



SUMMARY
1234 Main St. South Farmington NS
B0P1W0
Buyer Name
01/23/2018 9:00AM

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1.10.1 Grading & Surface Drainage **LOW AREA WITH BASEMENT**

 Recommendation

SOUTHEAST

There were low spots visible near the foundation wall which will collect water and can increase the potential for foundation seepage. Recommend filling or re-grading the affected areas as needed in order to create the proper slope away from the home while maintaining adequate clearances from the top of the foundation wall.

Recommendation
Contact a qualified landscaper or gardener.



2.2.2 Roof Covering **DEFECTIVE SHINGLES**

 Significant Defect

Accelerated deterioration of the roof covering material appeared to be the result of a manufacturing defect. These shingles appeared to be approaching the end of their useful service life, and will require replacement long before their rated lifespan rating. Some areas appeared to be in need of replacement at this time (most notably below the south dormer valleys) in order to reduce the risk of damage to the home that may result from leaking. You are advised to have the roof covering reviewed by a qualified roofing contractor in order to determine whether a pro-rated manufacturer's warranty may be applicable and to provide a quote and estimated time line for replacement.

Recommendation
Contact a qualified roofing professional.





2.6.3 Roof Drainage System

DAMAGED DOWNSPOUT

NORTHEAST HOUSE, NORTHEAST GARAGE

A downspout designed to discharge roof drainage was damaged or in disrepair and may limit its ability to function as designed. Recommend repair to help protect the home structure.

Recommendation
Contact a qualified professional.



3.3.1 Garage Door(s)

RUST

ALL FOUR DOORS

Weathered/rusted garage door panels were observed. This is not uncommon for age and location. Recommend maintenance be performed to help protect the panels from further deterioration.

Recommendation
Contact a qualified painter.





3.4.1 Garage Door Opener(s)

INOPERABLE SAFETY REVERSE

NORTH & SOUTH GARAGE DOORS

An automatic-reverse photoelectric sensor at an overhead garage door was inoperable. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993. Correction of this condition is advised.

Recommendation

Contact a qualified garage door contractor.



6.6.1 Stairways and Railings

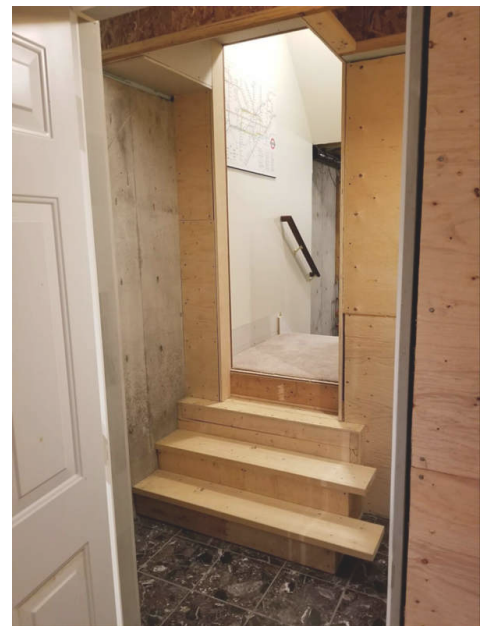
MISSING HANDRAIL

BASEMENT

Although a staircase had more than two risers, no handrail was installed. Recommend a handrail be installed to comply with modern safety standards.

Recommendation

Contact a qualified carpenter.



7.3.1 Toilet(s)

LOOSE TOILET

NORTH BATHROOM

A loose toilet was observed. The wax ring seal inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this toilet is advised to prevent water leakage and damage to the sub-flooring beneath the fixture. Repairs may involve re-setting the toilet on a new wax seal.



Recommendation
Contact a qualified plumbing contractor.



8.3.1 Ranges, Ovens, Cooktops

BURNER INOPERABLE

There were that burners did not operate properly when tested.
Recommend repair by a qualified appliance technician.

Recommendation
Contact a qualified appliance repair professional.



9.1.1 Propane Supply

GAS LINE BONDING

There was no "visible" bonding of the propane supply line. Any metal components which may become energized are required to be bonded to the grounding system. Recommend correction by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.

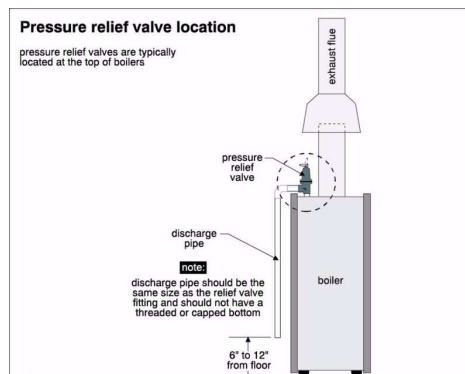


9.3.1 Heating System

DISCHARGE TUBE TOO SHORT

The temperature pressure relief valve's discharge tube was too short. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must terminate within 6" above the floor in order to ensure any potential blow-off is directed away from occupants. Recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor.

Recommendation
Contact a qualified plumbing contractor.



9.3.2 Heating System

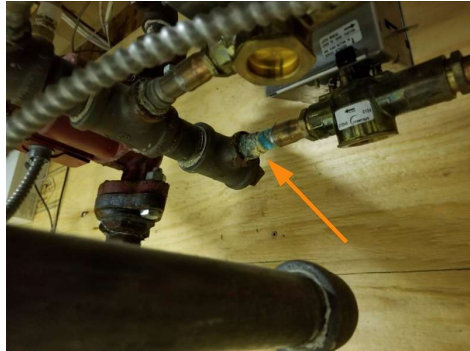
HAVE UNIT SERVICED

 Recommendation

Evidence of a past over temperature or pressure event was evident by staining on the basement floor below the TPRV discharge tube, while this may have occurred during the life of the previous boiler, a bucket below the tube indicates some leaking may still occur and may need to be addressed. Signs of past leaking and corrosion were also noted at the air vent and one fitting. It is advised that the boiler and associated components/fittings be reviewed, serviced and repaired as necessary as part of good maintenance practices to help prevent the potential for damage from leaking.

Recommendation

Contact a qualified plumbing contractor.



10.3.1 Sub Panel

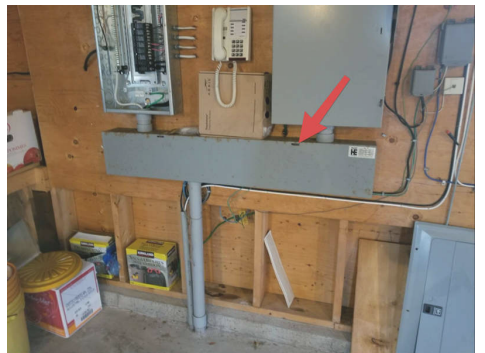
LOCK DEVICE COVER

 Significant Defect

Although not a requirement of the Canadian Electrical Code; using a zip tie to lock the access cover to the gutter containing the main panel and sub panel feeders is advised in order to reduce the potential for children to access to these high ampacity, exposed terminations.

Recommendation

Recommended DIY Project



10.4.1 Branch Wiring

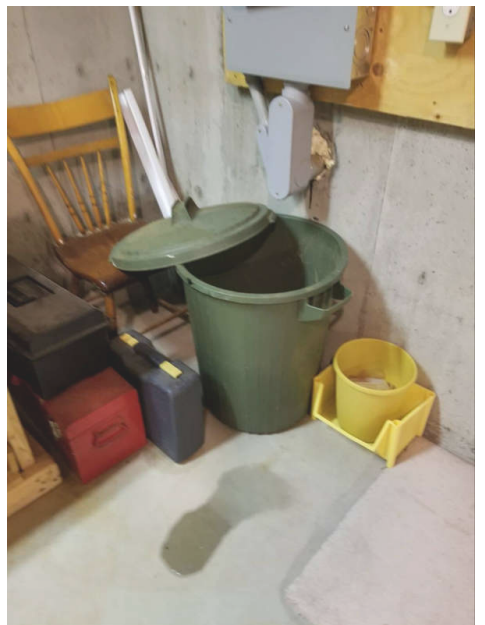
LEAKING CONDUIT

 Recommendation

The conduit through which the feeders powering the electric service panel were housed, has filled with water and began leaking into the basement interior. Recommend repair as necessary to help prevent the potential for damage to the home or its contents which may arise from moisture intrusion.

Recommendation

Contact a qualified electrical contractor.



10.5.2 Lighting, Fixtures, Outlets & Switches

RECEPTACLE IN CABINET

SOUTHEAST LIVING ROOM

A receptacle was located within a cabinet. This is typically not an approved installation, unless it is intended to serve a specific appliance which is intended for such an application. You should consider properly terminating the receptacle if this is not the case.

Recommendation

Contact a qualified electrical contractor.



Recommendation



10.6.1 GFCI Protection

DID NOT TRIP

EXTERIOR NORTH WALL, NORTH GARAGE WALL

There were receptacles installed at wet locations that did not properly respond to trip testing. There is the potential for a shock hazard from unprotected receptacles at wet locations. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Significant Defect



10.9.1 Carbon Monoxide Detectors

NO CO ALARMS

There were no visible carbon monoxide detectors in the home. At a minimum, put an alarm within 15-feet of the entrance to bedrooms in your home.

Recommendation

Recommended DIY Project



Recommendation

11.8.1 Water Heater

PAST DESIGN LIFE

The water heater was past its typically expected life span. Some corrosion was observed within the unit near the element. As water heaters may fail at any time, and often without any warning, it is advised that the water heater be replaced at this time, prior to it's failure. The client should be aware that significant flooding can occur if the water heater fails. If replacement is put aside until a later time, it is recommended that a catch pan with drain, or a water alarm be installed by a qualified person to help prevent damage in the case of water leaks.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



11.8.2 Water Heater

TPR TUBING TOO SHORT

Recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor.

Recommendation



Recommendation

Contact a qualified plumbing contractor.

