



# Your Inspection Report

2135 Birchglen Ave.  
Mississauga, ON

**PREPARED FOR:**  
MIKE WRIGHT

**INSPECTION DATE:**  
Saturday, March 20, 2010

**PREPARED BY:**  
Tom Woolley, RHI



**newhome**  **check**

New Home Check  
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Your New Home Enthusiasts!



March 31, 2010

Dear Mike Wright,

RE: Report No. 1035, v.2  
2135 Birchglen Ave.  
Mississauga, ON

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

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, thanks very much for choosing us to perform your home inspection.

Sincerely,

Tom Woolley, RHI  
on behalf of  
New Home Check

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## Recommendations

### **General**

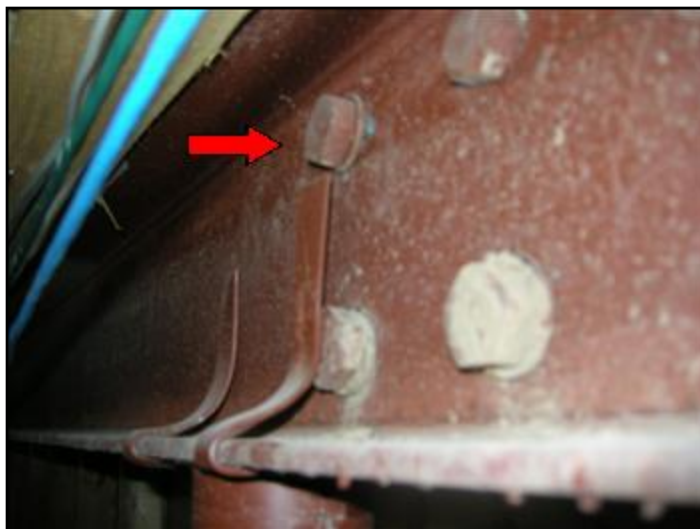
- [Link to the Tarion Construction Performance Guidelines](#)

• The focus of this inspection and report is to identify incomplete and deficient conditions which may be covered by the Tarion warranty. Cosmetic items are not the focus of this report. Where provided, conditions with hyperlinks will take you to the specific wording of the Tarion Construction Performance Guidelines.

### **TARION \ Foundation/basement**

**Condition:** • Beam to beam connection is loose.

**Location:** Center basement (west side)



1. Loose nut/bolt

**Condition:** • [Exposed cast-in-place concrete foundation wall has holes in the surface](#)

The tie-rod holes may have been filled in from the outside. This cannot be confirmed during a visual home inspection. Consult with the builder.



2. Tie-rod holes not sealed

**TARION \ Wall framing**

**Condition:** • [Malfunction of windows](#)

Window is stuck in closed position.

**Location:** Living room to the left of the fireplace

**Condition:** • [Exterior metal door is dented](#)

**Location:** Man-door from house to garage is dented

**TARION \ Exterior finishing**

**Condition:** • [Water leakage at doors and windows or at the top of the foundation](#)

**Location:** Rear door from exterior to garage and South vehicle door trim



3. Gap at rear man-door to garage



4. South garage vehicle door

**TARION \ Roofs**

**Condition:** • [Eavestroughs or downspouts not performing properly](#)

Loose downspout at front door noted.



5. Requires support

**Condition:** • [Roof or flashing leak. Potential for water damage to building components, interior finishes and/or building contents.](#)

Drywall tape has come loose and dropped at the north garage ceiling. The area directly above this features an unusual transition from asphalt shingles to metal roofing. This is a location of interest and should be considered a vulnerable area. It is entirely possible that the failing tape has nothing to do with the roof and simply fell as a result of not enough mud combined with a cold moist environment.

**Location:** Above garage



6. A vulnerable area



7. Area where drywall tape has fallen

**NEW HOME**

**Condition:** • [Roof or flashing leak. Potential for water damage to building components, interior finishes and/or building contents.](#)

Daylight visible at peak of roof framing (viewed from access hatch) and staining noted at plywood sheathing. Both conditions should be commented on by builder and confirmed to be a water tight system.



8. Staining noted



9. Daylight visible

**TARION \ Plumbing**

**Condition:** • [Defective plumbing fixtures, appliances or trim fittings](#)

Hot and cold reversed at shower stall.

**Location:** Master Bathroom

**TARION \ Interior climate control**

**Condition:** • [Heating, ventilating or air conditioning \(HVAC\) systems not installed properly](#)

**Location:** South Basement



10. Leaky condensate line noted

**Condition:** • [There are gaps between heat diffusers, cold air return grilles and ventilation grilles and the adjacent surfaces](#)

**Location:** North Basement



11. Loose grille

## TARION \ Wall and ceiling finish

**Condition:** • [Finished surface is rough](#)

**Location:** Northeast Bathroom beside tub at faucet end



12. Rough finish

## TARION \ Interior finishing

**Condition:** • Door to deck shows damage.

**Location:** Kitchen



13. Damage at door

**Condition:** • [Door rubs on the doorjamb or does not latch](#)

**Location:** Master Bedroom Double Door Entrance



14. Master bedroom door

**TARION \ Cabinets and countertops**

**Condition:** • Sink to wall union should be sealed.

**Location:** First Floor Powder Room





15. *Should be sealed*

**TARION \ Garages and exterior**

**Condition:** • Gas proofing is required in a garage.



16. *Caulking required*

**INCOMPLETE WORK \ Roofing**

**Condition:** • Roof covering

Incomplete roofing noted at gas fireplace roof.

**Location:** West

**Task:** Repair or replace

**Time:** Immediate



17. This condition on both sides

**INCOMPLETE WORK \ Exterior**

**Condition:** • Site modified coping detail has left an inconsistent finish.



18. Exposed cut end of coping

**Condition:** • Stair support off kitchen deck will need proper support.



19. *Temporary support*

**Condition:** • Damage to exterior finishes noted at kitchen door.

**Location:** West



20. *Scratches and holes*

**Condition:** • All the lights at the east side (garage) require sealing to ensure water/insects to not have access.

**Location:** East



**21. Gaps behind fixtures**

**Condition:** • Unfinished brickwork where kitchen exhaust exits at side yard noted.



**22. Unfinished brickwork**

**Condition:** • An attempt should be made to try and seal the union between the stone and metal soffit material above the garage doors.

**Location:** East

**Condition:** • Landscaping incomplete

**Location:** Throughout

**Condition:** • Missing splashblocks/rainwater leaders

**Location:** Throughout



23. Incomplete work noted

**INCOMPLETE WORK \ Heating**

**Condition:** • A better building practice is to extend the combustion air intake to the outside.



24. Extend to the outside

**INCOMPLETE WORK \ Electrical**

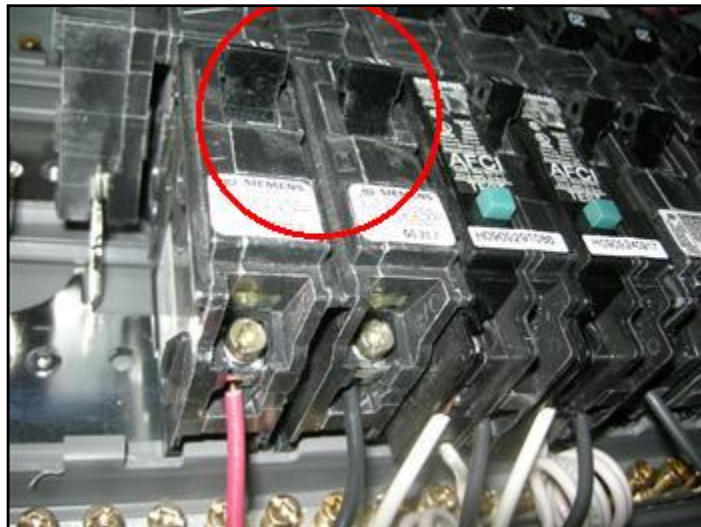
**Condition:** • Loose ground clamp at water meter noted.



25. Loose

**Condition:** • Missing link at multi wire circuit

**Location:** East Basement



26. Should be linked

**Condition:** • 1" of clearance required at the ductwork.



27. Too close

**Condition:** • Ask electrical contractor to confirm that the proper size ground wire was used for a 200 amp service.

**INCOMPLETE WORK \ Insulation**

**Condition:** • Incomplete insulation/vapour barrier was noted.

**Location:** Throughout basement header area



28. Example at east basement

**END OF REPORT**