



**SUMMARY**  
1234 Main St. Dollard des Ormeaux QC  
H9A2K1  
Buyer Name  
11/14/2018 9:00AM

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3.4.1 Decks, Balconies, Porches & Steps

### DECK - WALL JUNCTION

BACK



Left side of the balcony had an exposed wall structure. possible water infiltration.



Recommendation  
Contact a qualified professional.

3.5.1 Walkways, Patios & Driveways

### DRIVEWAY CRACKING - MINOR



Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

3.5.2 Walkways, Patios & Driveways

### DRIVEWAY DRAINING TOWARDS HOME



The driveway has a negative slope and drains towards the structure. Recommend a driveway contractor evaluate and repair.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

### NEGATIVE GRADING



Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

**STANDING WATER**

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

 Recommendation



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

**STONE WALL - LEANING**

Recommendation  
Contact a qualified professional.

 Recommendation



3.8.1 Vent Covers

**PLASTIC VENT COVERS**

Deteriorated Plastic vent covers should be replaced with good quality metal ones.

Recommendation  
Contact a qualified professional.

 Recommendation





#### 4.1.1 Coverings

### SHINGLES - LIFTED

Recommendation

Contact a qualified professional.

 Recommendation



#### 4.2.1 Gutters and Roof Drain

### DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



Gutter extension is sending water up hill.





#### 4.3.1 Flashings & Soffits

 Recommendation

### LACK OF DRIP EDGE FLASHING

When it comes to roofing, the importance of drip edges is often overlooked by homeowners. Though drip edges are a common feature on homes located in certain areas, they are not as common in areas that do not experience frequent or severe storms. In addition, drip-edges are sometimes excluded from a project in order to save money. While lacking a drip edge on your roof may save you money in the short-term, it can cause costly damage that will be expensive to fix. As a homeowner, it is important to fully understand how and why a drip edge is used.



Drip edges not only act to preserve the appearance of your roof, but they help shield your property from potential damages:

- Deters insects and other small pests from accessing the space between the fascia board and a deck at the bottom of the roof, which could otherwise give pests the opportunity to enter a home or attic.
- Protects the shingles from potential water damage, which otherwise may cause the roof, deck, and fascia board to erode over time.
- Pushes water away from the fascia and reduces the risk of it eroding over time.
- Helps the gutters to move water away from the house and its base.
- Shields exposed regions from insect and pest infestation.
- Safeguards the edge of a deck from water during rainstorms.
- Guards the underlying roofline against damage in the winter months such as ice and snow damage, which could result in rotting.
- Safeguards the roof from strong gusts of wind and wind-blown rain.
- Shields the fundamental wood and promotes the performance of water-shedding.
- Shields against the occurrence of shifts between a deck and the fascia boards.
- Lengthens the life and the effectiveness of the roofing materials and the roof overall.



Recommendation  
Contact a qualified professional.

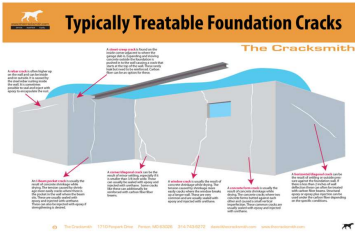
#### 5.1.1 Foundation

### FOUNDATION CRACKS - MINOR

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

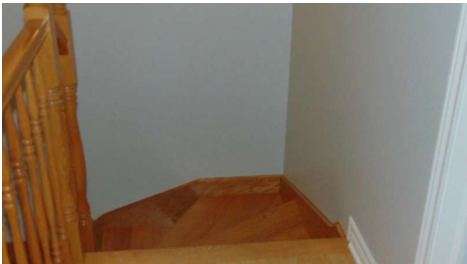
[Here is an informational article](#) on foundation cracks.



6.1.1 Steps, Stairways & Railings  
**NO HANDRAIL**

Recommendation

Staircase had no handrails, it is required that the rail is continuous along the entire staircase. This is a safety hazard. Recommend a qualified handyman install a handrail.

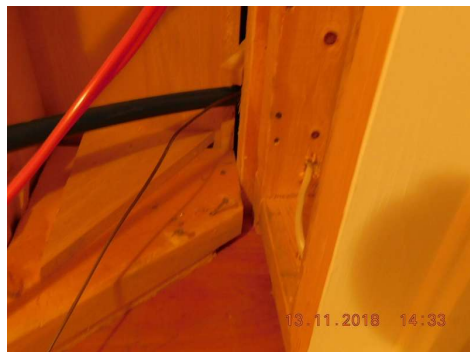


6.1.2 Steps, Stairways & Railings  
**STRINGERS - NOT ATTACHED PROPERLY**

Recommendation

It is recommended to add proper supports at the end of the stair stringers.

Recommendation  
 Contact a qualified professional.



6.2.1 Doors Interior View

**DOOR - DAMAGED MOLDING**

Recommendation

Contact a qualified professional.



Recommendation



6.3.1 Windows

**DAMAGED**



Recommendation

One or more windows appears to have general damage, but are operational. Window did not close properly. The mechanism (crank) was loose. Recommend a window professional clean, lubricate & adjust as necessary.

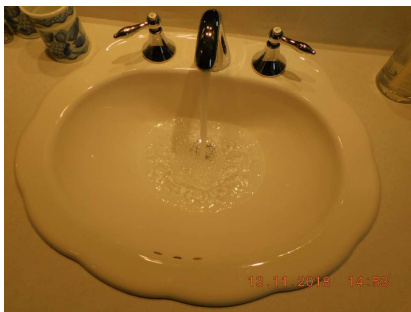


6.10.1 Bathroom

**SLOW DRAINING SINK**



Recommendation



Sinks was draining slowly; the drain will require cleaning.

Recommendation

Contact a qualified plumbing contractor.

6.15.1 InfraRed Scan

**COLD AIR INFILTRATION OR ELEVATED HUMIDITY**

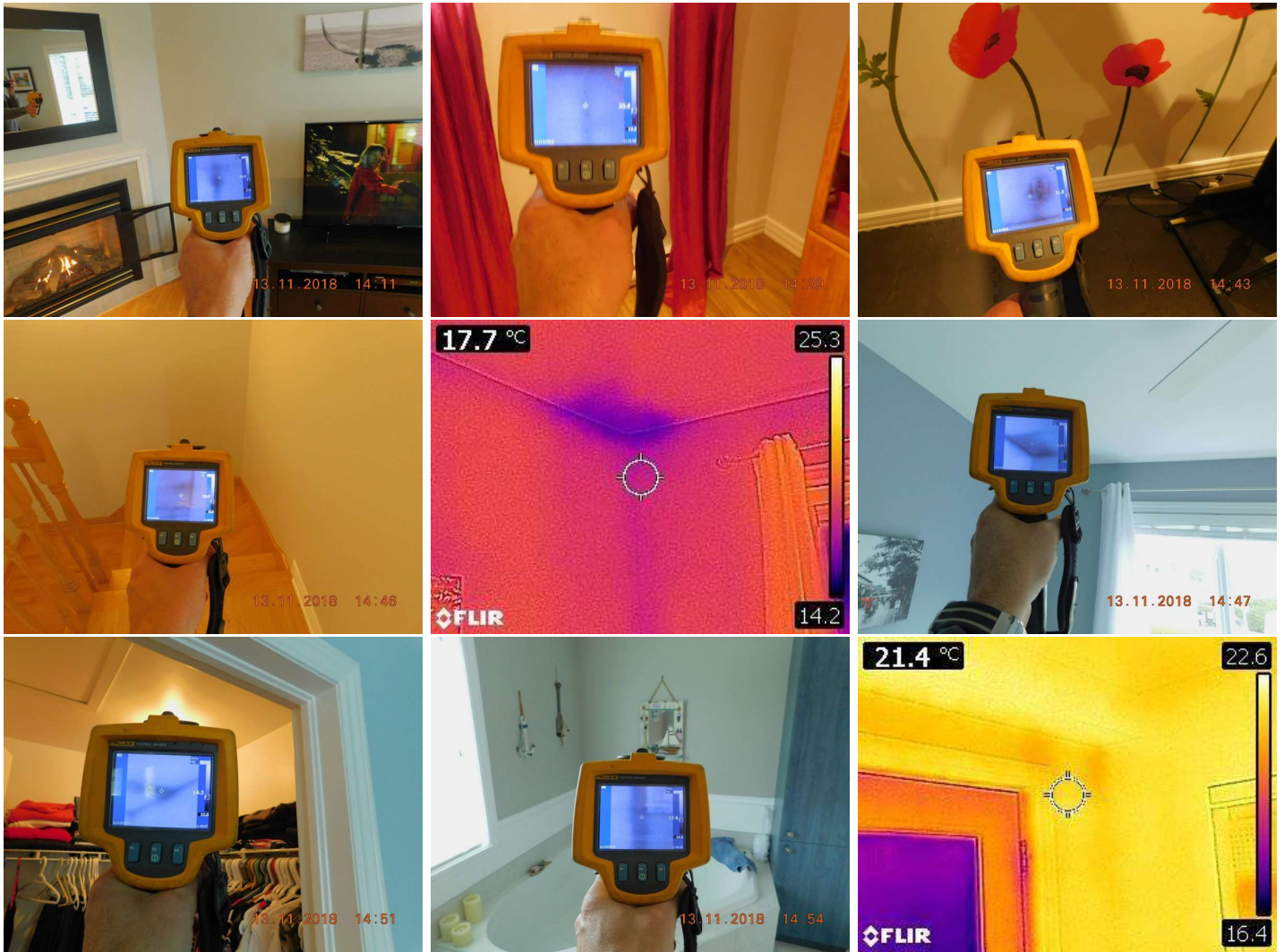
Recommendation

Contact a qualified professional.



Recommendation





### 6.15.2 InfraRed Scan

## LACK OF VAPOUR BARRIER

 Recommendation

Due to lack of vapour barrier there is cold air infiltration through the plugs and switches.

Recommendation

Contact a qualified professional.



### 9.6.1 Sump Pump

## SUMP PUMP - NON ELECTRIC BACKUP

 Recommendation

It is recommended to install a non-electric back up sump pump, type [Liberty Pumps](#)

Recommendation

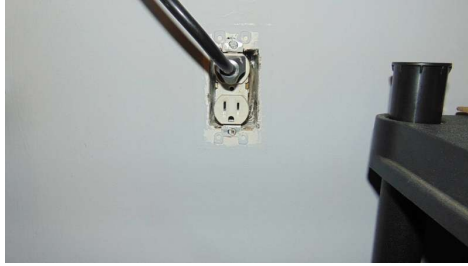
Contact a qualified professional.

10.4.1 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

**COVER PLATES MISSING**

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



10.5.1 GFCI & AFCI

 Recommendation

**NO GFCI PROTECTION INSTALLED**

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



12.1.1 Attic Insulation

 Recommendation

**INSUFFICIENT INSULATION**

Insulation depth was inadequate, space non insulated between the batting. Recommend a qualified attic insulation contractor install additional insulation.







12.4.1 Exhaust Systems

**EXHAUST FAN - PIPE TOO LONG**

Recommendation

Contact a qualified professional.



13.9.1 Fire Hazard

**BURNED WIRING**

Signs of burned wires on the wall in the garage. Recommended to verify by Master electrician

Recommendation

Contact a qualified professional.

