



# Your Inspection Report

24 Trillium Trail, Suite Coldwater  
Coldwater, ON L0K 1E0



**PREPARED FOR:**  
SCOTT JOHNSTON

**INSPECTION DATE:**  
Friday, November 29, 2013

**PREPARED BY:**  
Scott Johnston



Milltown Home Inspections  
24 Trillium Trail RR4, Suite Coldwater  
Ontario, ON L0K 1E0

705-309-3976  
[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)  
[rscottjohnston@sympatico.ca](mailto:rscottjohnston@sympatico.ca)

The best home inspection experience available.

# SUMMARY

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Shingles are approximately halfway thru life expectancy and have some darkening due to lack of drying from sun as faces north

**Location:** North

**Task:** Monitor

**Time:** Discretionary

## Exterior

### ROOF DRAINAGE \ Gutters

**Condition:** • [Leak](#)

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

**Location:** Various

**Task:** Correct Service annually

**Time:** Immediate

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Loose connections](#)

**Implication(s):** Leakage

**Location:** North South

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

### WALLS \ Wood siding

**Condition:** • [Cracked, split or broken](#)

Dormer siding has minor splitting and rot from snow

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

**Location:** Northeast Exterior

**Task:** Monitor

**Time:** Discretionary

## Heating

# SUMMARY

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## GAS FURNACE \ Mechanical air filter

**Condition:** • [Dirty](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Basement Utility Room

**Time:** Immediate Regular maintenance

**Cost:** Minor

## Plumbing

### GAS SUPPLY \ Gas meter

**Condition:** • [Rust](#)

**Implication(s):** Reduced system life expectancy | Equipment not operating properly

**Location:** West

**Task:** Clean

**Time:** Discretionary

**Cost:** Minor

## Interior

### WINDOWS \ Frames

**Condition:** • [Deformation](#)

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

**Location:** South Dining Room

**Time:** Discretionary

**Cost:** Minor

### GARAGE \ Walls and ceilings

**Condition:** • [Not gastight](#)

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Time:** Immediate

**Cost:** Minor

This concludes the Summary section.

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](#)

# ROOFING

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

### Sloped roofing material:

- [Asphalt shingles](#)



[Click on image to enlarge.](#)

## Limitations

**Roof inspection limited/prevented by:** • Snow/ice/frost

**Inspection performed:** • From roof edge

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Shingles are approximately halfway thru life expectancy and have some darkening due to lack of drying from sun as faces north

**Location:** North

**Task:** Monitor

**Time:** Discretionary

# ROOFING

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1.

# EXTERIOR

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

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

**Gutter & downspout discharge:** • [Below grade](#) • [Above grade](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces - wood:** • [Boards](#)

**Wall surfaces - masonry:** • [Brick](#)

**Soffit and fascia:** • [Aluminum](#)

**Driveway:** • Gravel • No performance issues were noted.

**Deck:** • Main beam requires strengthening recommend adding one ply to built up beam to reduce deck deflection

**Deck:** • Wood

## Recommendations

### ROOF DRAINAGE \ Gutters

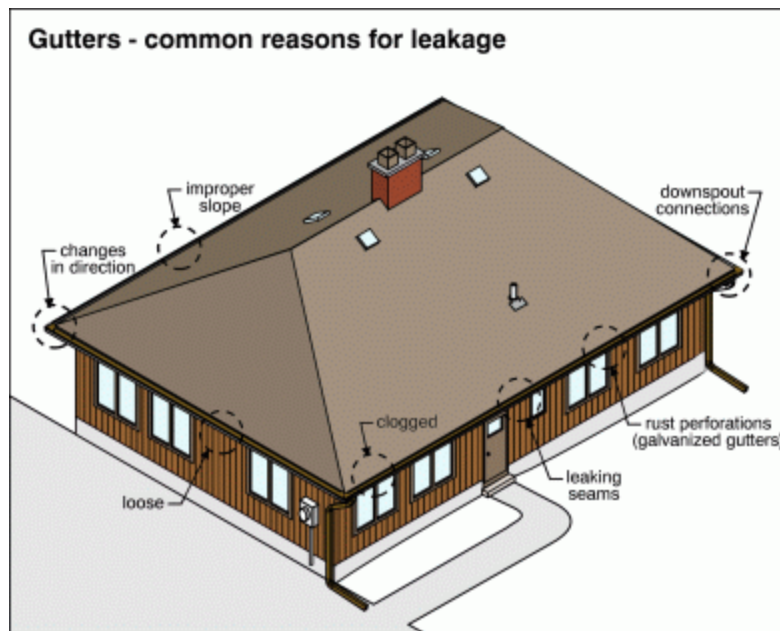
**2. Condition:** • [Leak](#)

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

**Location:** Various

**Task:** Correct Service annually

**Time:** Immediate



[Click on image to enlarge.](#)



# EXTERIOR

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



2. Leak

## ROOF DRAINAGE \ Downspouts

3. Condition: • [Loose connections](#)

Implication(s): Leakage

Location: North South

Task: Correct

Time: Immediate

Cost: Minor



3. Loose or damaged

# EXTERIOR

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## WALLS \ Wood siding

### **4. Condition:** • [Cracked, split or broken](#)

Dormer siding has minor splitting and rot from snow

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

**Location:** Northeast Exterior

**Task:** Monitor

**Time:** Discretionary



*4. Cracked, split or broken*



## Description

**Configuration:** • [Basement](#)

**Foundation material:**

• [Poured concrete](#)

Man door at Garage requires caulking at foundation to stop water penetration



5. Poured concrete

• [Poured concrete](#)



6. Poured concrete



7. Poured concrete

**Floor construction:** • [Wood I-joists](#)

# STRUCTURE

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Exterior wall construction:** • [Wood frame](#) • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Service entrance cable and location:** • [Underground - not visible](#)

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

**Main disconnect/service box rating:** • [200 Amps](#)

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

**System grounding material and type:** • [Copper - water pipe](#)

**Distribution panel rating:**

• [100 Amps](#)

Sub-panel

• [200 Amps](#)

**Distribution panel type and location:** • [Breakers - garage](#)

**Auxiliary panel (subpanel) rating:** • [100 Amps](#)

**Auxiliary panel (subpanel) type and location:**

• [Breakers - garage](#)

100 amp sub-panel appears to be the original and 200 amp was subsequently installed

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

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - outside](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Recommendations

**DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

**5. Condition:** • [Too close to ducts, pipe, chimneys, etc.](#)

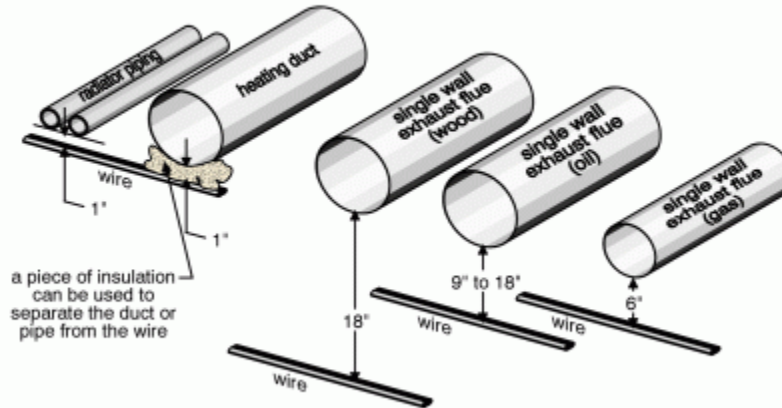
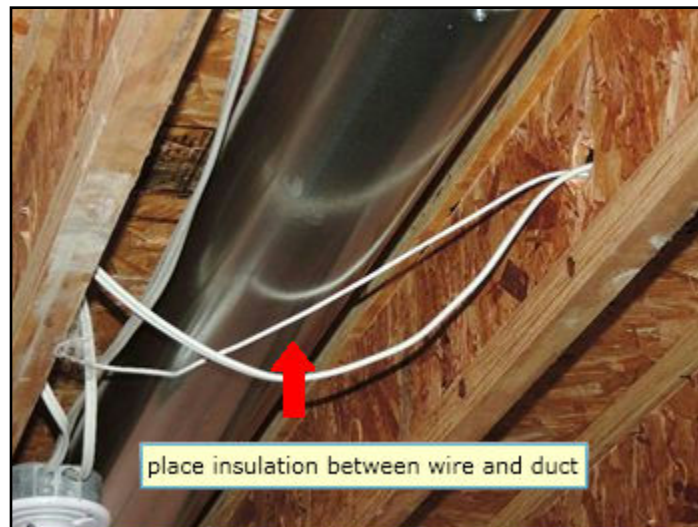
**Implication(s):** Electric shock | Fire hazard

**Location:** Utility Room

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

**Wire clearances from hot ducts and pipes**[Click on image to enlarge.](#)

8. Too close to ducts, pipe, chimneys, etc.

**DISTRIBUTION SYSTEM \ Junction boxes**

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

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Provide

# ELECTRICAL

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



9. Cover loose or missing

# HEATING

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#) • [Fireplace](#)

**Furnace manufacturer:**

• York

York High Efficiency Upflow Belt driven fan in good condition - recommend annual service

*Model number:* P3URB12N07501E

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

**Approximate capacity:** • [75,000 BTU/hr](#)

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [12 years](#)

**Main fuel shut off at:** • Meter

**Chimney/vent:** • ABS plastic

**Chimney liner:** • [Not visible](#)

## Limitations

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

## Recommendations

**GAS FURNACE \ Mechanical air filter**

**7. Condition:** • [Dirty](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Basement Utility Room

**Time:** Immediate Regular maintenance

**Cost:** Minor



# COOLING & HEAT PUMP

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Air conditioning type:** • [Air cooled](#)

**Compressor approximate age:** • 12 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • [Low](#)

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Heat gain calculations:** • Not done as part of a building inspection

## Recommendations

### AIR CONDITIONING \ General

**8. Condition:** • Service air conditioner

# INSULATION AND VENTILATION

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milltownhomeinspections.com](http://www.milltownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

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

Attic/roof insulation amount/value: • [R-28](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not determined

Foundation wall insulation material:

• [Glass fiber](#)



10. Glass fiber

## Limitations

Attic inspection performed: • By entering attic, but access was limited

Air/vapor barrier system: • Continuity not verified

## Recommendations

### **FOUNDATION \ Interior insulation**

9. Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: North Basement Utility Room

Task: Correct

Time: Immediate

Cost: \$500 - \$1,000

## Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system

## Recommendations

### SUPPLY PLUMBING \ Shut off valve

**10. Condition:** • [Rust](#)

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

**Location:** Basement Utility Room

**Task:** Clean Monitor

**Time:** When necessary

**Cost:** Minor



11. *Rust*

### GAS SUPPLY \ Gas meter

**11. Condition:** • [Rust](#)

**Implication(s):** Reduced system life expectancy | Equipment not operating properly

**Location:** West

**Task:** Clean

**Time:** Discretionary

**Cost:** Minor

# PLUMBING

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



12. Rust

## Description

**Major floor finishes:** • [Hardwood](#) • [Ceramic](#) • Cork

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

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

**Windows:** • [Casement](#)

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Metal](#)

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Microwave oven • Central vacuum

**Laundry room ventilation:** • Exhaust fan

**Stairs and railings:** • Inspected

## Recommendations

### WINDOWS \ Frames

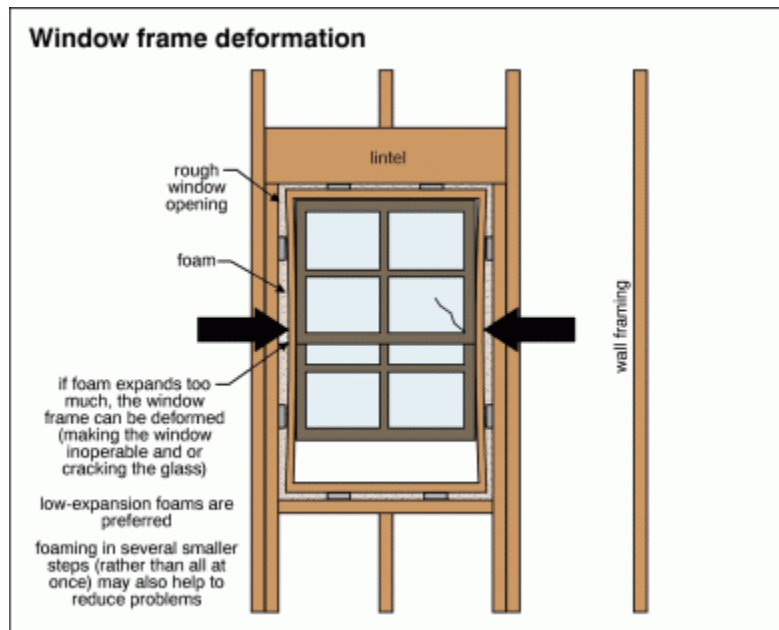
**12. Condition:** • [Deformation](#)

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

**Location:** South Dining Room

**Time:** Discretionary

**Cost:** Minor



[Click on image to enlarge.](#)

# INTERIOR

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



13. Deformation

## GARAGE \ Walls and ceilings

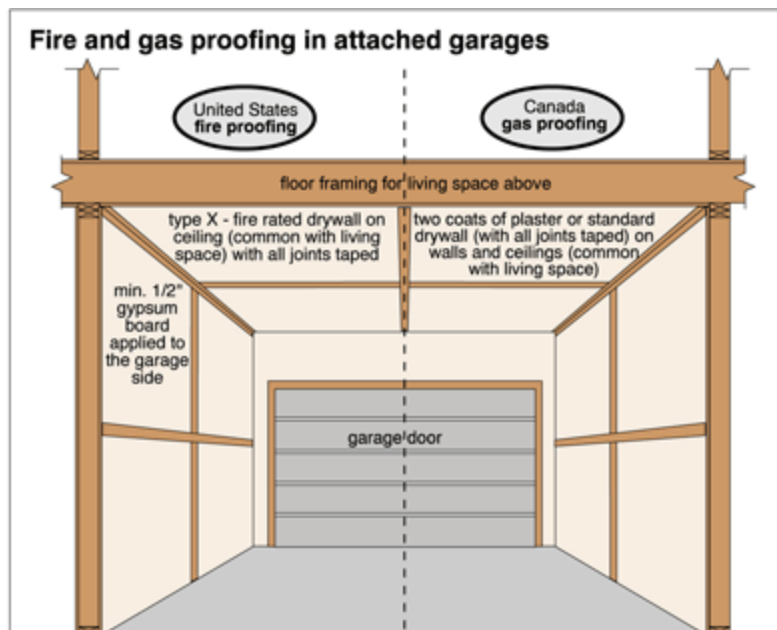
13. Condition: • [Not gastight](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



# INTERIOR

24 Trillium Trail, Coldwater, ON November 29, 2013

Report No. 1003, v.0

[www.milktownhomeinspections.com](http://www.milktownhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



14. Not gastight

END OF REPORT