IRONGATE INSPECTIONS
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IRONGATE INSPECTIONS RESIDENTIAL REPORT

1234 Main Street
Kemptville, ON K0G 1J0

Buyer Name
2025/06/07 9:00AM

Inspector
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Home Inspector
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Agent
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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Occupied

Style
Multi-level

Temperature (approximate)
25 Celsius (C)

Type of Building
Single Family

Weather Conditions
Clear

Buyers Advisory Notice: Understand Your Basement Inspection

During this inspection, the basement was partially covered or finished, which prevented us from seeing some or all of the foundation walls. Please understand that our inspections are non-invasive, meaning we do not move personal belongings, remove wall coverings, or use destructive testing methods. This also means our inspection is not technically exhaustive.

Given these limitations, we cannot guarantee the current or future condition of the foundations, and there may be existing issues that were not visible on the inspection date. Our findings reflect only apparent conditions based on the inspector's visual observations at the time of the inspection, without specialized tools or advanced testing. These opinions are not absolute facts and are only valid as of 2025/06/06

Your Job As A Homeowner: What Really Matters In A Home Inspection

Now that you've bought your home and had your inspection, you're probably full of questions about your new place and everything in the report.

Home maintenance is a key responsibility for every homeowner, whether you've owned several homes or this is your very first. Staying on top of a seasonal maintenance schedule is crucial. Don't let minor issues turn into expensive disasters because of neglect or simply not knowing what needs to be done. Your OAHI Certified Professional Inspector (CPI®) can help you create a plan so you never fall behind.

Your home inspection report is an excellent resource. It's easy to feel overwhelmed by the written report, checklists, photos, what your inspector said, the seller's disclosure, and everything you noticed yourself. However, your report likely focuses on maintenance recommendations, the life expectancy of various systems and components, and minor imperfections. All of this information is useful to have!

But when it comes to what really matters, focus on these four critical categories:

- Major defects: Like a structural failure.
- Issues that can lead to major defects: Such as a small leak from defective roof flashing.
- Problems hindering financing, legal occupancy, or insurance: Things that need immediate attention for you to finance, legally occupy, or insure the home.
- Safety hazards: For example, an exposed, live buss bar at the electrical panel.

Anything in these categories needs to be addressed as soon as possible. Often, a serious problem can be fixed inexpensively to protect both life and property, especially those in categories 2 and 4.

Most sellers are honest and often surprised to learn about defects uncovered during an inspection. It's important to remember that sellers aren't obligated to repair everything in your report. No house is perfect, so try to keep things in perspective as you settle into your new home.

Remember, homeownership is both a joyful experience and an important responsibility. Don't hesitate to call on your OAHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in excellent condition for years to come.

2: STRUCTURAL COMPONENTS

Information

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Timber, Wood joists

Floor Structure: Sub-floor
Plywood

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Plywood, Wood, Barn Board Sheathing

Roof Structure & Attic: Type
Gable

Inspection Methods
Visual, Attic Access, Basement - Unfinished

Attic: Inspected from the attic hatch.

Ceiling Structure: Inspected from the attic hatch.

Floor/Wall Framing: Inspected from the basement.

Foundation: Inspected from the exterior and interior.

Limitations

Floor Structure

TIMBER LOG SUPPORTS

Timber framed floor support structures are old. While it is difficult to determine the adequacy of the structure on a theoretical or engineering basis, we can evaluate it as a "performance assessment" rather than a "theoretical assessment" as we do with new builds.

In other words, the floor structure had been performing/functioning for 120+ years.

Observations

2.4.1 Roof Structure & Attic

Recommendation

THIN/SOFT SHEATHING

Description: Roof sheathing appears to be soft/thin in certain areas. This can be from decay in the underlying wood panels & structure.

Implications: Further damage if the roof shingles fail.

Recommendation: Further examination by a qualified. roofer.

Timeframe: 1 year.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Siding Style
Beveled

Exterior Doors: Exterior Entry Door
Hollow Core, Glass, Wood

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Gravel, Pavers

Limitations

Decks, Balconies, Porches & Steps

HOT TUB

Hot tub inspections are outside of the scope of our service.

I recommend that a qualified individual inspects and services the hot tub before it is filled for the winter season.

Observations

3.2.1 Exterior Doors

Maintenance Item

DOOR DOES NOT CLOSE OR LATCH

WOODEN FRONT DOOR

Here is a DIY troubleshooting article on fixing door issues.

Description: Old front door does not close easily.

Implications: Difficult to close.

Recommendation: Handyman/DIY adjust the door to function properly.

Timeframe: When necessary.

Recommendation

Contact a handyman or DIY project

3.2.2 Exterior Doors

Recommendation

PATIO DOOR - MISSING FLASHING

Description: The rear patio door is missing flashing.

Implications: Inadequate water protection, may lead to water damage, intrusion, rot.

Recommendation: Remove excess spray foam, install flashing to terminate below the deck.

Timeframe: 1 year.

Recommendation

Contact a qualified professional.

3.3.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - LOOSE HANDRAIL

REAR DECK

Description: One or more handrails are loose.

Implications: The handrail may not support somebody who is relying on it.

Recommendation: Secure the bottom of the handrail to the deck, or to a deck block.

Timeframe: 1 Month.

Recommendation

Contact a handyman or DIY project

3.4.1 Eaves, Soffits & Fascia

Maintenance Item

EAVESTROUGHS MISSING

Description: Eavestroughs and downspouts are missing in one or more areas.

Implications: Water will run off the roof and pool around the foundation. It will also erode the soil or gravel around the home.

Recommendation: Install new eavestroughs and downspouts where they see missing.

Timeframe: Do it in conjuction with the roof work.

Recommendation

Contact a qualified gutter contractor


3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

TREE OVERHANG

Description: Trees observed overhanging the roof.

Implication: This can cause damage to the roof and prevent proper drainage.

Recommendation: A qualified tree service trim to keep foliage away from the roof and gutters.

Timeframe: 3-5 years.

Recommendation

Contact a qualified tree service company.

3.6.1 Walkways, Patios & Driveways

Recommendation

PATIO - IMPROPER SLOPE

Description: The patio stones have improper slope.

Implications: Water pooling, ice damage potential.

Recommendation: Remove and fix base, slope patio pavers correctly.

Timeframe: 1 year.

Recommendation

Contact a handyman or DIY project

4: ROOFING

Information

General: Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

General: Inspection Method
Binoculars, Ground

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is impossible to detect a leak except as it is occurring or by exhaustive water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof and include comprehensive roof coverage in your home insurance policy.

According to the CAHPI Standards of Practice, the inspector shall inspect, from ground level or the eaves, the roof-covering materials, gutters, downspouts, vents, flashing, skylights, chimney, and other roof penetrations, as well as the general structure of the roof from readily accessible panels, doors, or stairs. The inspector shall describe the type of roof-covering materials observed. Additionally, the inspector shall report any observed indications of active roof leaks as in need of correction.

Limitations

General

WEATHER

Clear Skies

Roof Drainage Systems

NOT RAINING

It was not raining during the inspection. It is possible that there are leaks in the system that we were not able to see.

Leaks should be sealed up to prevent water damage to nearby areas.

I recommend that you look at the entire system the next time it rains.

Observations

4.2.1 Coverings

DAMAGED COVERINGS

Recommendation

Description: The roof coverings exhibited general damage that may or may not currently be could affect performance or leaking.

Implications: The roof may leak and cause damage inside the attic, or the house.

Recommendation: Contact a qualified roofer evaluate, make recommendations and repair.

Timeframe: 1-3 Years

Recommendation

Contact a qualified roofing professional.



4.2.2 Coverings

Recommendation

SUSPECTED LEAK

VALLEY FLASHING (2 PLACES)

Description: Evidence of possible leaks were observed in the form of damage shingles, spray foam, general poor roof covering conditions.

Implications: Roof leaking, causing damage to other components in the home. Possible introduction to mold in the attic or behind the walls.

Recommendation: Contact a qualified roofer evaluate and repair.

Timeframe: 1-3 years.

Recommendation

Contact a qualified roofing professional.


5: PLUMBING

Information

Filters
None

Main Fuel Shut-Off (Location)
Exterior

Main Water Shut-Off Device (Location)
Basement

Material - Distribution
Copper

Material - Water Supply
Copper, PVC

Source
Public

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS

Water Heater: Capacity
48 Gallons

Water Heater: Location
Basement

Water Heater: Manufacturer
GSW

Water Heater: Power Source
Electric

Main Shutoffs

Water Shutoff: Basement

Gas Shutoff: Exterior Driveway Side

Fixtures / Faucets: Tested

All of the fixtures and faucets were inspected during the inspection. The following deficiencies (if any) are noted below.

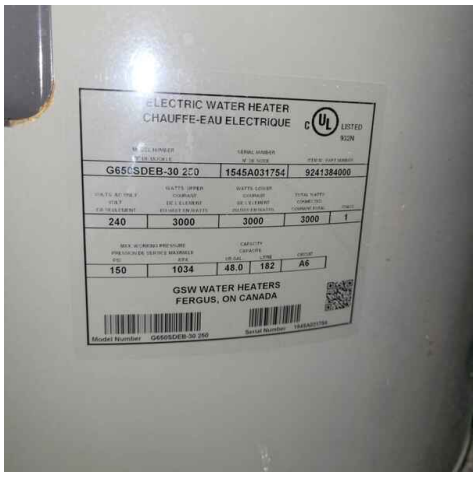
Water Heater: Tank Condition

Basement

The water tank is electric powered, and appeared to be installed in 2015. Water tanks life expectancy can vary, depending on factors such as maintenance, minerals in the water, and dampness/flooding in the area.

Due to these variables, you can expect to get 10-30 years out of a water tank.

*Note: As discussed on site, it appears as though a natural gas spigot was set up near the water tank location, this indicates there's potential to switch to a natural gas water tank in the future.



Sump Pumps / Sewage Ejectors: Observed

Testing the operation of the sump pumps falls outside of our scope of work. The sump pump and sump pit are visually inspected.

Limitations

General

OBSTRUCTED VIEW

Interior wall finishes, flooring, and ceilings conceal a significant portion of a home's electrical, plumbing, and HVAC systems. Because these mechanical services are hidden, we face limitations in our ability to observe potential issues within them.

Therefore, we make no guarantees for parts of systems we are unable to see, whether they are behind walls, inside flooring materials, or within ceilings.

Observations

5.1.1 Fixtures / Faucets

SHOWER FIXTURES - IMPROPERLY INSTALLED

Maintenance Item

VARIOUS BATHROOMS

Description: One or more shower fixture were improperly installed.

This includes:

Main bathroom drain plug.

Main bathroom shower handle (loose).

Powder room sink plug.

Implications: Inconvenience, difficulty draining tubs, possible further damage caused by inoperable fixtures.

Recommendation: Repair and replace as necessary.

Timeframe: When possible. 1-3 years.

Recommendation

Contact a qualified professional.

Tub plug doesn't work

Loose Handle

5.1.2 Fixtures / Faucets

Recommendation

CAULKING REQUIRED

Description: Caulking missing, incomplete or deteriorated in the bathroom(s).

Implications: Water intrusion behind the wall, causing damage, rot and or mold.

Recommendation: Repair caulking.

Timeframe: 3 Months.

Recommendation

Contact a handyman or DIY project


Remove cover and reinstall correctly


Silicone seal vertical corners


Corner silicone missing

5.2.1 Drain, Waste, & Vent Systems

Maintenance Item

TOILETS - LAZY FLUSH

MAIN BATHROOM AND POWDER ROOM

Location: Main bathroom and powder room toilets.

Description: One or more toilets were noted to have a 'lazy flush' (slow flush).

Implications: Lazy flush could indicate an issue with the venting, a clog in the drain, or a repair needed within the toilet tank.

Recommendation: Contact a qualified individual to evaluate both toilets and provide a solution.

Timeframe: As needed.

Here is more information about lazy flushing toilets.

https://www.thespruce.com/why-your-toilet-flushes-slow-5218177

Recommendation

Contact a qualified professional.

5.2.2 Drain, Waste, & Vent Systems

Maintenance Item

SINK - SLOW DRAIN

Description: Slow drain sink observed.

Implications: Slow draining, inconvenience. May indicate an issue with the drain or venting.

Recommendation: Evaluation of the cause and repair.

Timeframe: When time permits/as needed.

Recommendation

Contact a qualified professional.

5.2.3 Drain, Waste, & Vent Systems

Maintenance Item

DRAIN INSTALLED "BEHIND TRAP"

Description: The dishwasher drain is installed "behind the trap" meaning there is no gas trap proceeding the dishwasher drain connection.

Implications: Possible sewer gasses climbing back into the dishwasher.

Recommendation: Repair as necessary, seek consultation from licensed plumber if required.

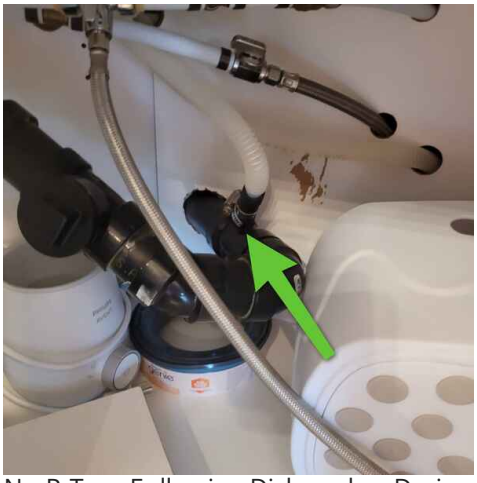
Timeframe: When necessary.

Here is some additional information about drain traps.

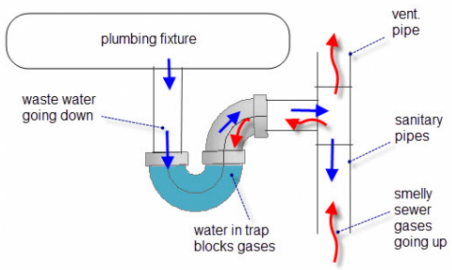
https://www.oatey.com/faqs-blog-videos-case-studies/blog/what-p-trap-and-how-does-it-work

Recommendation

Contact a qualified professional.



No P-Trap Following Dishwasher Drain



5.3.1 Water Heater

Recommendation

ANNUAL MAINTENANCE FLUSH RECOMMENDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help.

Recommendation

Contact a qualified plumbing contractor.

6: ELECTRICAL

Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex

Service Entrance Conductors: Electrical Service Conductors
Copper, 220 Volts, Overhead

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
100 AMP

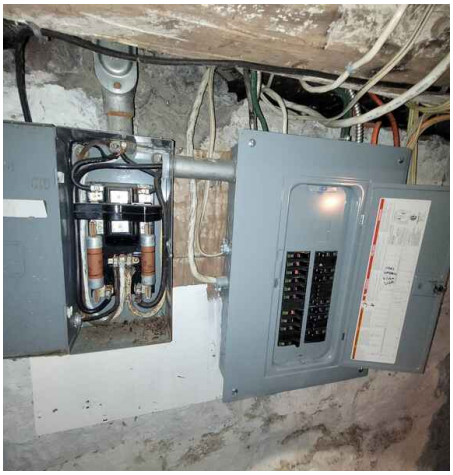
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Basement

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Square D

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker, Fuses

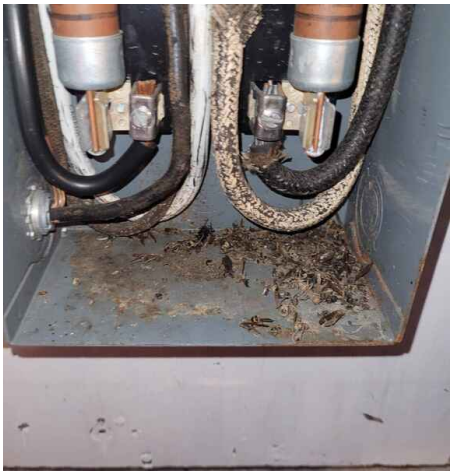
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel

Observed 100-amp electrical service, with a modern breaker panel that receives its power from an older control panel still utilizing 100-amp fuses.










Smoke Detectors: Maintenance

Regular house maintenance includes testing and changing the batteries in your smoke and carbon monoxide detectors.

Test once every 3 months.

Replace batteries as needed.

Carbon Monoxide Detectors: Maintenance

Regular house maintenance includes testing and changing the batteries in your smoke and carbon monoxide detectors.

Test once every 3 months.

Replace batteries as needed.

Limitations

General

OBSTRUCTED VIEW

Interior wall finishes, flooring, and ceilings conceal a significant portion of a home's electrical, plumbing, and HVAC systems. Because these mechanical services are hidden, we face limitations in our ability to observe potential issues within them.

Therefore, we make no guarantees for parts of systems we are unable to see, whether they are behind walls, inside flooring materials, or within ceilings.

Observations

6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

Recommendation

NUMBER OF PLUGS

Description: There is an insufficient number of wall plugs in the older part of the home.

Implications: Convenience, modern living challenges, reliance on extension cords.

Recommendation: Electrician install more plugs.

Timeframe: As needed

Recommendation

Contact a qualified electrical contractor.

6.4.1 Connected Devices and Fixtures

COVER PLATES DAMAGED

Description: Pink bedroom receptacle has a damaged cover plate.

Implications: Safety issue, shock hazard

Recommendation: Repair/replace

Timeframe: As soon as possible.

Recommendation

Contact a qualified electrical contractor.

6.5.1 Polarity and Grounding of Receptacles

UNGROUNDED RECEPTACLES

Description: All of the receptacles in the original part of the home are ungrounded.

Implications: Safety issue. Excess current has no ground to take it away. Can damage appliances.

Recommendation: Repair by qualified electrician

Timeframe: As soon as possible.

Recommendation

Contact a qualified electrical contractor.

6.7.1 Smoke Detectors

INSUFFICIENT

VARIOUS

Description: Insufficient quantity of smoke detectors present in the home.

Implications: Compromised fire alert system. General safety.

Recommendation: Install new smoke detectors according to modern standards.

Timeframe: Immediately

Recommendation

Recommended DIY Project

6.8.1 Carbon Monoxide Detectors

INSUFFICIENT

Description: Insufficient quantity of CO detectors present in the home.

Implications: Compromised alert system. General safety.

Recommendation: Install new CO detectors according to modern standards.

Timeframe: Immediately

Recommendation

Recommended DIY Project

7: HEATING

Information

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Heating Equipment: Information

The furnace is roughly two years old. Furnaces can typically last anywhere betweent 15-30 years.

I recommend getting the furnace serviced every year.

- Model Number: G96CTN0601714A1
- Serial Number: A221558799
- Manufacturer: International Comfort Products, Lewisburg, TN, U.S.A.
- Date of Manufacture: April 2022

Performance Data

- Input: 60,000 BTU/hr (high), 39,000 BTU/hr (low)
- Output: 58,000 BTU/hr (high), 38,000 BTU/hr (low)

Limitations

General

OBSTRUCTED VIEW

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8: AIR CONDITIONING

Information

Type
Air Conditioner

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Gas, Central Air Conditioner

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Central

Cooling Equipment: Information

Description: The air conditioner unit is almost 20 years old. It had visible signs of aging and was noisy when working.

Implications: The unit is approaching the end of its service life, and will likely need to be replaced soon.

Recommendation: Servicing, inquire with HVAC technician about the expected lifespan and general condition of the unit.

Timeframe: In the fall.

Limitations

General

OBSTRUCTED VIEW

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Therefore, we make no guarantees for parts of systems we are unable to see, whether they are behind walls, inside flooring materials, or within ceilings.

9: INTERIORS

Information

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung, Various

Floors: Floor Coverings
Carpet, Laminate, Tile, Vinyl

Doors: Operation

The interior doors were tested for function. The following issues (if any) were observed.

Observations

9.2.1 Doors

Recommendation

DOOR DOESN'T CLOSE

PINK BEDROOM

Description: The door to the pink bedroom does not shut. It is binding on the hinges.

Implications: Lack of privacy, small children able to leave bedroom unsafely.

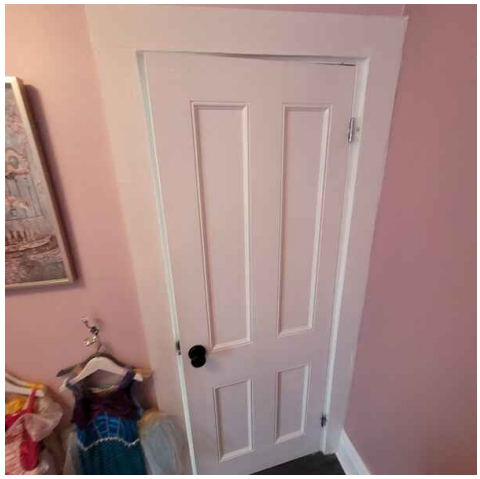
Recommendation: Adjust the door to close properly.

Timeframe: 6 Months.

Timeframe:

Recommendation

Contact a handyman or DIY project



9.6.1 Steps, Stairways & Railings

Recommendation

UNSAFE STAIRS

BASEMENT STAIRWELL

Description: The basement stairs are unsafe.

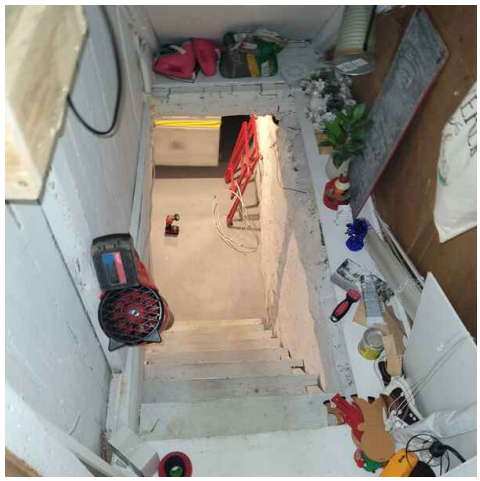
Implications: Trip Hazzard.

Recommendation: Add handrails and more lighting. Declutter stairwell area.

Timeframe: 1 Year.

Recommendation

Recommended DIY Project



9.6.2 Steps, Stairways & Railings

HANDRAIL - TOO LOW

Description: The upstairs landing handrail is too low and loose.

Implications: The railing will not reasonably stop somebody from falling down the stairs.

Recommendation: Replace the handrail with a more secure, taller handrail.

Timeframe: As soon as possible.

Recommendation

Contact a qualified carpenter.

10: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Unknown

Refrigerator: Brand
Unknown

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Unknown

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Tested

The built in appliances in the home were tested, unless indicated otherwise below.

11: INSULATION AND VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Attic Insulation: Insulation Type
Blown

Attic Insulation: R-value
Estimated: R-48

Ventilation: Ventilation Type
Ridge Vents

Exhaust Systems: Exhaust Fans
Fan Only

Observations

11.1.1 Attic Insulation

Recommendation

EVIDENCE OF RODENTS

Description: Evidence of rodents apparent in the attic. Mouse traps and tunnels were observed.

Implications: Potential damage to electrical wiring and insulation. Health concerns, diseases, allergies, asthma.

Recommendation: Monitor the mouse traps, add more as needed. If the problem persists seek help from a pest exterminator.

Timeframe: Ongoing.

Recommendation
Recommended DIY Project

11.2.1 Ventilation

Recommendation

ATTIC VENTILATION INSUFFICIENT

Description: The attic venting was insufficient at time of inspection. The space was hot, humid, stale and not breathing.

Implications: Possible condensation, mold, loss of efficiency, damage to wooden structural members.

Recommendation: Add gable ventilation. Consult with attic contractor or roofing contractor.

Timeframe: 1-3 years.

Recommendation
Contact a qualified roofing professional.

11.3.1 Exhaust Systems

Recommendation

DRYER VENT - BROKEN/CLOGGED

Description: The dryer vent exterior cap appeared to be broken and clogged.

Implications: Possible fire hazard, reduced dryer efficiency, possible condensation in duct causing rust and or damage to the dryer.

Recommendation: Replace the exterior cap, ensure to silicone the outside of the new one.

Timeframe: 3 months.

Recommendation

Contact a handyman or DIY project

12: MAINTENANCE TIPS

Information

Disclaimer

The following items are meant to provide insight and recommendations for the future care of your home. This is not an exhaustive list, and some times may not be relevant or applicable to your home. These are general recommendations. They may or may not be the best course of action for your home, especially if the fixtures, appliances and materials in your home do not degenerate at the standard rate.

Exterior

Eavestroughs and Downspouts Inspection & Cleaning:

- Frequency: Every spring and fall. More frequently if your property has many mature trees.
- Task: Visually inspect your eavestroughs and downspouts. Look for and remove any accumulated debris that can clog the system. Ensure downspouts direct water at least 6 feet away from the foundation. Check for any sagging, leaks, or disconnections in the gutters or downspouts.
- Why it's important: Clogged or damaged eavestroughs prevent proper water drainage away from your foundation. This can lead to serious issues like basement leaks, foundation damage, fascia and soffit rot, and landscaping erosion.

Driveway Sealing:

- Frequency: 3-5 years after new installation, then every 2-3 years for asphalt. Concrete driveways typically need sealing less often, perhaps every 3-5 years, or if you notice surface flaking.
- Task: For asphalt driveways, clean the surface thoroughly and apply a quality asphalt sealer. For concrete, ensure cracks are filled before applying a concrete sealer.
- Why it's important: Sealing protects your driveway from moisture penetration, UV rays, and oil/gas spills. This prevents cracking, crumbling, and potholes, extending its lifespan significantly and maintaining your home's curb appeal.

Roof Inspection:

Frequency: Every spring and after major storms (especially wind or hail).

- Task: From the ground with binoculars, or if safe and comfortable from a ladder (do not walk on the roof unless professionally trained and equipped), visually inspect your roof. Look for:
- Missing, cracked, curling, or buckled shingles.
- Granule loss on asphalt shingles (often visible in eavestroughs).
- Damage around roof penetrations (vents, chimneys, skylights).
- Moss or algae growth.
- Damage to flashing around chimneys and vents.

Why it's important: The roof is your home's primary defense against the elements. Early detection of minor damage can prevent major leaks and structural damage to the attic and interior, saving you from expensive repairs. Kemptville's winter storms can be particularly harsh on roofing materials.

General Exterior Damage Check:

Frequency: After every major storm (wind, hail, heavy snow/ice melt), and seasonally.

- Task: Walk around your entire house and carefully inspect the exterior siding, trim, windows, doors, and foundation. Look for:
- Loose or damaged siding (vinyl, wood, brick).
- Cracks or spalling in brick or stucco.
- Damaged or peeling paint.
- Cracks in the foundation walls (note any new or expanding ones).
- Broken or loose window panes or frames.
- Damage to decks, patios, or fences.

Why it's important: Storms can cause unseen damage that allows moisture intrusion, leading to rot, mold, or structural issues. Addressing these promptly prevents them from escalating into more significant and costly problems.

One-Year Check (Especially for New Homes):

Frequency: Around the one-year mark after moving in, particularly for new builds.

- Task: Conduct a thorough review of your home's exterior and interior. Pay close attention to anything that appears to be deteriorating faster than it should. This includes:
- Excessive cracking in drywall or concrete.
- Persistent minor leaks (plumbing, windows).
- Premature wear on finishes.
- Uneven settling.
- Reference: Use neighboring houses of similar age as a reference point, but also rely on your home inspection report and common sense.

- Why it's important: For new homes, the first year is critical as the house settles and experiences its first full cycle of seasons. This check allows you to identify "punch list" items or warranty-covered defects before your builder's one-year warranty expires, giving you the opportunity to have them corrected.

HVAC

Change or Clean Air Filters Regularly:

- Frequency: Check monthly, change/clean every 1-3 months. More often if you have pets, allergies, smokers, or active renovations.
- Why it's important: Clogged filters restrict airflow, making your system work harder, increasing energy consumption, and reducing indoor air quality. They also prevent dust and debris from entering the system, which can cause damage.

Keep Outdoor Unit Clear (Air Conditioner/Heat Pump):

- Season: Spring, Summer, Fall
- Task: Clear away leaves, grass clippings, dirt, and other debris from around the outdoor condenser unit. Ensure there's at least 2 feet of clearance on all sides for proper airflow.
- Note: In winter, ensure snow doesn't pile up excessively around heat pump units.

Clean Vents and Registers:

- Frequency: Periodically throughout the year.
- Task: Vacuum dust and debris from all supply and return air vents throughout your home. Ensure no furniture or rugs are blocking them, which can impede airflow.

Test Your Thermostat:

- Frequency: Seasonally, when switching from heating to cooling or vice versa.
- Task: Ensure it's working correctly and accurately reflecting the room temperature. Replace batteries if it's not hardwired. Consider upgrading to a programmable or smart thermostat for better energy management.

Listen for Unusual Noises or Smells:

- Frequency: Ongoing vigilance.
- Task: Pay attention to strange sounds (squealing, grinding, banging) or smells (burning, musty, gas) coming from your HVAC system. These are often early indicators of a problem. A burning smell can indicate a very dirty filter.

Ensure Proper Airflow:

- Task: Check that all registers and return grilles are open and unobstructed. This helps air circulate efficiently.

Plumbing

Check for Leaks Under Sinks and Around Toilets:

- Frequency: Monthly or quarterly, and after any noticeable usage change.
- Task: Open cabinet doors under all sinks. Look for any signs of moisture, drips, water stains, or a musty smell. Check the base of all toilets for leaks.
- Why it's important: Small, unseen leaks can lead to significant water damage, mold growth, and structural rot over time, often before they become obvious. Early detection saves you from expensive repairs.

Regularly Clear Drains and Prevent Clogs:

- Frequency: Annually for preventative measures; immediately if slow.
- Task: Kitchen Sinks: Avoid pouring grease down the drain. Use a drain strainer to catch food scraps. Run hot water after using the garbage disposal.
- Task: Bathroom Sinks/Showers: Use drain covers to catch hair. Regularly clear hair and soap scum from stoppers and drain openings.

Why it's important: Clogs restrict water flow, putting strain on your plumbing system and eventually leading to backups. Preventing clogs is far easier and less expensive than dealing with a stubborn blockage or an overflowing sink/toilet.

Inspect Water Heater:

- Frequency: Annually.
- Task: Contact a licensed plumber to flush the water tank.

Why it's important: Your water heater is a major appliance. Regular inspection and maintenance help prevent sudden breakdowns, improve energy efficiency (sediment reduces efficiency), and extend its lifespan. A malfunctioning T&P valve can be a serious safety hazard.

Know Your Main Water Shut-Off Valve:

- Frequency: Familiarize yourself immediately upon moving in.
- Task: Locate the main water shut-off valve for your home. This is typically where the main water line enters the house, often in the basement, utility room, or near the water meter. Make sure everyone in the household knows its location.
- Why it's important: In case of a burst pipe, major leak, or other plumbing emergency, knowing how to quickly shut off the main water supply can prevent extensive and costly water damage to your home and belongings.

Inspect Sump Pump (if applicable):

- Frequency: Seasonally (spring and fall) and before/after heavy rainfalls.
- Task: Pour a bucket of water into the sump pit to ensure the pump activates, drains the water, and then shuts off correctly. Check that the discharge pipe is clear of obstructions and directs water away from the foundation.
- Why it's important: A functional sump pump is crucial for preventing basement flooding. Regular testing ensures it's ready when you need it most.

Guard Against Freezing Pipes (Winter Preparation):

- Frequency: Late fall/early winter.
- Tasks:
  -Disconnect and drain outdoor hoses before the first freeze.
  -Shut off and drain water from exterior hose bibs/spigots (if they don't have built-in freeze protection).
  -Insulate exposed pipes in unheated areas like basements, crawl spaces, attics, and garages.
  -During extreme cold snaps, open cabinet doors under sinks on exterior walls to allow warmer air to circulate around pipes.
  -Consider letting a slow drip from a faucet during severe cold to keep water moving and prevent freezing.
- Why it's important: Frozen pipes can burst, leading to devastating water damage and costly emergency repairs. Preventative measures are essential.

Garage

Inspect and Maintain Garage Door:

- Frequency: Visual check and lubrication annually.
- Task: Visual Check: Look for worn cables, frayed wires, broken springs, or bent rollers.

Why it's important: Regular maintenance ensures safe operation, prevents costly breakdowns (like broken springs), and extends the life of the opener and door itself. Proper function is crucial.

Inspect Garage Door Opener:

- Frequency: Annually or if operational issues arise.
- Task: Check that the motor sounds normal and operates smoothly.

Why it's important: A well-maintained opener ensures convenient and safe access. Malfunctioning safety sensors are a significant hazard, particularly for children and pets.

Check Garage Foundation and Walls:

- Frequency: Annually (spring or fall), and after significant weather events.
- Task: Visually inspect the interior and exterior foundation walls of the garage for cracks, efflorescence (white powdery residue), or signs of water intrusion.

Why it's important: The garage foundation can be susceptible to similar issues as the house foundation. Detecting cracks or moisture problems early can prevent larger structural issues and potential water damage to stored items.

Seal and Maintain Garage Floor:

- Frequency: As needed, typically every 5-7 years for concrete sealants.
- Task: Clean the garage floor thoroughly. If it's bare concrete, consider applying a concrete sealer or an epoxy coating. If already sealed, check for peeling, cracks, or wear in the existing coating. Repair any significant cracks to prevent water penetration.

Why it's important: Sealing the garage floor protects it from oil, grease, salt (common in Kemptville winters), and other chemicals. This prevents staining, pitting, and concrete degradation, extending the life of the floor and making it easier to clean.

Maintain Proper Ventilation:

- Frequency: Ongoing awareness.
- Task: Ensure any garage vents are clear of obstructions. If you regularly use your garage for projects that produce fumes (e.g., painting, engine work), ensure you have adequate ventilation (e.g., open garage door, use exhaust fans). Never run a car engine in an attached garage with the door closed due to carbon monoxide risk.

Why it's important: Good ventilation helps dissipate fumes, reduces humidity (preventing rust and mold), and maintains a healthier environment in your garage.

Assess Insulation and Weatherstripping:

- Frequency: Annually, especially before winter.
- Task: Check the weatherstripping around the garage door perimeter and the bottom seal. Ensure there are no gaps that allow drafts, moisture, or pests. If your garage is insulated, check for any damaged or missing insulation in walls or ceilings.
- Why it's important: Effective insulation and weatherstripping help control temperature, reduce energy loss (especially if the garage is attached to the house), and keep out pests and moisture.

Filters

HRV (Heat Recovery Ventilator) Filters:

- Frequency: Check monthly; clean or replace every 6-12 months.
- Task: Locate your HRV unit (typically in a utility room). Remove the filter(s) (usually two – one for supply air, one for exhaust air). Clean reusable filters with a vacuum cleaner. Replace disposable filters with the correct size and type.
- Why it's important: HRVs bring fresh air into your home while exhausting stale air, improving indoor air quality. Clogged filters reduce airflow, making the system less effective and potentially damaging the HRV unit.

Furnace Filters:

- Frequency: Check monthly; replace every 3-6 months. More often during periods of heavy use (heating season).
- Task: Locate the filter slot in your furnace (usually near the blower compartment). Remove the old filter and replace it with a new one of the correct size and type. Note the airflow direction arrow on the filter.

Why it's important: A clean furnace filter ensures proper airflow, preventing the furnace from overheating, improving efficiency, and reducing dust and allergens circulating in your home.

Kitchen Hood Fan Filters:

- Frequency: Clean monthly; replace as needed.
- Task: Remove the filter(s) from your kitchen hood fan (usually metal mesh or charcoal). Clean metal mesh filters in hot, soapy water or the dishwasher. Replace charcoal filters as recommended by the manufacturer.

Why it's important: A clean hood fan filter effectively traps grease and cooking odors, preventing them from accumulating on surfaces and improving indoor air quality.

Washing Machine Filters (Some Models):

- Frequency: Check and clean every 1-3 months, or as recommended in your owner's manual.
- Task: Refer to your washing machine's owner's manual to locate the filter (often near the bottom front or inside the drum). Remove the filter and clean out any lint, debris, or small objects.

Why it's important: A clean washing machine filter prevents clogs, ensures proper drainage, and improves washing performance.

Central Air Conditioner Filters (If Separate from Furnace):

- Frequency: Check monthly; replace every 3-6 months during cooling season.
- Task: If your central air conditioner has a separate filter from your furnace, locate it (often near the air handler) and replace it with a new one of the correct size and type.

Why it's important: Similar to furnace filters, a clean AC filter ensures proper airflow, prevents the unit from overworking, and improves energy efficiency.

Dehumidifier Filters (If Applicable):

- Frequency: Clean monthly.
- Task: Remove the filter from your dehumidifier and clean it with a vacuum or rinse it with water.

Why it's important: A clean dehumidifier filter allows the unit to operate efficiently and effectively remove moisture from the air, preventing mold growth.

Air Purifier Filters (If Applicable):

- Frequency: Varies depending on the type of filter; follow manufacturer's instructions.
- Task: Replace or clean filters in your air purifier as recommended (HEPA filters typically need replacing every 6-12 months, pre-filters more often).
- Why it's important: Clean air purifier filters ensure effective removal of dust, allergens, and other pollutants from the air.

STANDARDS OF PRACTICE

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.