

HUSH Homes

6 Month Maintenance Inspection

6930 Rayah Court

30-Point Home Inspection Form	Client(s) Name: Michael and Sherry Burt
Description	Comments
1. Roofing Covering & Vents/ Eavestrough / downspouts	Standing water in eaves front West side lower roof noted by owner / Eavestrough damaged over front porch area
2. Flashings	
a. Chimney	N/A
b. Plumbing Stack	N/A
c. Skylight	N/A
d. Roof / Wall	All Flashing at 2 nd storey require review / East side as well at roof wall intersections
3. Chimney (s) - if required	N?A
4. Exterior Walls	Good Condition over all - certain areas of wall require removal of dirt splatter when grading complete
5. Windows (Exterior Caulking, Frames)	Caulking in good shape over all – requires application at study room window. Window exteriors in good condition Installation of basement window screens required
6. Foundation Walls	Good condition overall
7. Grading	To be completed
8. Deck	Plank at back deck remains wet after rain – review eavestrough above / stairs at front porch require review as well as supports /deck backyard require review of supports
9. Air Conditioning Unit	Good condition
10. Garage	Good condition – step down from door requires tread support
a. Gas Proofing	Sealing required in certain areas
b. Overhead Door Opener(s)	Requires adjustment to left hand unit – looking out from garage
11. Meter Base	Good condition overall
12. Electrical Service Panel	Good condition overall
13. Lights, Outlets, Switches, Central Vac, Junction Boxes, Smoke Alarms, CO Detectors	AFCI circuit #4 trips for bedroom 3&4, as well as hallway circuits when using vacuum, review outlets – perhaps faulty appliance / switch for lights to front entrance from Kitchen required
14. Basement Floors	Common curing cracks – overall good condition
15. Basement Insulation (if unfinished)	Good condition overall
16. HVAC System	Filter is standard 1” not the Merv Filter
a. Humidifier	Duct requires to be secured to the Humidifier
b. HRV	Flexible ducts are compressed due to installation / exhaust locations review for clearances
17. Water Heater	Good condition overall – exhaust clearance to A/C
18. Sump Pump	N/A
19. Plumbing (Meter, Fixtures, Drainage)	Plumbing in good condition - Stops for the sinks in the Master Ensuite – need adjustment
20. Walls	Good condition overall
21. Floors	Good condition overall
22. Ceilings	Good condition overall
23. Doors	Doors in basement need adjustment to eliminate gap/ Doors to exterior back deck require adjustment. They do not close properly and allow air infiltration / Screw plugs required for the front door glass insert / faceplates for 2 interior doors not standard type – owner requested
24. Fireplaces	Review exhaust – proximity to wall

25. Windows (Operation, Vacuum Seal)	Windows in good operating condition / gaps appearing corner of sills interior side
26. Stairs	Good condition overall – finish required on the handrail R/H side main staircase
27. Interior Trim	Good condition overall – stain and finish required for moulding and a section of stringer basement stairs / Master Ensuite vanity at baseboards gapping
28. Cabinets	Good condition overall and functioning well
29. Countertops	Good condition overall – touch-up caulking at counter and backsplash kitchen
30. Attic (Hatch, Insulation, Structure)	Lower level attic hatch no weather stripping, cold air infiltration noted by owner

Guy Battaglini, RHI

Home Buyer's
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