SAFE HOMES CANADA HOME INSPECTION REPORT

ADDRESS: xxx, Oro-Medonte, Ontario

CLIENT: Andrew xxx

INSPECTOR: Andrew Christie, CET, PHPIC

DATE: January 24, 2017

AGE OF HOME: unknown/not examined/approximately 20 years

Scope of the Report
Safe Homes Canada were invited to assess the subject property with reference to possible deficiencies at structural elements, specifically possible excessive settlement/movement at the foundations and floor assembly.

The foundation walls were examined briefly. The floor assemblies were examined (where observable) and were loaded underfoot. A moisture meter was implemented at the inside face of the foundation walls. The basement floor slab was examined. The garage floor slab was not inspected.

The ‘front’ of the home is the side facing the street (xxx Drive).

FINDINGS/OBSERVATIONS
The building is reasonably plumb.

The concrete block foundation walls are sound and stable as observable.

The outside face of the foundation walls are not observable at a few locations, including left of the front door where the exterior grade (garden earth) is close to the bottom of the siding, and at the locations where exterior decks are in place. (photo below)

Settlement/stress cracks are observable at the left/front garage foundation wall, near the middle of the rear foundation wall, near the middle of the right foundation wall, and near the middle of the front foundation wall. (photos below)

A pile of paver stone units prevents observation at the rear wall, at a possible ‘step down’ location. (below)

Some eaves trough down pipes have been buried/connected to in-ground pipe extensions. (below)

Some down pipes are draining directly against the foundation. (below)

A formal parging system is observable at the outside face of the foundation walls above grade.

A moisture meter showed normal relative humidity at the perimeter wall assemblies in the basement.

Minor darkening – which may or may not relate to past water entry through open joints at the front door sill – is observable at the bottom of the inside face of the front foundation wall in the central closet.

A sump pit was observed at the front right part of the basement utility room.

There is no sump pump in the pit.

A condensate (likely from the furnace) is draining into the sump pit.

The floors are stable underfoot. The floors are reasonably level throughout the home. The finished floor in the hallway right of the front door appears to be slightly out of level.

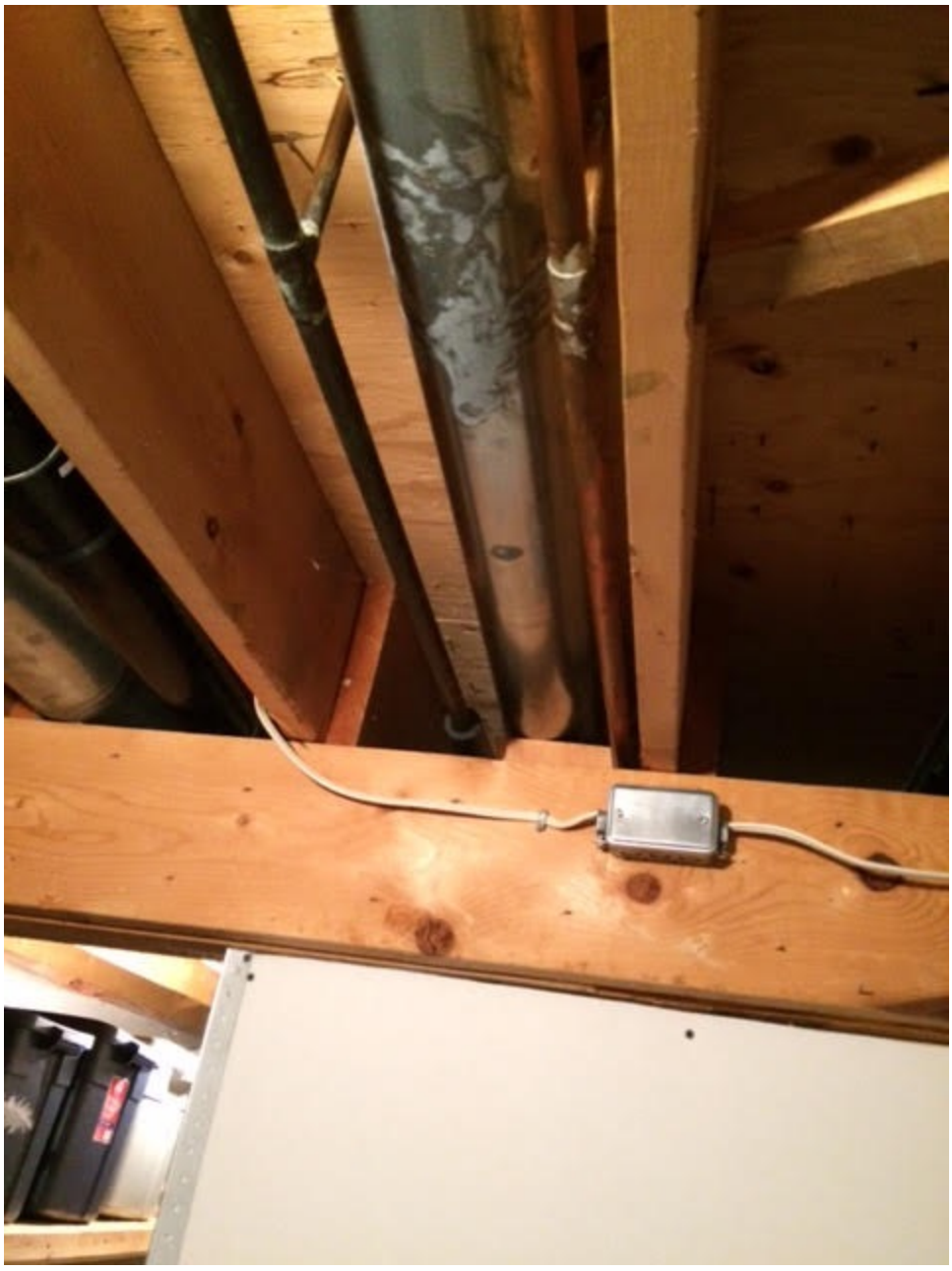
Plywood sheathing bears upon lumber joists.

The joists bear upon a number of built-up lumber beams.

The beams bear upon the foundation walls and central posts that are not observable.

The joists are aligned in a formal fashion where they overlap above the beams. (One ceiling tile at the ‘gym room’ was removed temporarily to facilitate observation of the joist overlaps left of the utility room.)

There is no evidence of curling, cracking or separation at the joists, including at observable overlap locations. (below)



Formal cross-bridging is in place at various locations between joints.

Minor gaps are observable between central members at the built-up wood beams.

There is no ‘mouldy’ odour at any location in the home, including in the basement.

Coniferous trees are observable around the home.

CONCLUSIONS/RECOMMENDATIONS

There is no evidence of excessive or differential settlement at any location.

The cracking at the foundation level is completely normal. No action is required/ recommended to dig down and seal a crack.

The above-noted darkening in the front closet may – as noted – relate to past water entry through the front door sill. Water sometimes infiltrates at door sills and through joints at basement windows at block foundation walls. It is normally easy and inexpensive to stop water entry by eliminating obvious entry points and transporting eaves trough and sump water well away from the home. Some caulking is obviously required at basement window joints and door sills here.

The floor being slightly out of level in the hallway is completely normal. Interior beams are often installed at an elevation that does not align appropriately with the foundation elevation. In a normal home inspection situation, it is very unlikely that this inspector would have commented about the hallway floor.

No action is required/recommended relating to the minor gaps within the built-up wood beams. Extra fasteners could be installed if desired at accessible parts of the beams.

It is possible/probable that the sump pit is a ‘gravity’ pit intended to drain without the need for a sump pump. While perhaps not a ‘requirement’, this inspector suggests that a pump system be installed as a ‘failsafe’ to help prevent possible flooding. It may be most practical to pump the water out of the pit to determine whether the drain pipe that is observable is an inlet or outlet pipe. It would be prudent to consult with a plumber who has experience with foundation drainage and sumps. It is important to know where the water is draining to, if the sump system is draining out of the home. For example, if water is drained against the foundation wall for a significant time period, it could cause water entry and/or further settlement of the home. Again, there is no evidence of excessive or differential settlement at this time, and the basement is systemically dry. In light of the

coniferous trees, the material around and under the home is likely sandy, which promotes effective drainage.

This inspector feels burying eaves troughs down pipes is inappropriate, as it often causes clogging and/or freezing, and can promote water infiltration. It is recommended that eaves trough down pipes be extended well away from the home, on top of the ground.

Andrew Christie, CET (civil), PHPIC
Safe Homes Canada Home and Building Inspections