

New Home Inspection Sample report

March 06, 2004

Mr. Jon Smith
123 New Street
Vaughan, Ontario
L4L 1J1

Dear Mr. Smith:

Enclosed, please find the inspection report on your new home.

Please keep in mind that the information in the report remains the expressed opinion of the inspector who conducted the examination of your home. Certain items in our report (which are not Building, Plumbing & Electrical Code infractions) will fall into the category of defects in workmanship and materials installed by the builder or his sub-trades. These items fall outside of the jurisdiction of the municipal building/plumbing inspection departments, but are covered under your builder's warranty administered by the **ONTARIO NEW HOME WARRANTY PROGRAM**. Reported defects in workmanship and materials stated herein are judgment calls and are determined by the inspector with the use of the "**industry standard**" as his guide.

It is imperative that you ensure that your builder and the Ontario New Home Warranty Program receive your year end (final) list of deficiencies prior to the expiry of the anniversary date of the completion for possession of your home.

Send a copy of your list of deficiencies, concerns and our report to the Operations Department of the Ontario New Home Warranty Program for the regional office serving your area. (See attached).

For further clarification of the **ONTARIO NEW HOME WARRANTIES PLAN ACT** and how it can assist you, please call 1-800-668-0124.

If we can be of any further service to you, please contact our office at (905-851-0248).

Sincerely,
Key Home Inspections.

Mr. Jon Smith
123 New Street
Vaughan, Ontario
L4L 1J1

RE: 123 New Street, Vaughan, Ontario this report, based on the inspection performed at the above-captioned address on has been prepared by and remain the opinions of Key Home Inspection. The opinion stated herein is based on the inspector's years of residential expertise as a building inspector. The majorities of the contents herein are within the parameters of the Ontario New Home Warranty Program or are based on good building practices. Some items listed below are stated for record purposes only and represent the condition(s) at the time of inspection and may subsequently have been remedied.

It is noted that our inspection was principally associated with the structural and operational function of the premises and not necessarily covering matters of a "cosmetic" or aesthetic nature which are most closely considered of personal preference. Defects of a cosmetic nature will be discussed in this report only if the stated problem is of significance in architectural value and is, in the opinion of the inspector, to be below the accepted industry standard with regards to quality of workmanship and/or quality of building materials.

If you have not received all manufacturers warranties, operation and maintenance literature pertinent to any supplied equipment in the house, it is suggested that the Vendor arrange that such written material be made available to you.

There is an average amount of work required to complete the details of construction of this dwelling.

In the most part this house has been constructed in a manner which reflects above average building practices.

All numbers shown after paragraphs covering deficiencies or incompleteness refer to either the:

- (a) Ontario Building Code;
- (b) Electrical Safety Code;
- (c) Residential Standards (CMHC) (1980).

At the time of the inspection, significant interior clean-up was in progress. A complete inspection was not performed with respect to "surface defects" as counter top surfaces were not prepared for inspection.

The gas was not connected to the furnace during the inspection. The furnace could not be fully reviewed during the inspection.

The following represent deficiencies or incompleteness which have been identified.

EXTERIORS:

1. Weep holes in the brick veneer wall assembly have not been properly installed above doors and windows as required.

O.B.C. 9.20.13.9.

2. Full head and bed joints of mortar have not been properly applied between the brick at localized areas of the masonry walls. This defect is extremely noticeable at...

O.B.C. 9.20.4.2.

3. Flashing does not appear to have been adequately provided under the masonry sill at...

O.B.C. 9.20.13.4.(1)

4. Caulking is recommended at the intersection of the front concrete deck and the brick wall to ensure that there is no water penetration through this point into the cold storage area.

O.B.C. 9.27.4.1.(2) & 9.20.13.12.

5. The top(s) of the chimney(s) have not been provided with a waterproof cap with a minimum drip overhang of one inch.

O.B.C. 9.21.4.6.(2)

6. An additional wood trim is required to be installed at the top of the sliding glass door at the rear of the dwelling. This is to ensure that there is an overlapping joint to restrict entry of the rain into dwelling. At present a vulnerable horizontal joint exists.

O.B.C. 9.27.2.1.

7. A provision should be made to prevent soil erosion at the base of all downspouts. The installation of a concrete drainage curb is recommended.

O.B.C. 9.14.6.4. & 9.26.17.1.

8. The driveway base requires to be reworked so that the surface is consistently made up of stones of less than 3/4" gravel and the grading is level and consistent with the garage floor and with the street curb.

9. In the past, expensive and well designed lighting fixtures have been stolen prior to the closing transaction of a new home. The result of this unfortunate reoccurrence is that most builders are hesitant about supplying and installing fixtures of this type. It is however, essential for some type of temporary, inexpensive and approved lighting fixture to be installed alongside each entrance into the dwelling at the exterior.

O.B.C. 9.34.2.1.

10. The basement window at the rear has been installed too low to grade or the grade has been installed too high against the foundation wall.

O.B.C. 9.15.4.3.

11. The block foundation wall (above grade) has not been suitably tooled and/or finished.

O.B.C. 9.15.6.2.

12. The sill plates of the garage exterior frame walls are not properly anchored to the foundation wall. Completion of the anchor bolt installation is required.

O.B.C. 9.23.6.1.(2) & 9.35.4.3.

13. An exterior vent is required to be installed to the combustion air intake opening of the factory built fireplace.

O.B.C. 9.22.1.4.(3)(a)

14. Nail holes are required to be filled and two additional coats of paint are required to all painted wood surfaces and associated trim of the dwelling.

Residential Standards 38-A(3)

15. It appears that the valley flashing has been improperly installed at the saddle of the masonry chimney.

O.B.C. 9.26.4.7.(3)

16. A masonry foundation (or other acceptable method of support) is required for the concrete step system at the side entrance. The support is required since there are more than two risers.

O.B.C. 9.8.9.1. & 9.12.2.(2).

17. The installation of flashing is required (or other suitable method) to the top of the exposed brick at base of the dining room bay window in order to prevent the entry of rain.

O.B.C. 9.20.13.4.

18. The finish of the wood base of the bay window at the rear is substandard. The nail holes should be filled so as to achieve a consistent finish.

Residential Standards 38-A(3)

INTERIORS:

1. The bathroom electrical receptacles have not been protected with a ground fault interrupter circuit.

Electrical Safety Code 26-702-8(b)

2. An air duct supply is required to be installed in the finished area of the basement.

O.B.C. 6.2.4.5.(1) & 9.33.1.1.(1)

3. The floor trap primer tube conveying water from the laundry room faucet to the basement floor drain should be reworked to correct the following:

(1) the tubing should be properly affixed to the floor and wall framing and should be protected from possible damage;

(2) the priming device should be connected to the cold side of the laundry faucet (not the hot side) in order to save on energy.

O.B.C. 7.4.5.5.(1)

4. The access door to the crawlspace is not large enough.

O.B.C. 9.18.2.1.(1)

5. The insulation within the ceiling joists in the basement is slightly undersized in relation to its' insulating value (R-value). R-8 insulation has been installed; R-12 is required. In addition, a vapour barrier is required to be installed in this area.

O.B.C. 9.25.4.9.(1)

6. The built-up wood columns supporting the laundry room floor joists are under-nailed and slightly undersized. To properly support the floor above the widths of columns should be increased. These members must be properly fastened together.

O.B.C. 9.17.4.2.(2)

7. Provide an access panel to the mechanical equipment of the whirlpool bath in the bedroom.

Electrical Safety Code 2-118

8. Effective weather-stripping is required for the entry door from garage to laundry room.

O.B.C. 9.10.13.15.(1)

9. The dining room sub-floor panels squeak excessively. It is given that a certain amount of squeaking of a wooden floor system is unavoidable and normal. This floor system squeaks excessively and has been installed well below the industry standard. The probable cause for this is failure to properly fasten the plywood panels to the floor joists.

See Table 9.23.3.B of O.B.C. for minimum nailing requirements.

10. The masonry fireplace in this dwelling has not been installed with a combustion air intake vent.

O.B.C. 9.21.1.4

11. There are an insufficient number of receptacles along counter surface in the kitchen.

Note: 1 receptacle/900 mm of wall is required.

Electrical Safety Code 26-702(4)(b)

12. The master ensuite exhaust fan does not vent to the exterior; it discharges into the attic.

O.B.C. 9.32.3.5.(1)

13. Provide a suitable painted finish to the basement staircase handrail.

Residential Standards 38.C.(3)

14. The finishing of the living room window jamb is below any acceptable standard. Gouges and wood knots are extremely noticeable in the finished material.

Residential Standards 38-A(3)

Every effort has been made to provide this report with the most accurate and practical information for the purposes intended. We trust that when the aforementioned work is addressed that your new home will continue to satisfy you and your family for many years to come.

Key Home Inspections will remain available to you to discuss the opinions stated in the report should there be any contradiction or clarification needed in regards to the items listed for correction or completion.

Per

Key Home Inspections