



**SUMMARY**  
1234 Main Street Kemptville ON K0G  
1J0  
Buyer Name  
2025/06/08 9:00AM

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#### 2.4.1 Roof Structure & Attic **THIN/SOFT SHEATHING**

 Recommendation

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.



#### 3.2.1 Exterior Doors **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

 Maintenance Item

#### 3.2.2 Exterior Doors **PATIO DOOR - MISSING FLASHING**

 Recommendation

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

#### 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

#### 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 conjunction with the roof work.

##### Recommendation

Contact a qualified gutter contractor





### 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

#### PATIO - IMPROPER SLOPE



Recommendation

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



### 4.2.1 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

### 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.



#### 5.1.1 Fixtures / Faucets

### SHOWER FIXTURES - IMPROPERLY INSTALLED

#### 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

### 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.

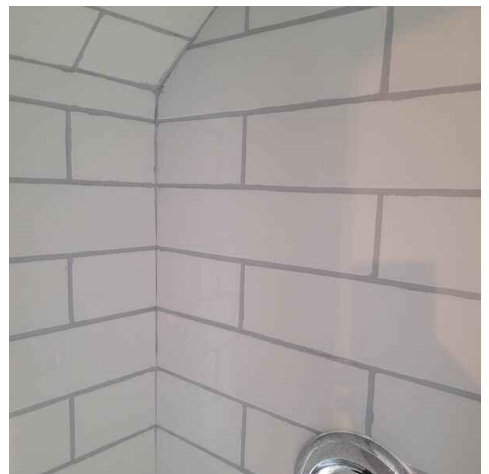
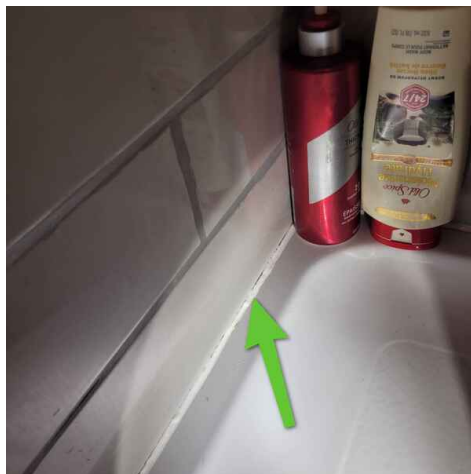
Timeframe: 3 Months.

Recommendation

Contact a handyman or DIY project



Remove cover and reinstall correctly



Silicone seal vertical corners



Corner silicone missing



**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, &amp; Vent Systems

**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, &amp; Vent Systems

**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.

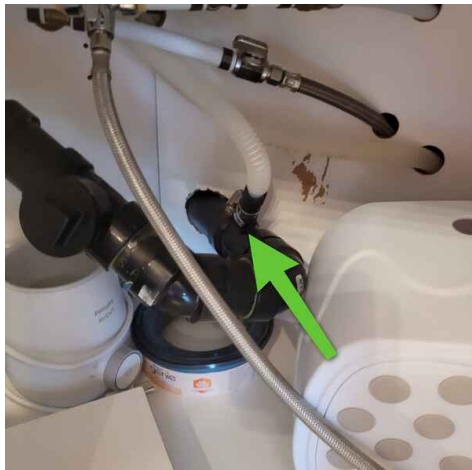
Timeframe: When necessary.

Here is some additional information about drain traps.

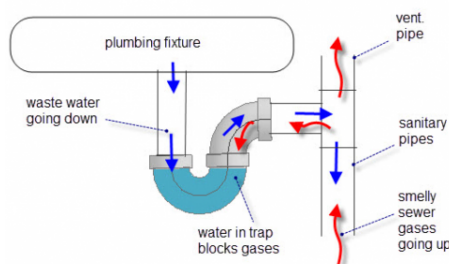
<https://www.oatey.com/faqs-blog-videos-case-studies/blog/what-p-trap-and-how-does-it-work>

Recommendation

Contact a qualified professional.



No P-Trap Following Dishwasher Drain



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#### 5.3.1 Water Heater

### 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.

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



### 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.

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#### 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

### UNGROUND 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.

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#### 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

#### 9.2.1 Doors

### DOOR DOESN'T CLOSE



Recommendation

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.

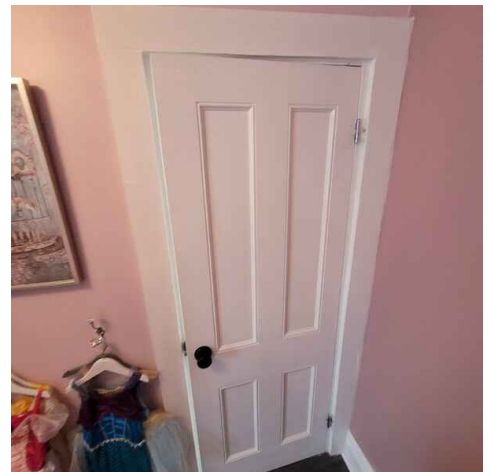
Recommendation: Adjust the door to close properly.

Timeframe: 6 Months.

Timeframe:

Recommendation

Contact a handyman or DIY project



#### 9.6.1 Steps, Stairways & Railings

### UNSAFE STAIRS



Recommendation

BASEMENT STAIRWELL

Description: The basement stairs are unsafe.

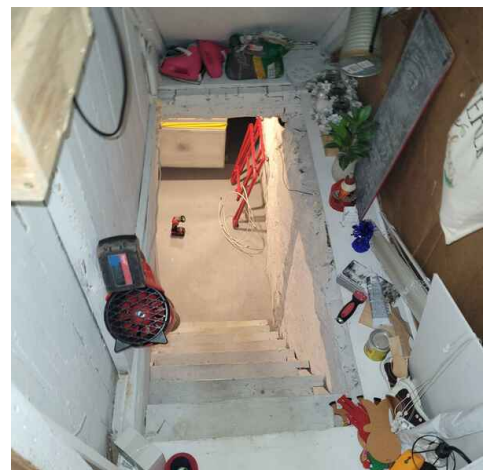
Implications: Trip Hazard.

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.



### 11.1.1 Attic Insulation

#### EVIDENCE OF RODENTS



Recommendation

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

#### ATTIC VENTILATION INSUFFICIENT



Recommendation

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

#### DRYER VENT - BROKEN/CLOGGED



Recommendation

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

