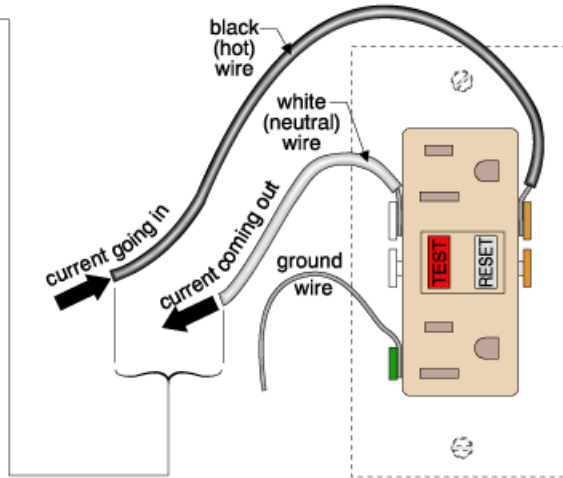
AFCIs look for abnormal current and voltage patterns

the AFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference of at least 30 milliamps, there is a current leak and the AFCI shuts off the outlet and all outlets downstream

**note:**

if the AFCI is in the panel, the entire circuit will be shut down





## Description

**System type:**

- [Furnace](#)



12. Furnace

**Fuel/energy source:** • [Gas](#)

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

**Efficiency:** • [Conventional](#)

**Exhaust venting method:** • [Forced draft](#)

**Combustion air source:** • Interior of building

**Approximate age:** • Not determined

**Main fuel shut off at:** • Utility room

**Chimney/vent:** • [Metal](#)

**Chimney liner:** • [Metal](#)

# COOLING & HEAT PUMP

1 ppp street, Bramm, ON July 4, 2019

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<https://greenhomeinspections.ca>

SUMMARY

ROOFING

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REFERENCE

## Description

**Air conditioning type:** • Central

**Compressor approximate age:** • Not determined

## Description

### Attic/roof insulation material:

- [Glass fiber](#)



13.

### Attic/roof insulation amount/value: • 5 inches

### Attic/roof ventilation:

- [Roof and soffit vents](#)



14. Roof and soffit vents

### Wall insulation material: • Not visible

## Description

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

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

**Main water shut off valve at the:**

- Utility room



15. Utility room

**Water heater type:**

- Tank



16. Tank

**Water heater location:**

- Utility room



17. Utility room

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

**Water heater exhaust venting method:** • Forced draft

**Water heater manufacturer:** • Rheem

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 17 years

**Waste and vent piping in building:**

- [ABS plastic](#)



18. ABS plastic

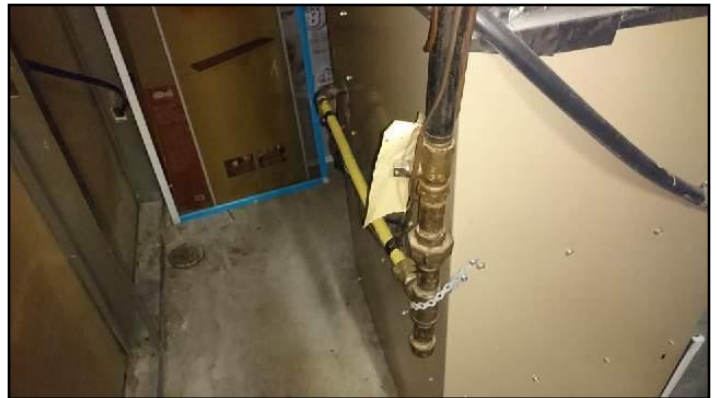
- [PVC plastic](#)

**Main fuel shut off valve at the:**

- Utility room



19. Utility room



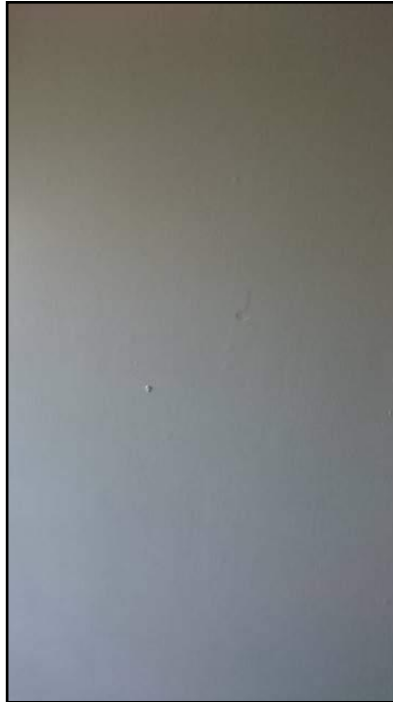
20. Utility room

## Description

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

**Major wall finishes:**

- [Plaster/drywall](#)



21. *Plaster/drywall*

**Major ceiling finishes:**

- [Plaster/drywall](#)



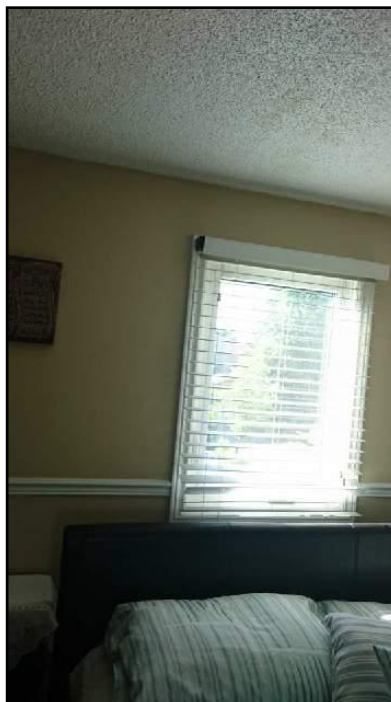
22.

- [Stucco/texture/stipple](#)

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

Windows:

- [Casement](#)



23.



**Glazing:** • [Single](#)

**Exterior doors - type/material:**

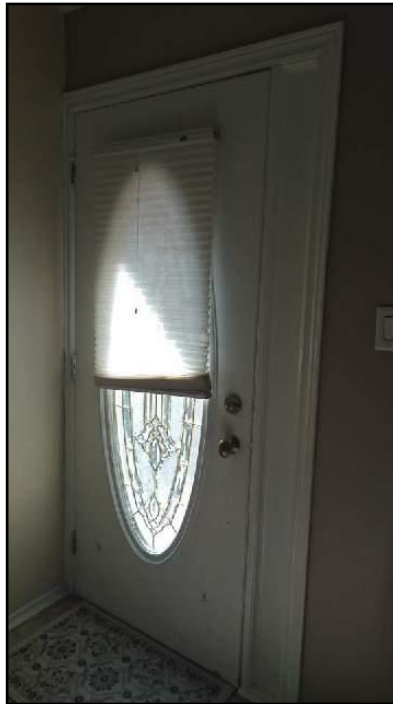
• [Wood](#)



24. Wood

**Doors:**

• Inspected



25. Inspected

**Counters and cabinets:**

- Inspected



26. Inspected

## Stairs and railings:

- Inspected



27. Inspected

## Recommendations

### FLOORS \ Ceramic tile, stone, marble, etc

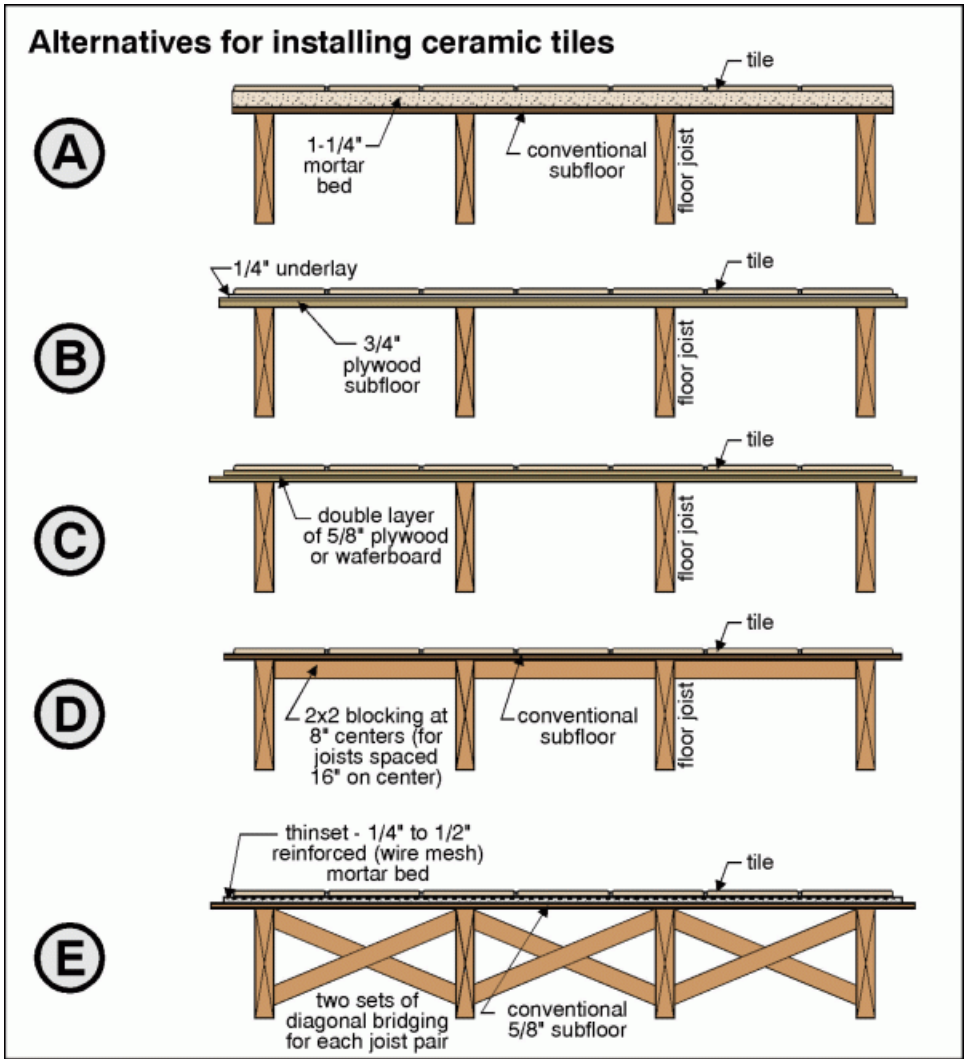
#### 5. Condition: • [Tiles cracked](#)

Recommend repair/replace by qualified person

**Implication(s):** Trip or fall hazard

**Location:** First Floor Kitchen

**Task:** Replace



28. Ceramic

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