

INSPECTION REPORT



For the Property at:
321 HIGH RD.
HAMMOND., ON K0A 2A0

Prepared for: JOHN DOE
Inspection Date: Saturday, August 10, 2019
Prepared by: Daniel Ducheneaux



DMD Home Inspections
18350 Concession Rd 5
Maxville, ON K0C 1T0
613-936-7173

www.dmdhomeinspections.com
dan@dmdhomeinspections.com



August 19, 2019

Dear John Doe,

RE: Report No. 1005, v.5
321 High Rd.
Hammond., ON
K0A 2A0

Thank you very much for choosing DMD Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of OAH (Ontario Association of Home Inspectors) standards of Practice. This document defines the scope of a home inspection:

<https://www.oahi.com/english/about/standards-of-practice.html>

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you very for choosing DMD to perform your home inspection. We appreciate your business.

Sincerely,

Daniel Ducheneaux
on behalf of
DMD Home Inspections

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SUMMARY

321 High Rd., Hammond., ON August 10, 2019

Report No. 1005, v.5

www.dmdhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: North/front porch

Task: Repair

Time: Immediate

Condition: • [Loose](#)

Guardrails and handrails

Implication(s): Fall hazard

Location: Back deck and porch

Task: Repair

Time: Immediate

GARAGE \ General

Condition: • Garage roof at end of life expectancy

Implication(s): Water leakage and damage to structure and contents

Location: Southeast Exterior

Task: Replace

Time: Less than 1 year

Condition: • Garage needs repairs throughout

Implication(s): Water leakage and damage to structure and contents

Location: Throughout

Task: Further evaluation

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Dryer outlet is exposed and not secured.

Implication(s): Electric shock | Fire hazard

Location: Basement Laundry Area

Task: Correct

Time: Immediate

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Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Exterior back Wall

Task: Replace

Time: immediate

Interior

WINDOWS \ Sill height

Condition: • [Sills too low on stairs](#)

Window on main floor staircase could be a fall hazard. Someone tripping on the stairs could fall through glass window.

Implication(s): Fall hazard

Location: First Floor Living Room

Task: Improve

Time: Immediate

STAIRS \ Lighting

Condition: • [Missing](#)

Implication(s): Trip or fall hazard | Inadequate lighting

Location: First Floor

Task: Provide

Time: As soon as possible

STAIRS \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Second Floor Master Bathroom

Task: Improve

Time: Immediate

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Immediate

STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)

Implication(s): Fall hazard

Location: Second Floor Master Bathroom

Task: Improve

Time: immediate

This concludes the Summary section.

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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The home is considered to face : • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Undetermined

Flat roofing material: • Not applicable

Flat roof flashing material: • Not applicable

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Damage, loose, open seams, patched](#)

Chimney flashing for hot water heater shows signs of previous repairs. No evidence of leakage was noticed at time of inspection

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior

Task: Monitor

Time: Ongoing



1. Damage, loose, open seams, patched



2. Damage, loose, open seams, patched

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Upper floor wall that intersects with lower roof shows signs of previous repairs. No evidence of leakage was noticed at time of inspection

Implication(s): Chance of water damage to contents, finishes and/or structure

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Location: East Exterior

Task: Monitor

Time: Ongoing Regular maintenance



3. Damage, loose, open seams, patched



4. Damage, loose, open seams, patched

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General: • Note: Exterior improvements are ongoing. Seller has most materials onsite.

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Retaining wall: • [Wood](#)

Driveway: • Asphalt

Walkway: • Interlocking brick

Garage: • Detached

Limitations

Inspection limited/prevented by:

- Storage in garage
- Poor access under steps, deck, porch
- No access under front porch

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Gutter end cap is missing on upper roof gutter.

Implication(s): Water damage to structure and grading

Location: Southeast Exterior

Task: Provide

Time: As soon as possible



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Condition: • Dirty/debris

Location: throughout

Task: Clean

Time: Immediate



6. Dirty/debris



7. Dirty/debris

ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southeast Exterior

Task: Repair or replace

Time: discretionary



8. Damage

Condition: • [Damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

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Location: Northwest Exterior

Task: Repair or replace

Time: Discretionary



9. Damage



10. Damage

WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

This is a minor repair but should be performed as early as possible.

Caulking is recommended.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southwest Exterior Wall

Task: Repair

Time: As soon as possible



11. Mechanical damage



12. Mechanical damage

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Condition: • [Loose or missing pieces](#)

Open gap at the rear entrance porch.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southeast Exterior

Task: Repair

Time: As soon as possible



13. Loose or missing pieces

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Parging damaged or missing](#)

Parging will need maintenance on all sides of the house

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Throughout exterior

Task: Repair

Time: Discretionary



14. Parging damaged or missing



15. Parging damaged or missing

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WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Open gap

Implication(s): Water infiltration

Location: Left Side Exterior

Task: Improve

Time: immediate



16.

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Sill deteriorated](#)

Implication(s): Material deterioration

Location: South

Task: Repair

Time: Less than 1 year



17. *Sill deteriorated*

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EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Debris/leaves

Implication(s): Possible water infiltration

Location: Rear of house

Task: Monitor/clean

Time: Immediate



18.

DOORS \ Exterior trim

Condition: • [Sill too low](#)

Implication(s): Chance of damage to finishes and structure

Location: South Exterior front and back entrance

Task: Improve

Time: Discretionary



19. *Sill too low*

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Condition: • [Sill too low](#)

Implication(s): Chance of damage to finishes and structure

Location: Exterior back deck

Task: Improve

Time: Discretionary



20. *Sill too low*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Location: Southwest Exterior

Task: Repair

Time: Less than 1 year



21. *Leaning*

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Southwest Exterior

Task: Repair

Time: As soon as possible



22. Connections weak

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

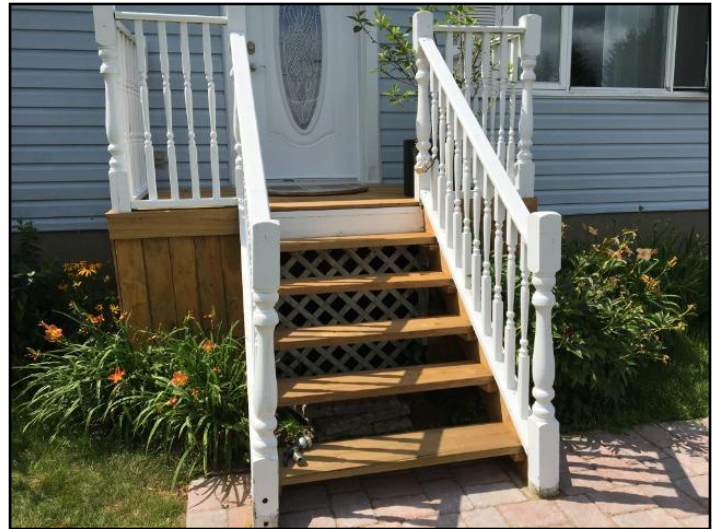
Location: North/front porch

Task: Repair

Time: Immediate



23. Loose



24. Loose

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Condition: • [Loose](#)

Guardrails and handrails

Implication(s): Fall hazard

Location: Back deck and porch

Task: Repair

Time: Immediate



25. Loose



26. Loose

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

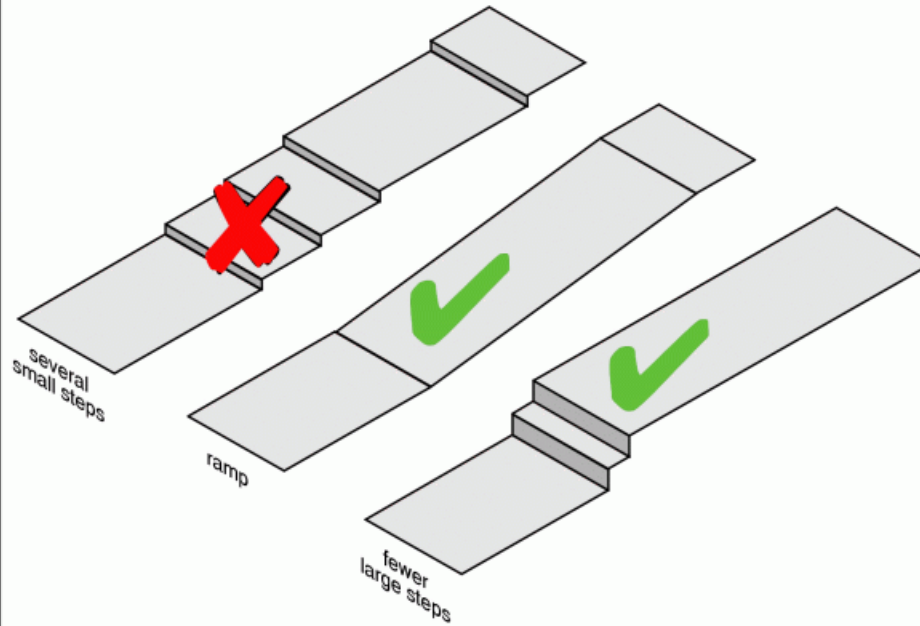
Implication(s): Physical injury

Location: Exterior, Back and front walkways

Task: Improve

Time: discretionary

Walkway steps



27. Uneven (trip hazard)



28. Uneven (trip hazard)

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29. Uneven (trip hazard)



30. Uneven (trip hazard)

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Throughout

Task: Improve

Time: Discretionary



31. Cracked or damaged surfaces

Condition: • [Unsealed gap at building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side Driveway

Task: Repair

Time: Less than a year

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32. Unsealed gap at building



33. Unsealed gap at building

LANDSCAPING \ Retaining wall

Condition: • [Leaning](#)

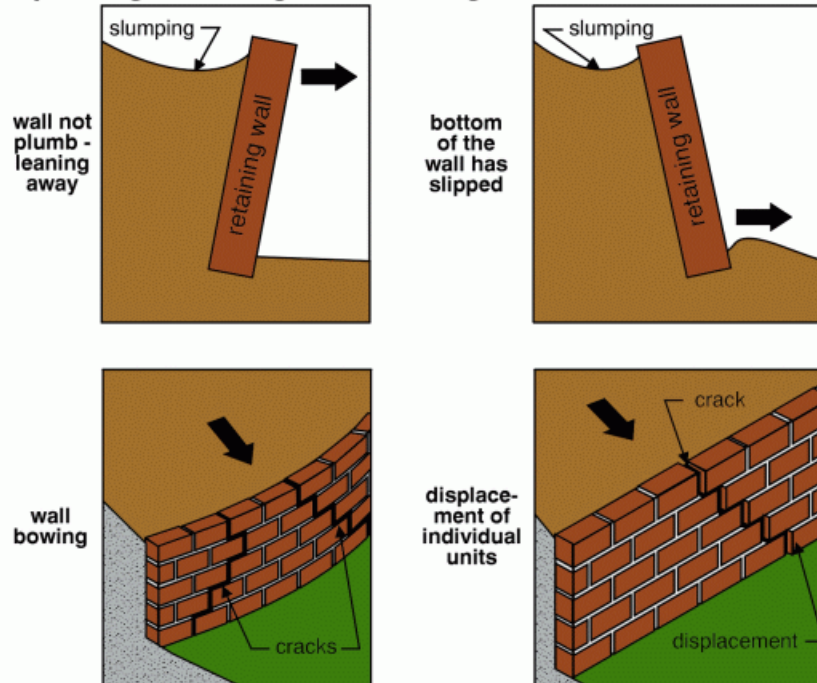
Implication(s): Weakened structure | Chance of movement

Location: Southwest Exterior

Task: Repair

Time: Less than 1 year

Inspecting retaining walls - things to watch for



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34. Leaning

GARAGE \ General

Condition: • Garage roof at end of life expectancy

Implication(s): Water leakage and damage to structure and contents

Location: Southeast Exterior

Task: Replace

Time: Less than 1 year



35. Disrepair



36. Disrepair

Condition: • Garage needs repairs throughout

Implication(s): Water leakage and damage to structure and contents

Location: Throughout

Task: Further evaluation

Time: Immediate

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37. Disrepair



38. Disrepair



39. Disrepair

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • Not visible

Roof and ceiling framing: • [Trusses](#)

Location of access to under-floor area: • Basement

Limitations

Attic/roof space: • Inspected from access hatch

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution panel type and location: • Basement

Electrical panel manufacturers: • FPE Stab-Lok

Auxiliary panel (subpanel) type and location: • [Not found](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted • Present on every floor

Recommendations

DISTRIBUTION SYSTEM \ Outdoor wiring

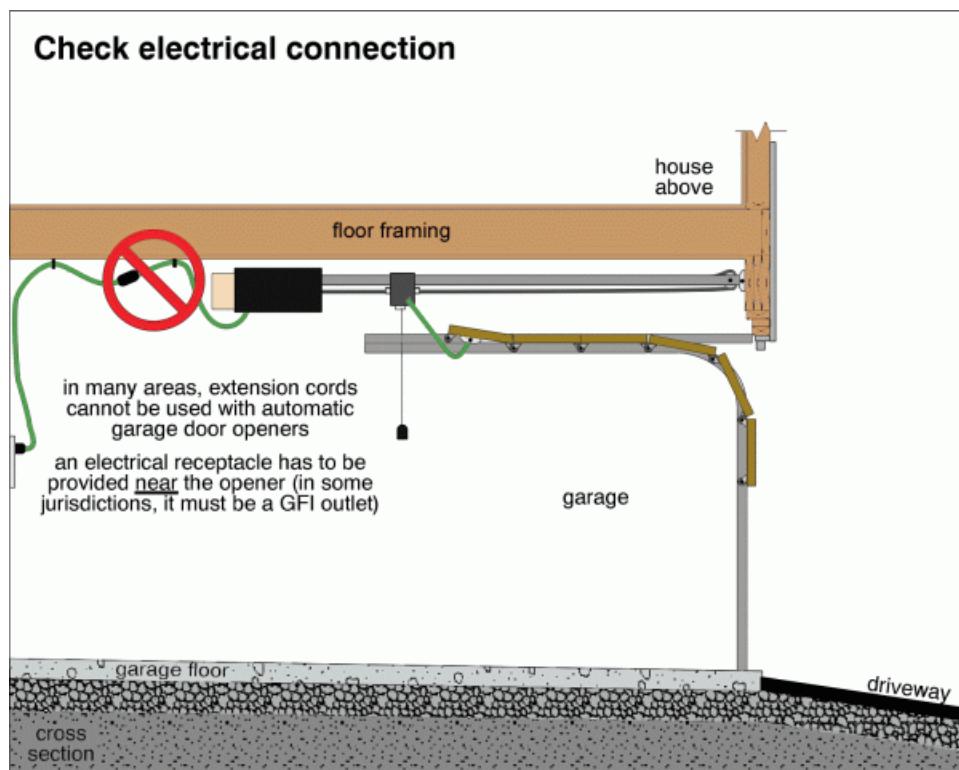
Condition: • [Extension cord for garage door opener](#)

Implication(s): Fire hazard

Location: Garage

Task: Improve Correct

Time: Immediate





40. Extension cord for garage door opener

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Family Room

Task: Provide

Time: Immediate



41. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Dryer outlet is exposed and not secured.

Implication(s): Electric shock | Fire hazard

Location: Basement Laundry Area

Task: Correct

Time: Immediate



42. Loose

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Replace

Time: immediate



43. No GFCI/GFI (Ground Fault Circuit...

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

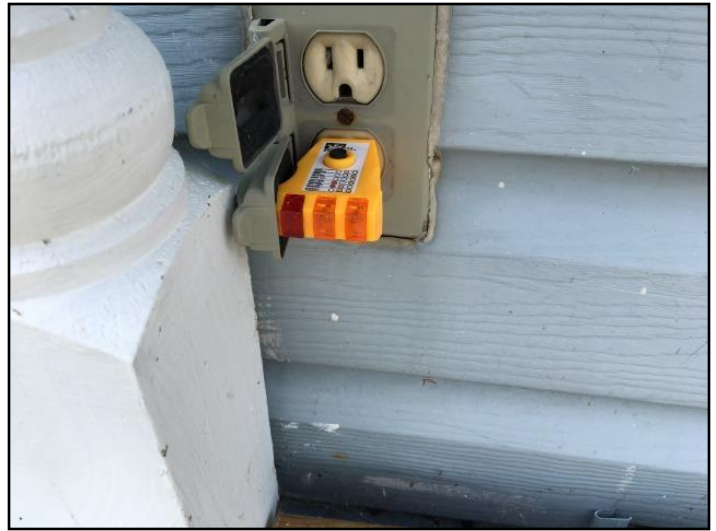
Location: Exterior back Wall

Task: Replace

Time: immediate



44. No GFCI/GFI (Ground Fault Circuitit...



45. No GFCI/GFI (Ground Fault Circuitit...

DISTRIBUTION SYSTEM \ Switches

Condition: • Two lights switches are attached to metal support column. Noted that house is still under renovation and advised that this will be corrected.

Implication(s): Shock hazard

Location: Basement

Task: Improve Correct

Time: immediate



46. Poor location

HEATING

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System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#) • [Forced draft](#)

Combustion air source: • Interior of building

Approximate age: • [3 years](#)

Main fuel shut off at: • Basement

Air filter: • Disposable

Chimney/vent: • PVC plastic • Sidewall venting

Chimney liner: • [None](#)

Location of the thermostat for the heating system: • North • Foyer • First Floor

Limitations

Inspection prevented/limited by: • System was shut off

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Air conditioning type: • Central

Heat pump type: • None present

Cooling capacity: • Not determined

Compressor approximate age: • Not determined

Location of the thermostat for the cooling system: • North • Foyer • First Floor

Recommendations

AIR CONDITIONING \ General

Condition: • Vegetation too close to AC unit.

Implication(s): Damage to AC unit/poor comfort

Location: Exterior

Task: Improve

Time: Immediate



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COOLING & HEAT PUMP

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INSULATION AND VENTILATION

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Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • Not determined

Limitations

Attic inspection performed: • From access hatch

Description

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • South • East • Basement

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • Giant

Water heater tank capacity: • [60 gallons](#)

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [ABS plastic](#)

Main fuel shut off valve at the: • East • Basement

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Concealed plumbing • Water treatment equipment

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

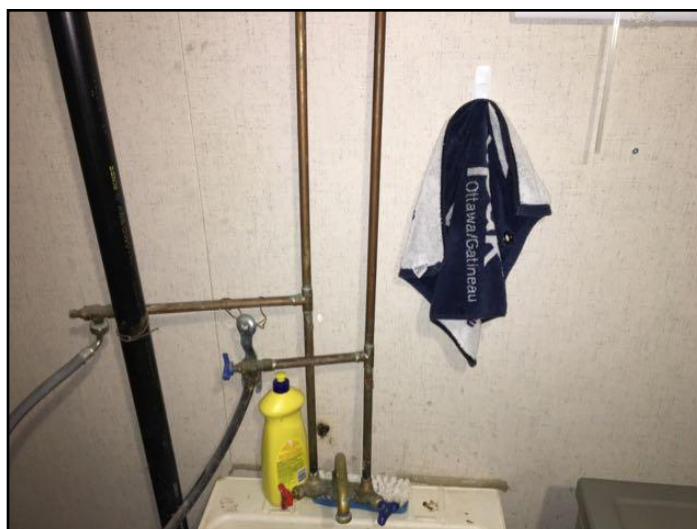
Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Laundry Area Basement

Task: Repair

Time: As soon as possible



50. Loose

Description

General: • Note: Interior renovations are ongoing. Seller has most materials onsite.

Major floor finishes: • [Laminate](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Casement](#)

Exterior doors - type/material: • [Storm](#) • [Metal](#) • Garage door - wood

Laundry facilities:

• Washer

• Laundry tub

Drain via pump

• Dryer

• Vented to outside

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Recommendations

WINDOWS \ General

Condition: • Window crank handle missing

Implication(s): Cannot open window

Location: First floor front bedroom

Task: Provide

Time: Discretionary



51.

WINDOWS \ Frames

Condition: • [Rot](#)

Implication(s): Chance of damage to structure | Material deterioration

Location: First Floor Staircase

Task: Repair Monitor

Time: Discretionary



52. Rot

WINDOWS \ Sill height

Condition: • [Sills too low on stairs](#)

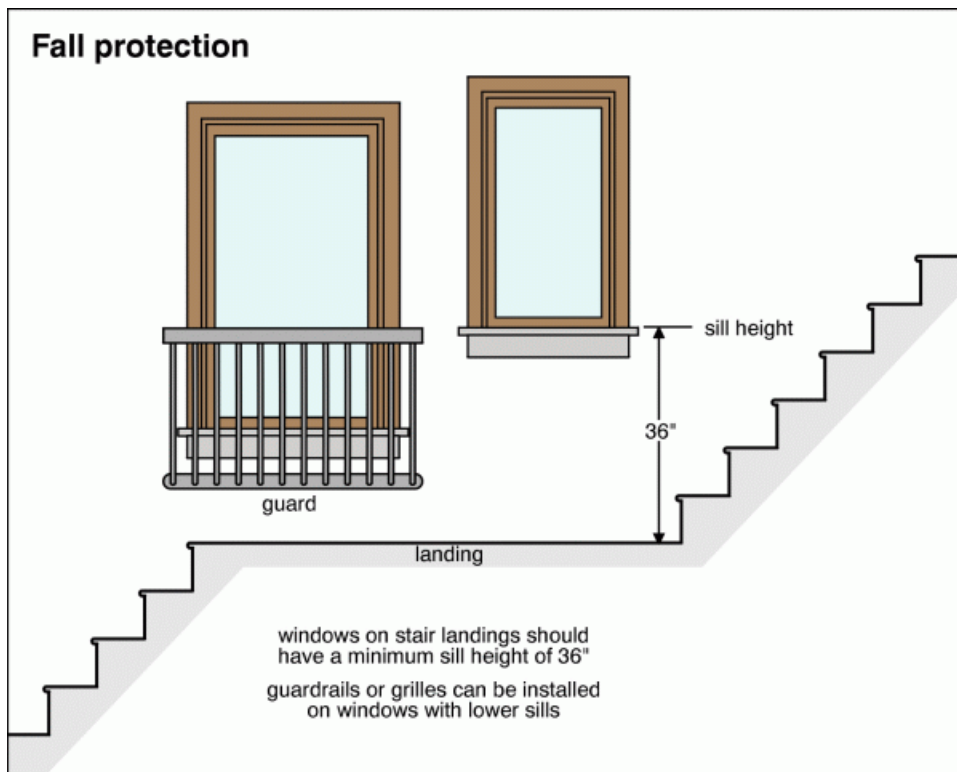
Window on main floor staircase could be a fall hazard. Someone tripping on the stairs could fall through glass window.

Implication(s): Fall hazard

Location: First Floor Living Room

Task: Improve

Time: Immediate



53. Sills too low on stairs

STAIRS \ Lighting

Condition: • [Missing](#)

Implication(s): Trip or fall hazard | Inadequate lighting

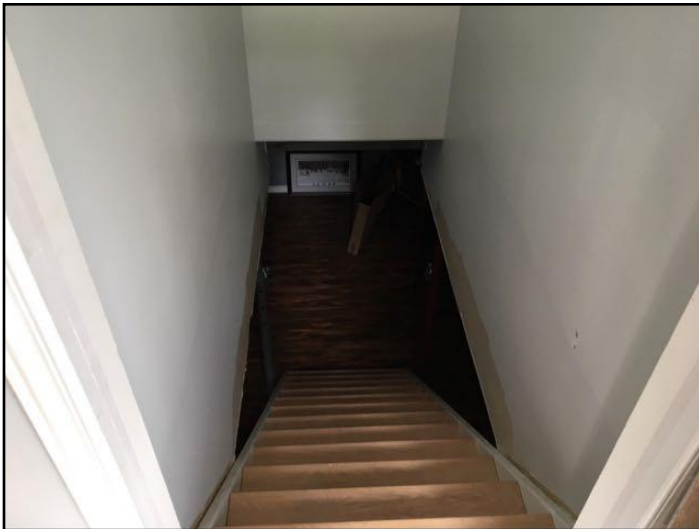
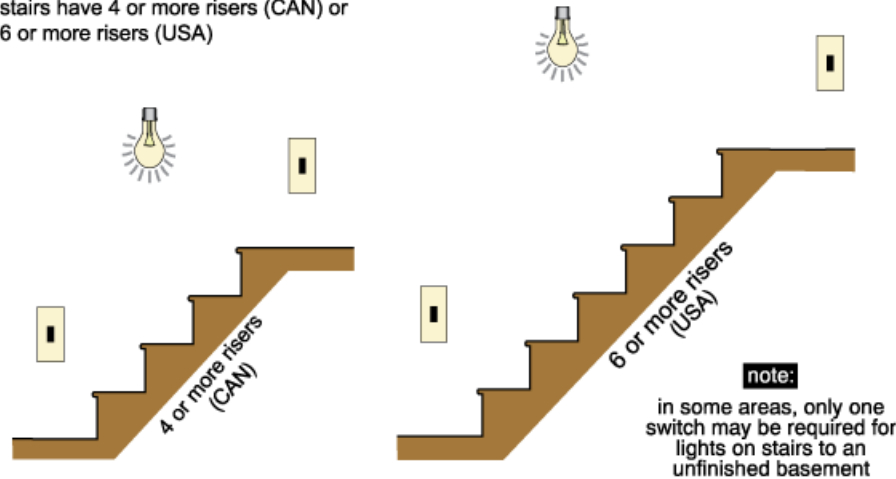
Location: First Floor

Task: Provide

Time: As soon as possible

Stairway lighting

stairway lighting requires switches at both the top and bottom of the stairs when the stairs have 4 or more risers (CAN) or 6 or more risers (USA)



54. Missing



55. Poor lighting

STAIRS \ Handrails and guards

Condition: • [Loose](#)

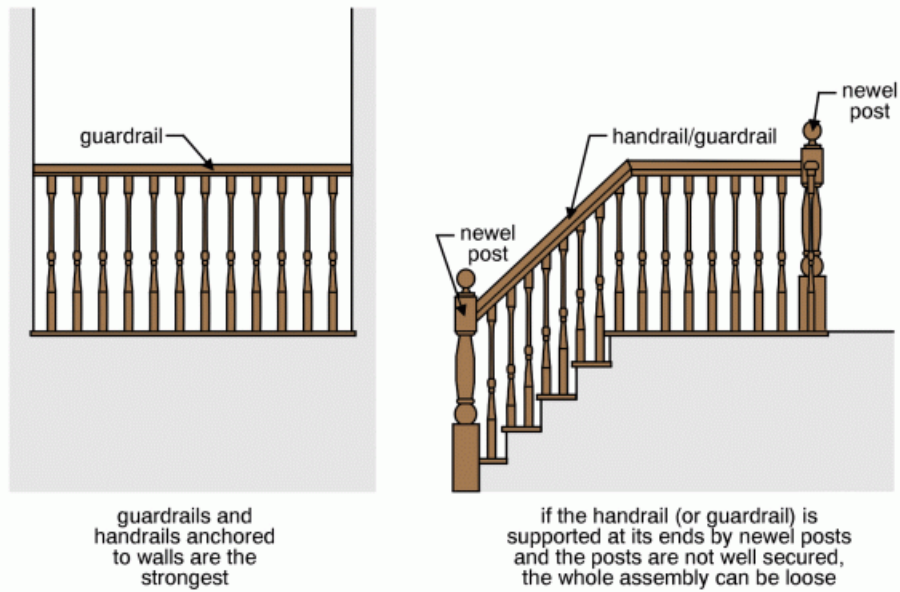
Implication(s): Fall hazard

Location: Second Floor Master Bathroom

Task: Improve

Time: Immediate

Handrail support



56. Loose

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Dining Room/Kitchen

Task: Provide

Time: immediate

INTERIOR

321 High Rd., Hammond., ON August 10, 2019

Report No. 1005, v.5

www.dmdhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

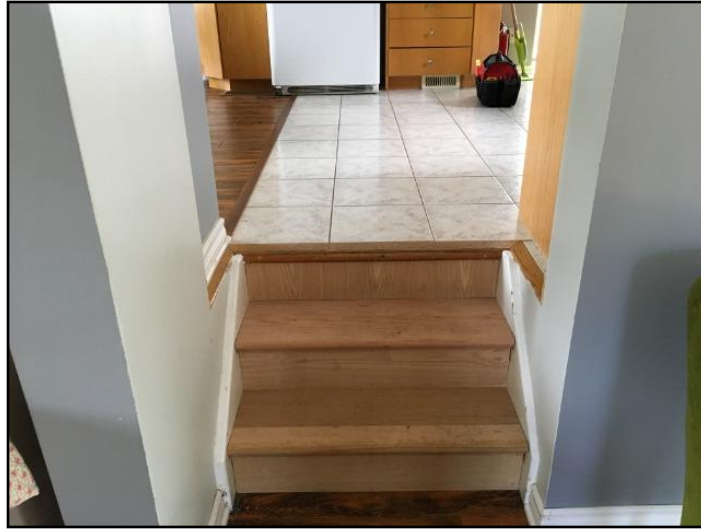
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



57. Missing

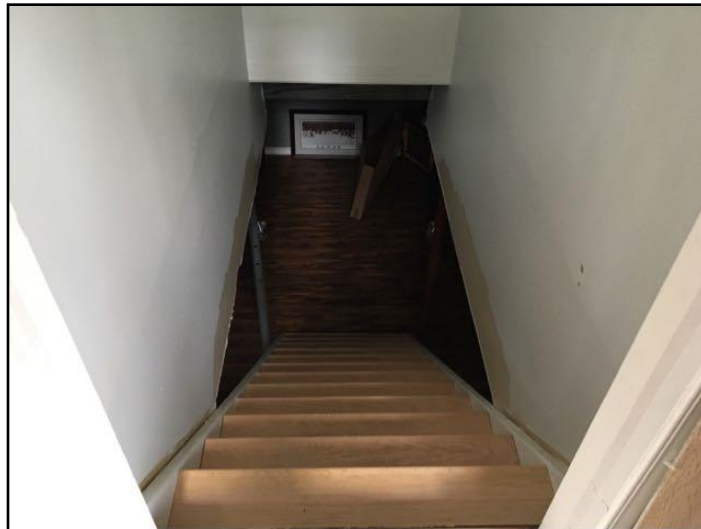
Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Immediate



58. Missing

STAIRS \ Spindles or balusters

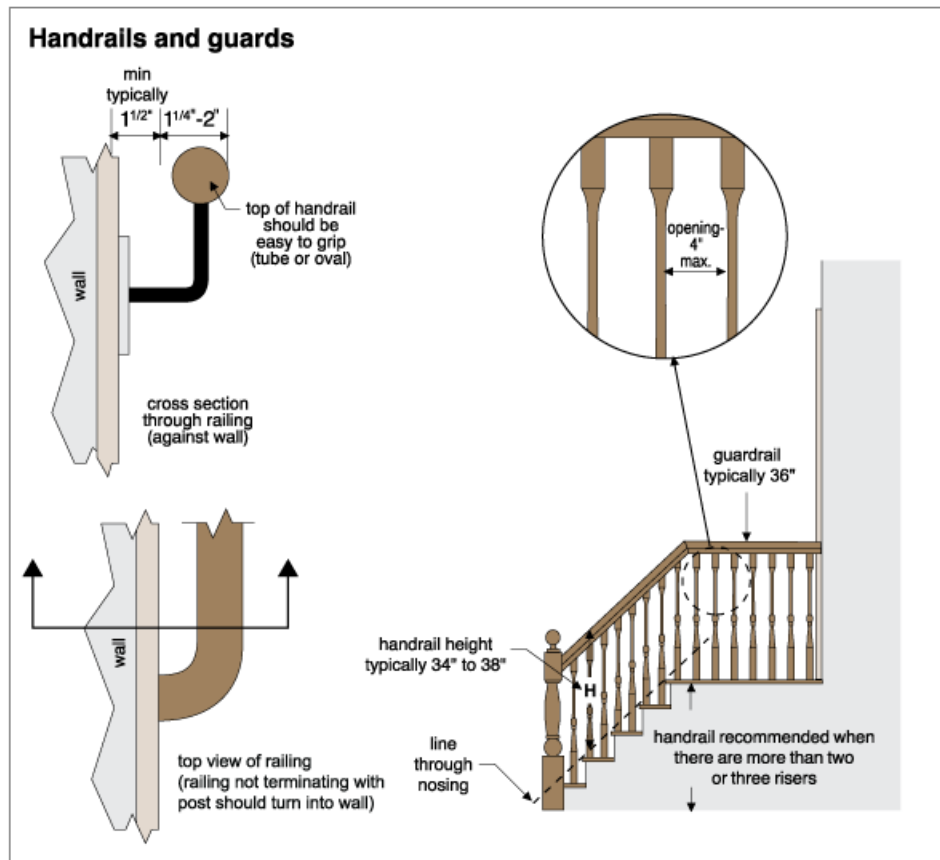
Condition: • [Too far apart](#)

Implication(s): Fall hazard

Location: Second Floor Master Bathroom

Task: Improve

Time: immediate



59. Too far apart



60. Too far apart

END OF REPORT

REFERENCE LIBRARY

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SUMMARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS