

Inspec Homes
71 Richmond park Dr
Keswick, Ontario L4P 0A4

APPENDIX D



Inspection Report



4022 Fourth Line
Oakville , ONT L6M 4L4



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. **Roof** Roof has damaged shingles with leaking and mold to the interior causing possible health issues. Also, damaged gutters and missing downspouts contribute to foundation problems.



2. **Windows** Wood - Damaged leaking rotted windows, causing water intrusion and mold in the walls. This could be a health hazard for the family living inside.



3. **Siding** Siding - Siding is falling apart allowing water to penetrate the in behind structure. This has caused the structure to rot and shift over the years, which has compromised the overall stability of the home. This results in an unsafe place to live.



Roof (Continued)

Siding (continued)



4. Roof Chimney Chimney: Brick - **Crumbling chimney with deteriorating bricks and leaning. Falling hazard present.**



Electrical

5. Electrical **Old panel is only a 60 Amp which is not enough for this dwelling. More importantly, the wiring in the home is knob and tube which is a severe fire hazard. Ensure safety.**





Defective Summary (Continued)

Structure

6. Structure Structure is compromised, with rotting of main wood joists, poorly supported beams, foundation wall crumbling from exterior to interior allowing water and animals into the inside. In my opinion, the house needs to be demolished before it falls down.



Basement

7. Basement Major water intrusion causing mold throughout the basement. Old oil tank noted and a propane cylinder with heater.



Basement (Continued)

Basement (continued)



8. Asbestos Asbestos noted around venting, resulting in likely health hazards.



Living Space

9. Fireplace Fireplace was installed by the tenants. Unit is too close to the walls and has an improper hearth. The flue is not rated for today's standards as it is only single and not double. Also, all parts of the unit are too close to combustibles. This is a severe fire hazard.





Defective Summary (Continued)

Bedroom

10. Bedroom An infestation of vermin and their waste was noted throughout the house in the bedrooms and living areas. This can likely lead to breathing issues and sickness.





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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 4022 Fourth Line
City Oakville Province ONT Postal Code L6M 4L4
Contact Name N/A

Client Information

Client Name George Bekiaris
E-Mail gjbekiaris@gmail.com

Inspection Company

Inspector Name Robert Ranieri
Company Name Inspec Homes
Address 71 Richmond park Dr
City Keswick Province Ontario Postal Code L4P 0A4
Phone 905-251-3455
E-Mail rob@inspechomes.com



General Information (Continued)

Conditions

Others Present Renters Property Occupied Occupied
Estimated Age 100 plus Entrance Faces N/A
Inspection Date 07/14/2021
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 28c
Weather Partly sunny Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage N/A
Sewage Disposal Septic How Verified Visual Inspection
Water Source Well How Verified Visual Inspection

Invoice

Inspector Name: Robert Ranieri
Company Name: Inspec Homes
Address: 36 Camrose Dr
City Province and Postal Code Keswick Ontario L4P 0A4
Client Name: George Bekiaris
Address: 4022 Fourth Line
City, Province and Postal Code Oakville ONT

Services Performed	Amount Due
Home Inspection	
Taxes	



Invoice (Continued)

Total



THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at (905) 251-3455.



Roof

1. Defective

Roof Roof has damaged shingles with leaking and mold to the interior causing possible health issues. Also, damaged gutters and missing downspouts contribute to foundation problems.



2. Defective

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3. Defective

Siding Siding - Siding is falling apart allowing water to penetrate the in behind structure. This has caused the structure to rot and shift over the years, which has compromised the overall stability of the home. This results in an unsafe place to live.





Roof (Continued)

Siding (continued)



Roof Chimney

4. Defective

Chimney: Brick - **Crumbling chimney with deteriorating bricks and leaning. Falling hazard present.**



Electrical

1. Defective

Electrical **Old panel is only a 60 Amp which is not enough for this dwelling. More importantly, the wiring in the home is knob and tube which is a severe fire hazard. Ensure safety.**





Electrical (Continued)

Electrical (continued)



Structure

1. Defective

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Structure (Continued)

Structure (continued)



Basement

1. Defective

Basement Major water intrusion causing mold throughout the basement. Old oil tank noted and a propane cylinder with heater.





Basement (Continued)

2. Defective

Asbestos **Asbestos noted around venting, resulting in likely health hazards.**



Living Space

It is possible that asbestos and lead paint may have been used in this time period, recommend testing materials before any major renovations are anticipated.

1. Defective

Fireplace **Fireplace was installed by the tenants. Unit is too close to the walls and has an improper hearth. The flue is not rated for today's standards as it is only single and not double. Also, all parts of the unit are too close to combustibles. This is a severe fire hazard.**





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Bedroom An infestation of vermin and their waste was noted throughout the house in the bedrooms and living areas. This can likely lead to breathing issues and sickness.

