



Your Inspection Report

1152 Concession Road 1
Brechin, ON L0K 1B0

PREPARED FOR:

ALEXIS VICTOR

INSPECTION DATE:

Monday, August 18, 2025

PREPARED BY:

Frank Salaris



Insight360 Home Inspections
2825 IB&O Rail Trial
Tory Hill, ON K0L 2Y0

705 457 5593
647 955 3466
Fax: 888 990 2566

www.insight360.ca
frank.salaris@insight360.ca



Every house tells a story, Let's ensure yours has a happy ending.

August 18, 2025

Dear Alexis Victor,

RE: Report No. 3117
1152 Concession Road 1
Brechin, ON
L0K 1B0

Thanks very much for choosing me 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. I 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 me to perform your home inspection.

Sincerely,

Frank Salaris
on behalf of
Insight360 Home Inspections

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AGREEMENT

1152 Concession Road 1, Brechin, ON August 18, 2025

Report No. 3117

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PARTIES TO THE AGREEMENT

Company

Insight360 Home Inspections
2825 IB&O Rail Trail
Tory Hill, ON K0L 2Y0

Client

Alexis Victor

Total Fee: \$734.50

This is an agreement between Alexis Victor and Insight360 Home Inspections.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection Report is also based on a visual examination of the readily accessible features of the building and onsite sewage system (if a Visual Onsite Sewage System Inspection is done at time of Home Inspection) The Inspection is performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors. A copy of these Standards is available at: <https://www.cahpi.ca/en/home-inspectors/inspector-standards>

Onsite Sewage System Inspections. (Septic Inspections): If an Onsite sewage system inspection is performed it is based on the OOWA Best Practices Inspection of Onsite sewage systems guide.

<https://www.oowa.org/industry-resources/best-practice-documents/>

The onsite sewage system inspection is based on the condition of the onsite wastewater treatment system observed at the time of the inspection. It does not predict future conditions. We cannot warrant, guarantee, or certify the proper functioning of the system for any period of time. Considering numerous factors (usage, soil type, installation, maintenance, etc.) which affect the proper operation of an onsite sewage treatment system, as well as the inability of us to supervise or monitor the use and maintenance of the system, this inspection report shall not be construed as a warranty that the system will function properly for the current owner or for any potential buyer. We disclaim any warranty, either expressed or implied, arising from the inspection of the onsite sewage system. Professional home inspection liability is equal only to the cost of the inspection.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client(s) named above. No use of the information by any other party is intended.

CANADIAN ANTI-SPAM LEGISLATION (CASL)

Your inspector provides online services such as report delivery, and therefore needs to be able to send, on occasion, electronic messages. Whereas of the recent changes to the Canadian Anti-Spam Legislation, we need your consent to be able to provide these messages. By agreeing to this agreement, you are confirming that you agree to these electronic messages be sent to you.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.

Please read them carefully before signing this agreement.

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The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you have concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

The inspection does not include hazardous materials that may be in or behind the walls, floors, or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

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5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

The liability of the INSPECTOR (Frank Salaris) arising out of this inspection and report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

I have read, understood, and accepted the terms of this agreement. .

I, Alexis Victor (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

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 ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Damage](#)

Waste vent pipe flashing is damaged, recommend replacing the waste vent pipe flashing to ensure no leaks. No leaks noted during inspection. Recommend replacing prior to the winter season.

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

Location: Exterior Roof

Task: Replace

Time: Less than 1 year

Cost: Minor

Exterior

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

Missing window well on basement window, recommend providing to ensure melting snow does not enter basement. At the very least install a window well cover to prevent snow from building up near window. Left side of house.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Side Basement Exterior Wall

Task: Improve Protect

Time: Less than 1 year

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Front porch not built to todays standards, recommend improving by adding a beam across all floor joist and adding metal hangers on each floor joist attached to the house.

Location: Front Exterior Porch

Task: Improve

Time: When necessary

Cost: Depends on approach

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Stab Lok - Stab Lok breakers have had a history of not tripping during over loaded circuits which caused wires to over heat and fires. No evidence of any wires over heating in this panel, consider having a licensed electrician evaluate these breakers in the future to determine if the panel will need replacing.

5 circuits have evidence of over heating, recommend replacing the electrical panel.

SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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Location: Basement Utility Room

Task: Replace

Time: Less than 1 year

Cost: \$2,000 - \$2,500

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • All wire connections must be protected in a metal junction box with a cover for safety.

Location: Basement Laundry Area Utility Room

Task: Protect

Time: Less than 1 year

Cost: Minor

Condition: • [Abandoned wire](#)

Abandon wires should be removed or protected in a junction box. Basement laundry room ceiling.

Implication(s): Electric shock

Location: Basement Laundry Area Utility Room

Task: Remove Protect

Time: Less than 1 year

Cost: Minor

Plumbing

RECOMMENDATIONS \ General

Condition: • Iron filter backwash has a small leak, recommend repairs and replacing metal connector with a plastic type.

Location: Basement Laundry Area

Task: Repair

Time: Less than 1 year

Cost: Minor

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Kitchen sink drain pipe has a small leak on the right sink, recommend replacing the seal.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: First Floor Master Bathroom

Task: Repair

Time: Immediate

Cost: Minor

PRIVATE SEWAGE DISPOSAL SYSTEM \ Observations

Condition: • Outlet baffle is deteriorating, recommend replacing with the plastic baffle.

Location: Rear Exterior

Task: Replace

Time: Immediate

Cost: Minor

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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](#)

Description

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • 25-30 years

Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface • Reported by seller

Recommendations

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

1. Condition: • Damage

Waste vent pipe flashing is damaged, recommend replacing the waste vent pipe flashing to ensure no leaks. No leaks noted during inspection. Recommend replacing prior to the winter season.

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

Location: Exterior Roof

Task: Replace

Time: Less than 1 year

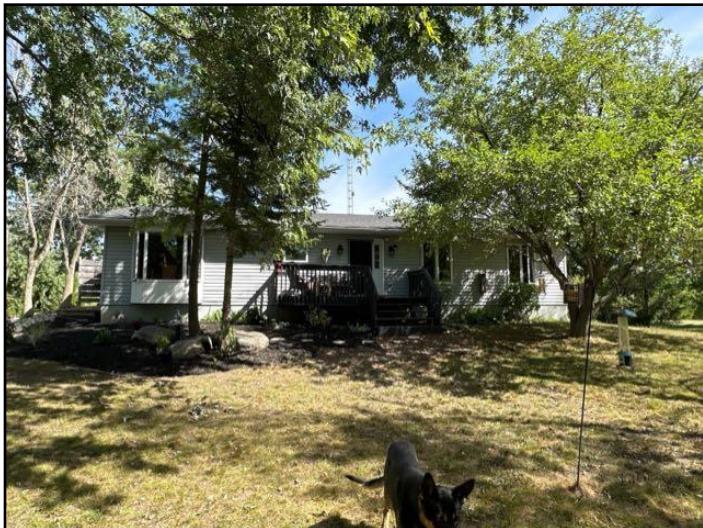
Cost: Minor



5. Damage

Description

General: • blank note



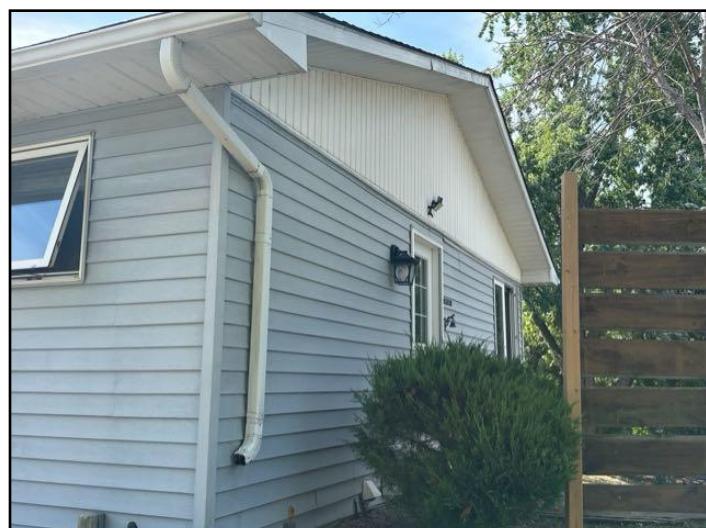
6.



7.



8.



9.

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Downspout discharge: • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Metal

Wall surfaces and trim: • Vinyl siding

Driveway: • Gravel

Deck: • Raised • Wood • Railings

Garage:

- Detached

Detached garage conditions

1. Both side roof additions require improvements for adequate support. Rafters should be resting on the garage wall and left side of the garage is missing a top plate for rafters to sit on.
2. Cracked concrete floor is cosmetic and not a structural concern, patch when necessary.
3. Missing vinyl siding on the back and left side. Consider installing a metal soffit.
4. Outlet missing a cover plate.



10. Detached



11. Detached



12. Detached



13. Detached



14. Detached



15. Detached



16. Detached



17. Detached



18. Detached



19. Detached



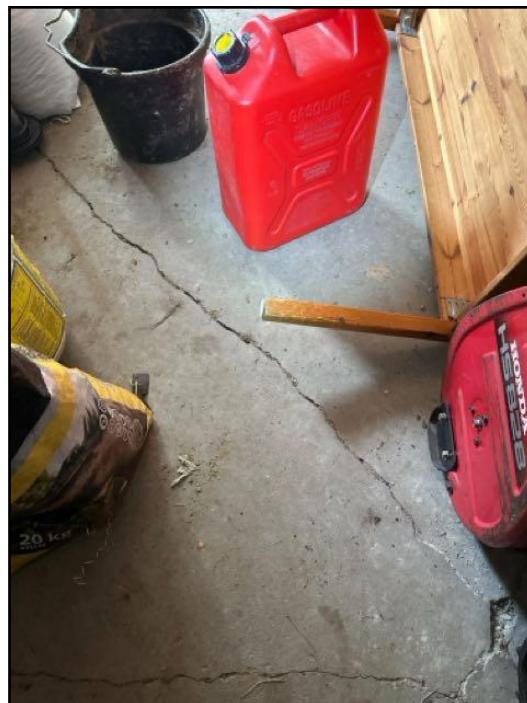
20. Detached



21. Detached



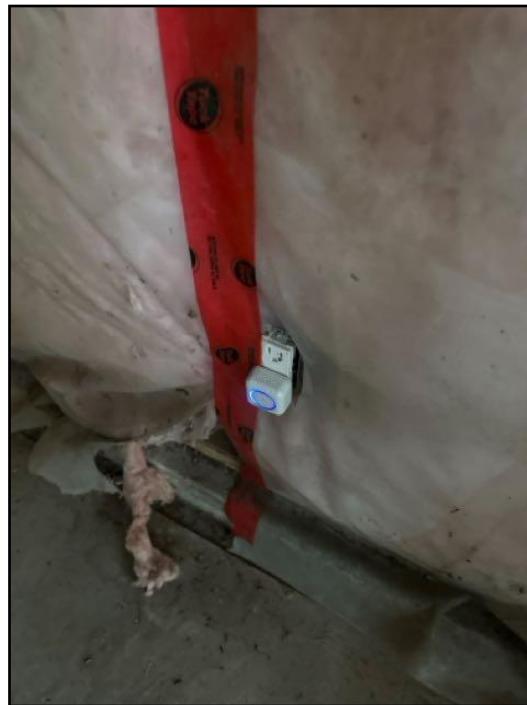
22. Detached



23. Detached



24. Detached



25. Detached



26. Detached



27. Detached



28. Detached



29. Detached

Limitations

Exterior inspected from: • Ground level

Environmental issues are outside the scope of a home inspection: • Environmental issues are outside the scope of a home inspection.

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Discharge too close to building

Downspout ends too close to building, recommend adding an extension to ensure water drains far enough from foundation wall.

Home depot sells an extractable type that rolls back up after it rains. But they can not be used during the winter months.

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

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor

Gutter and downspout installation

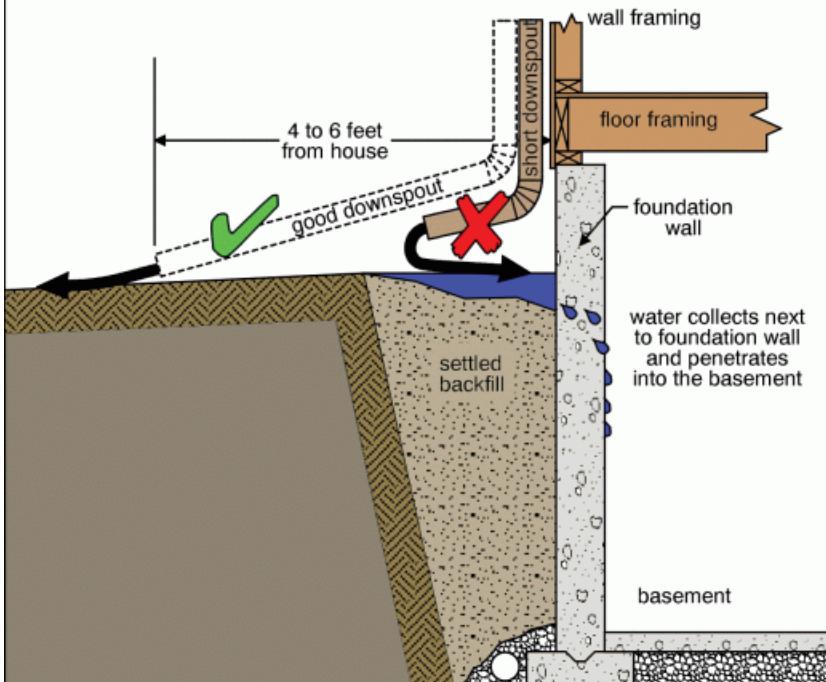


proper gutter slope
1/200

secure gutters every 2 to 3 feet

6 feet minimum

Downspout extension too short





30. Discharge too close to building

EXTERIOR GLASS/WINDOWS \ Window wells

3. Condition: • Missing

Missing window well on basement window, recommend providing to ensure melting snow does not enter basement. At the very least install a window well cover to prevent snow from building up near window. Left side of house.

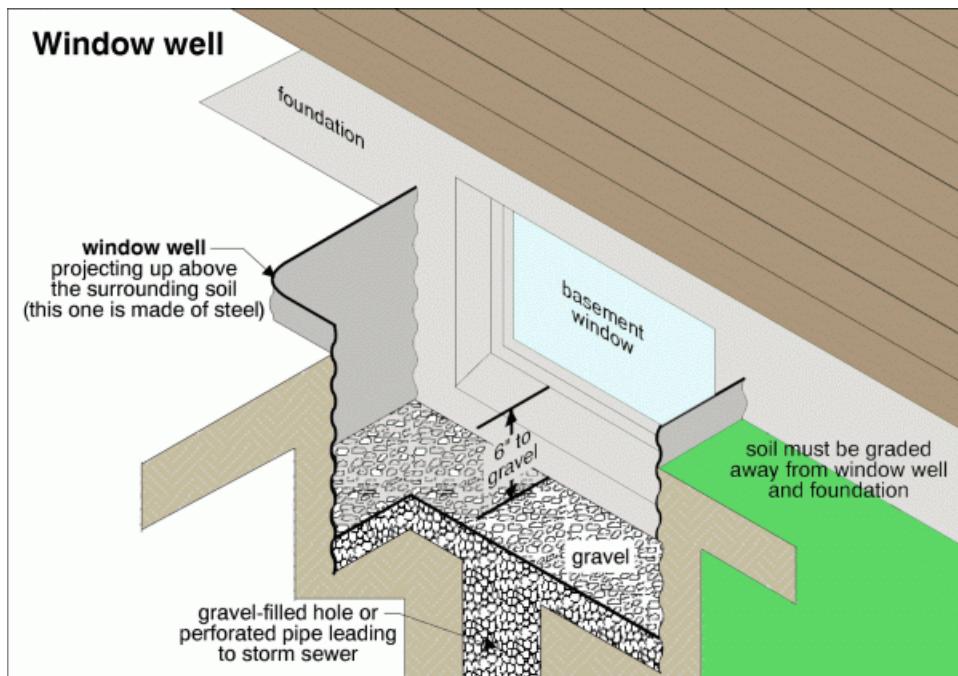
Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Side Basement Exterior Wall

Task: Improve Protect

Time: Less than 1 year

Cost: Minor



31. Missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

4. Condition: • Front porch not built to todays standards, recommend improving by adding a beam across all floor joist and adding metal hangers on each floor joist attached to the house.

Location: Front Exterior Porch

Task: Improve

Time: When necessary

Cost: Depends on approach



32.



33.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

5. Condition: • Rot

Front porch floor boards are starting to rot, recommend monitoring and replacing when necessary.

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Front Exterior Porch

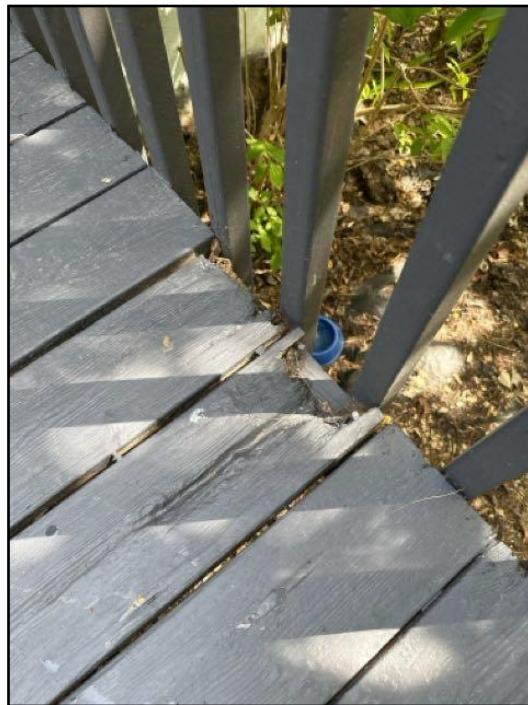
Task: Improve Monitor

Time: When necessary

Cost: Minor



34. Rot



35. Rot



36. Rot



37. Rot

STRUCTURE

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Description

General: • Factory built house

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

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

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 80 %

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Service entrance cable and location:

- Underground - cable material not visible

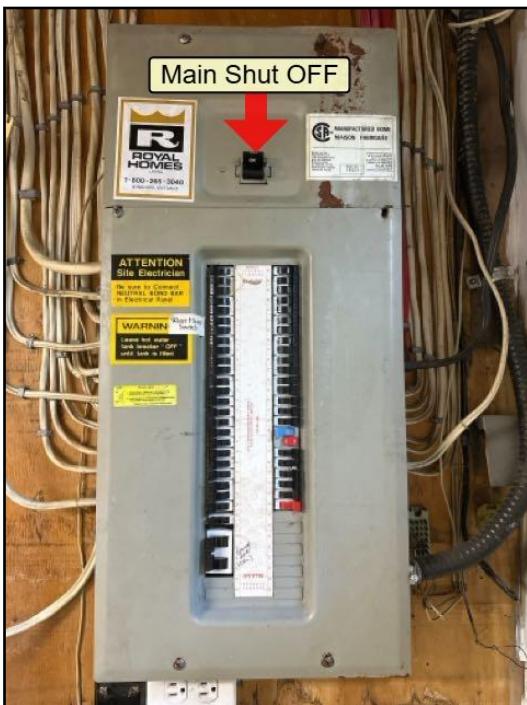


38. *Underground - cable material not visible*

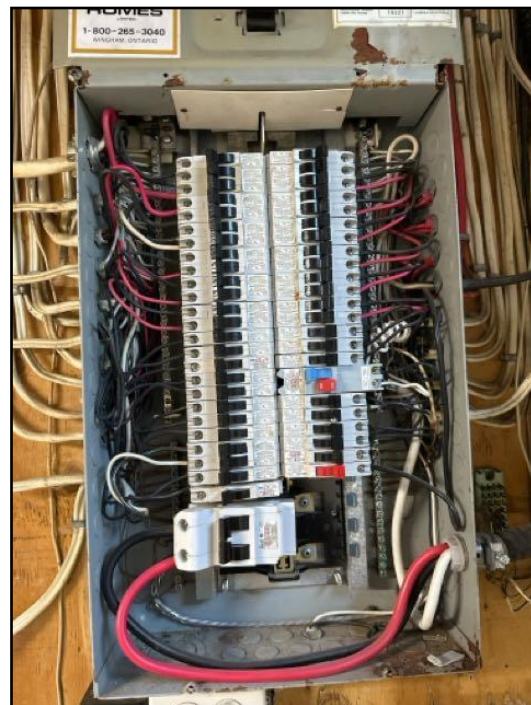
Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating:

- 200 Amps



39. 200 Amps



40. 200 Amps

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

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

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

Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers: • FPE Stab-Lok

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

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

Number of circuits installed: • 36

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

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

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

Smoke alarms (detectors):

• [Present](#)



41. Present



42. Present

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

7. Condition: • Stab Lok - Stab Lok breakers have had a history of not tripping during over loaded circuits which caused wires to over heat and fires. No evidence of any wires over heating in this panel, consider having a licensed electrician evaluate these breakers in the future to determine if the panel will need replacing.

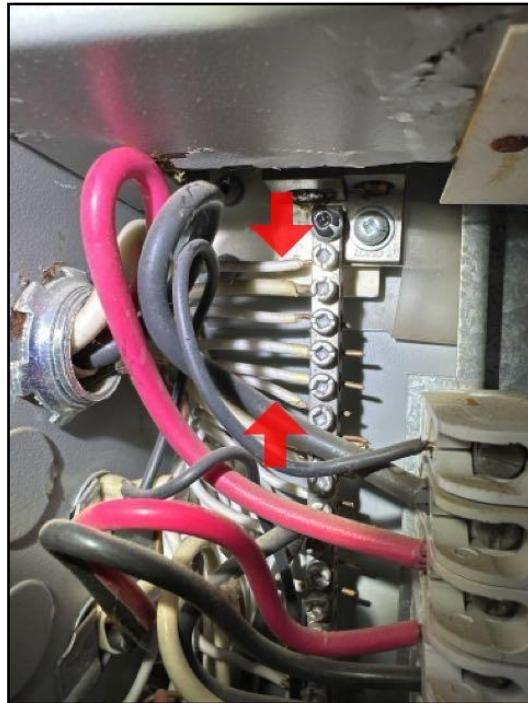
5 circuits have evidence of over heating, recommend replacing the electrical panel.

Location: Basement Utility Room

Task: Replace

Time: Less than 1 year

Cost: \$2,000 - \$2,500



43. Stab Lok - Stab Lok breakers have had a...

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

8. Condition: • Abandoned wire

Abandon wires should be removed or protected in a junction box. Basement laundry room ceiling.

Implication(s): Electric shock

Location: Basement Laundry Area Utility Room

Task: Remove Protect

Time: Less than 1 year

Cost: Minor



44. Abandoned wire

9. Condition: • All wire connections must be protected in a metal junction box with a cover for safety.

Location: Basement Laundry Area Utility Room

Task: Protect

Time: Less than 1 year

Cost: Minor



45.

DISTRIBUTION SYSTEM \ Cover plates

10. Condition: • Missing

Missing cover plate, recommend providing, Bedroom

Implication(s): Electric shock

46. *Missing*

Description

General:

- Radon

Radon levels measured 4 Bq/m³ during the time of inspection, safe levels in Canada are below 200 Bq/m³.

For a more accurate assessment a long term average is recommended of at least 3 months or more.



47. Radon

Heating system type:

- Electric baseboard heaters

HEATING

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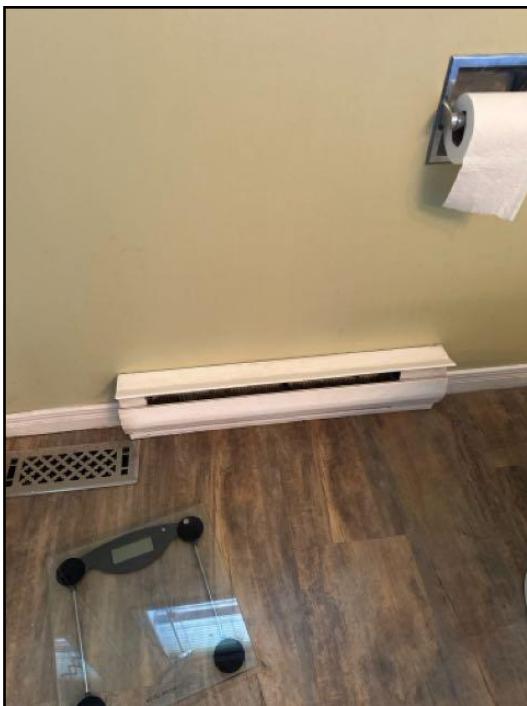
REFERENCE



48. Electric baseboard heaters



49. Electric baseboard heaters



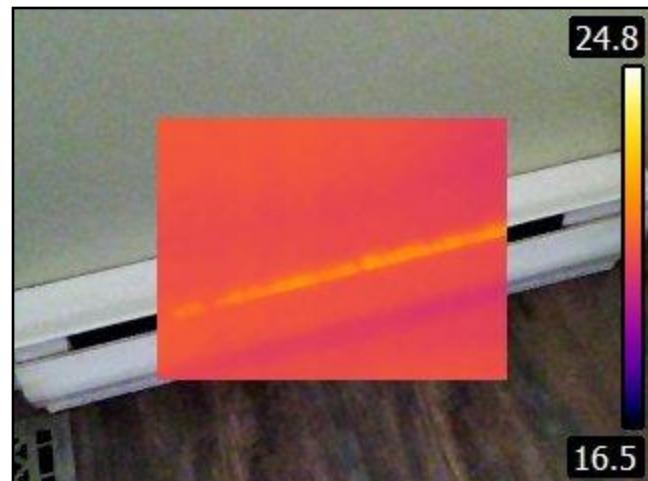
50. Electric baseboard heaters



51. Electric baseboard heaters



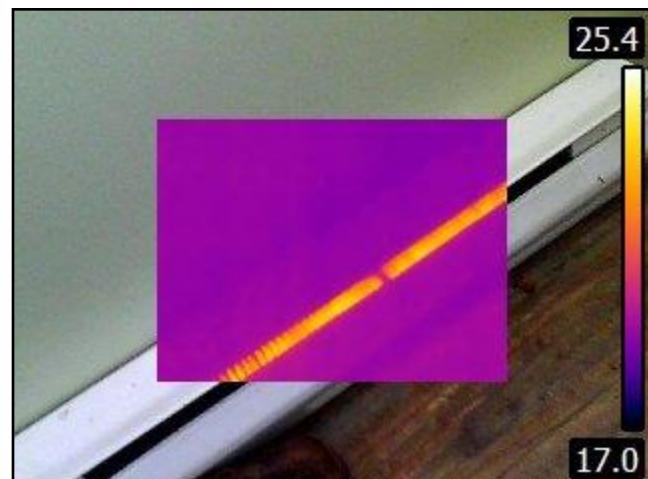
52. Electric baseboard heaters



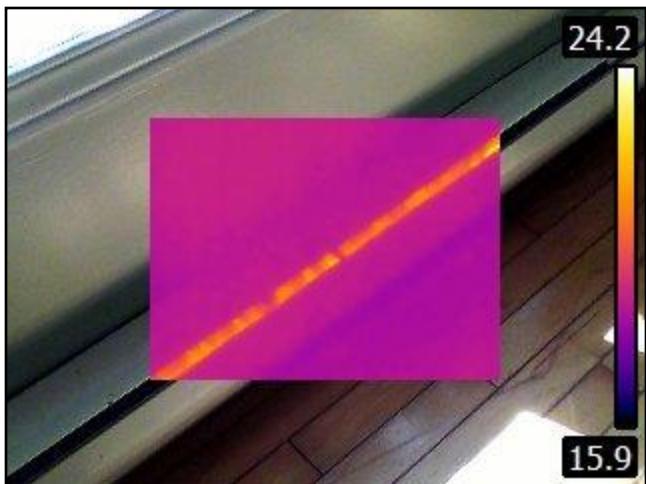
53. Electric baseboard heaters



54. Electric baseboard heaters



55. Electric baseboard heaters



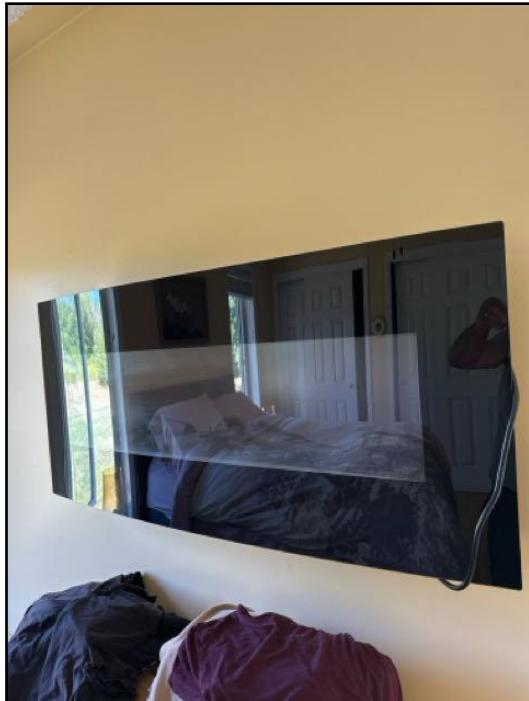
56. Electric baseboard heaters



57. Electric baseboard heaters

- Space heaters

Electric fireplace space heaters



58. Missing or too few heaters



59. Space heaters

- Fireplace

FYI- Prior to lighting wood fireplace during the heating season, prepare wood in chamber open damper valve to full, crack open a window and prior to lighting, heat chamber opening with a hairdryer to ensure draft is going up the chimney and then proceed to light to ensure no smoke enters the home. When the fire is roaring hot after several minutes the damper can be closed fully or to the desired setting, closing fully will have logs in the wood stove last longer. And chimney should be cleaned before and after each heating season.

Also, provide an ash pail with a lid for the safe removal of ashes.

Factory fireplaces are install and inspected during house construction and can not be moved.



60. Fireplace

- Wood stove

FYI- Prior to lighting wood stove during the heating season, prepare wood in chamber open damper valve to full, crack open a window and prior to lighting, heat chamber opening with a hair dryer to ensure draft is going up the chimney and then proceed to light to ensure no smoke enters the home. When the fire is roaring hot after several minutes the damper can be closed fully or to the desired setting, closing fully will have logs in the wood stove last longer. And chimney should be cleaned before and after each heating season.

Also, provide an ash pail with a lid for the safe removal of ashes.

Woodstove appears to meet combustible clearances.



61. Wood stove

Fuel/energy source: • [Electricity](#) • Wood

Heat distribution: • [Baseboards](#)

Efficiency: • [Conventional](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Utility room

Failure probability: • [Low](#)

Fireplace/stove: • [Wood-burning fireplace](#) • [Wood stove](#)

Chimney/vent:

• [Metal](#)



62. Metal



63. Metal

Chimney liner: • [Metal](#)

Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)

HRV filters should be inspected every three months and cleaned when needed, a dirty filter will restrict good air flow. Recommend cleaning. HRV controller should be set at 40 to 50%.

Filters do not require replacing they can be cleaned with a vacuum or can be rinsed. Currently very dirty.

HRV is currently inoperative, suspect the fan is clogged and requires cleaning to function properly.

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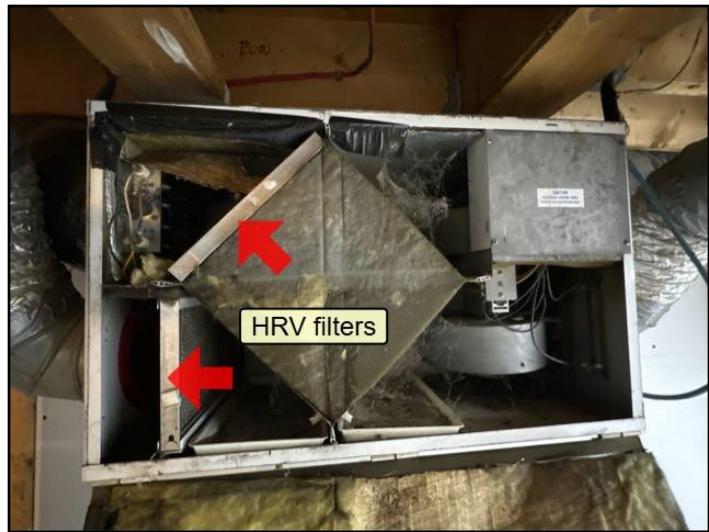
PLUMBING

INTERIOR

REFERENCE



64. Heat recovery ventilator (HRV)



65. Heat recovery ventilator (HRV)



66. Heat recovery ventilator (HRV)

Location of the thermostat for the heating system: • Each room with independent thermostats

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Limitations

Safety devices: • Not tested as part of a building inspection

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

Recommendations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

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Description

General:

- Perimeter walls and ceiling inspected with a thermal imaging camera and no defects noted.



67. Perimeter walls and ceiling inspected with...



68. Perimeter walls and ceiling inspected with...



69. Perimeter walls and ceiling inspected with...



70. Perimeter walls and ceiling inspected with...

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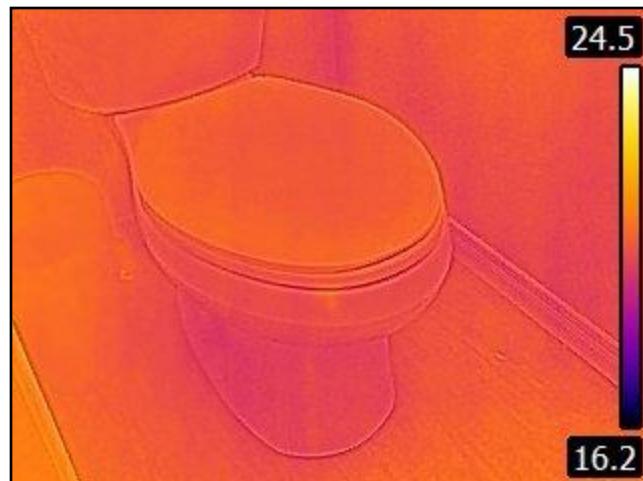
PLUMBING

INTERIOR

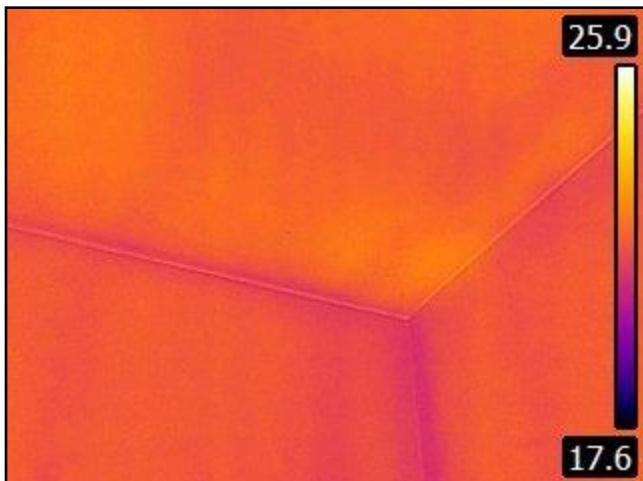
REFERENCE



71. Perimeter walls and ceiling inspected with...



72. Perimeter walls and ceiling inspected with...



73. Perimeter walls and ceiling inspected with...



74. Perimeter walls and ceiling inspected with...



75. Perimeter walls and ceiling inspected with...



76. Perimeter walls and ceiling inspected with...

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77. Perimeter walls and ceiling inspected with...



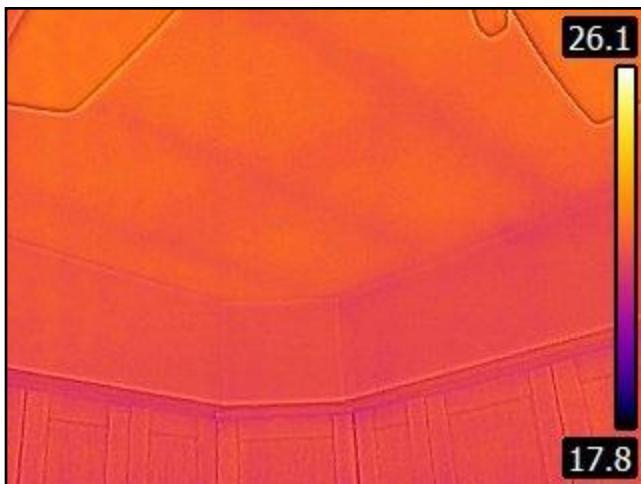
78. Perimeter walls and ceiling inspected with...



79. Perimeter walls and ceiling inspected with...



80. Perimeter walls and ceiling inspected with...



81. Perimeter walls and ceiling inspected with...



82. Perimeter walls and ceiling inspected with...

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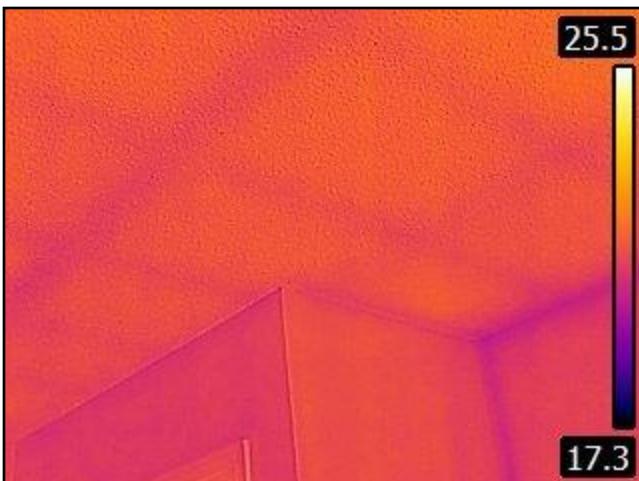
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83. Perimeter walls and ceiling inspected with...



84. Perimeter walls and ceiling inspected with...



85. Perimeter walls and ceiling inspected with...



86. Perimeter walls and ceiling inspected with...



87. Perimeter walls and ceiling inspected with...



88. Perimeter walls and ceiling inspected with...

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89. Perimeter walls and ceiling inspected with...



90. Perimeter walls and ceiling inspected with...



91. Perimeter walls and ceiling inspected with...



92. Perimeter walls and ceiling inspected with...



93. Perimeter walls and ceiling inspected with...



94. Perimeter walls and ceiling inspected with...

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95. Perimeter walls and ceiling inspected with...



96. Perimeter walls and ceiling inspected with...



97. Perimeter walls and ceiling inspected with...



98. Perimeter walls and ceiling inspected with...



99. Perimeter walls and ceiling inspected with...



100. Perimeter walls and ceiling inspected with...

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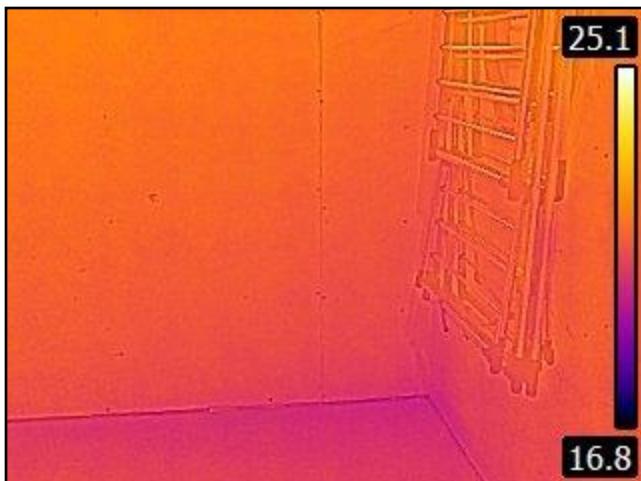
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101. Perimeter walls and ceiling inspected with...



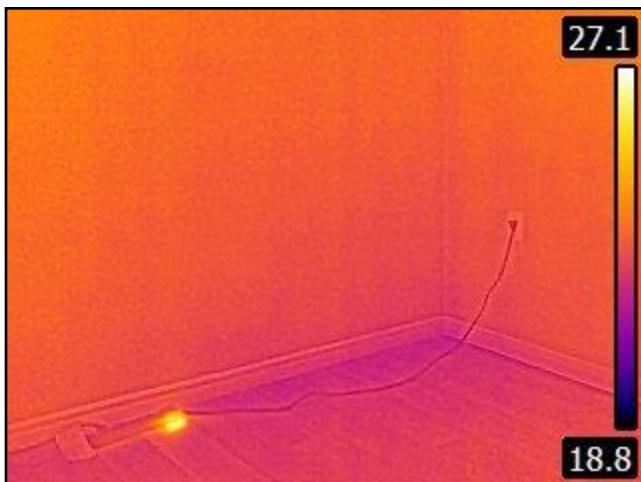
102. Perimeter walls and ceiling inspected with...



103. Perimeter walls and ceiling inspected with...



104. Perimeter walls and ceiling inspected with...



105. Perimeter walls and ceiling inspected with...



106. Perimeter walls and ceiling inspected with...

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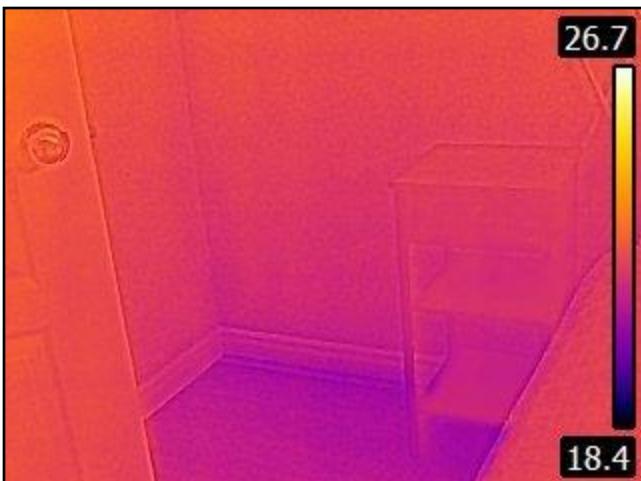
COOLING

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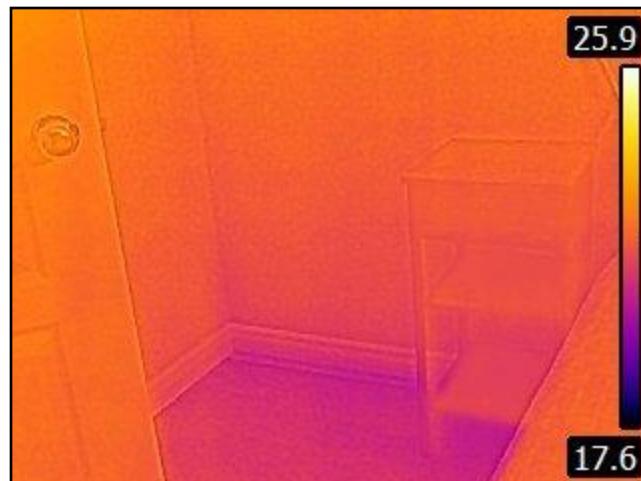
PLUMBING

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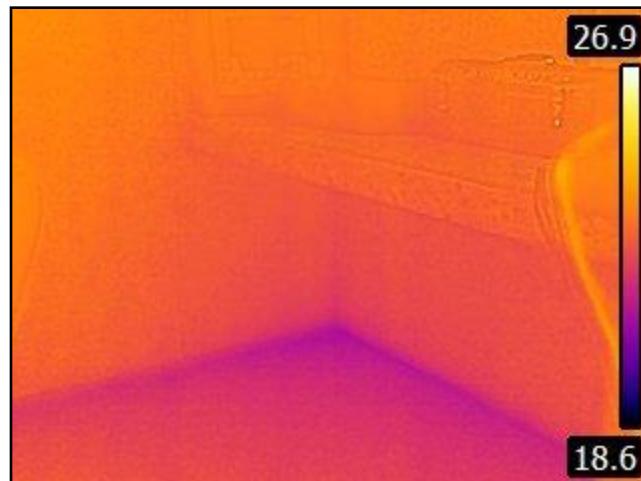
107. Perimeter walls and ceiling inspected with...



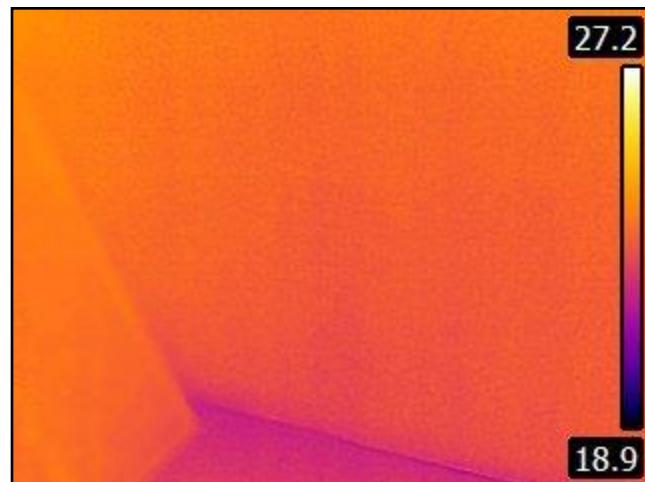
108. Perimeter walls and ceiling inspected with...



109. Perimeter walls and ceiling inspected with...



110. Perimeter walls and ceiling inspected with...



111. Perimeter walls and ceiling inspected with...

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Attic/roof insulation material:

- [Glass fiber](#)



112. Glass fiber



113. Glass fiber



114. Glass fiber



115. Glass fiber

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116. Glass fiber



117. Glass fiber



118. Glass fiber

Attic/roof insulation amount/value: • [R-40](#)

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

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Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

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

Wall insulation amount/value: • R-24

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-20](#)

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for building: • Heat recovery ventilator (HRV) • Bathroom exhaust fan

Limitations

Inspection limited/prevented by lack of access to: • Wall space • Floor space • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Water supply source (based on observed evidence):

- Private

Recommend testing water quality 2 to 3 times yearly to ensure conditions have not changed. testing is free through the township office. They will provide bottles for sampling, ensure to run cold water for 10 minutes before taking samples. (some faucet will contain bacteria at the tip of faucet usually found in kitchens and give you false readings.

Drilled well located near the driveway.



119. Private

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement

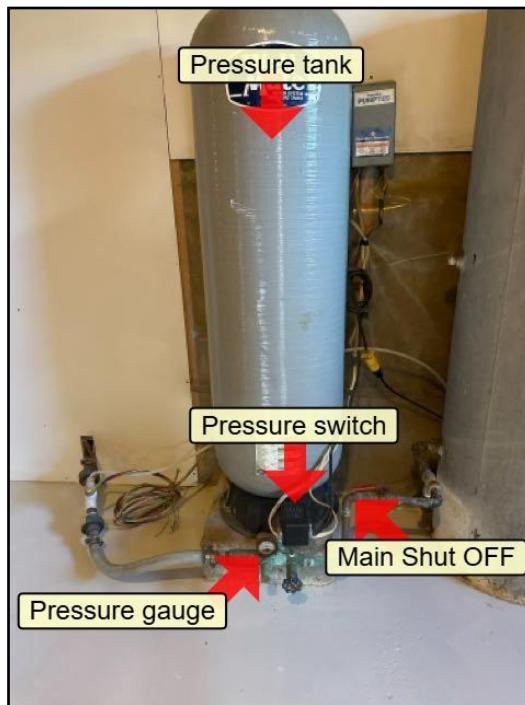
Normal operation of water supply turns ON at 30LBs pressure and OFF at 55LBs pressure.

If pressure gauge read less than 30LBs there may be a problem with the pressure switch or submersible pump.

If water pressure fluctuates rapidly, the pressure tank is water logged and will need replacing. When pressure tank is water logged the pump short cycles.

Furnace will not function in the event of a power failure, consider the following options.

1. Propane Generac system.
2. Tesla Power Wall with or with solar panels
3. GenerLink with a portable generator.



120. Basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

- [Conventional](#)



121. Conventional



122. Conventional

Water heater location: • Basement

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

Water heater manufacturer: • Hot Point

Water heater tank capacity: • 178 liters

Water heater approximate age: • 12 years

Water heater typical life expectancy: • 15 to 20 years

Water heater failure probability: • [Low](#)

Waste disposal system:

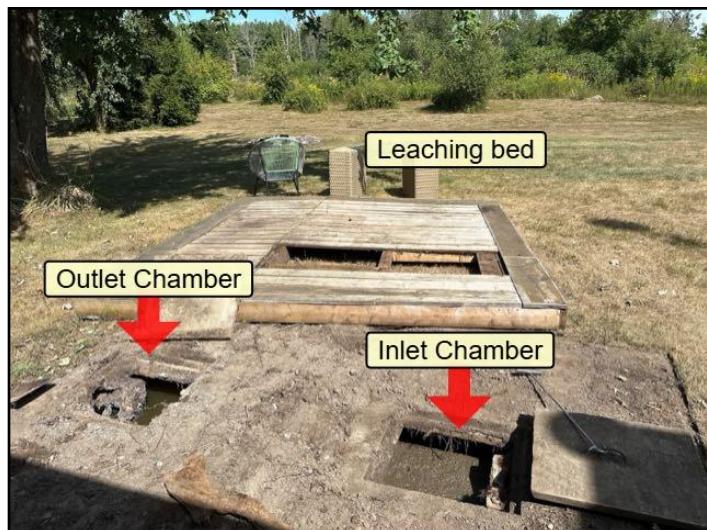
• [Septic system](#)

Onsite sewage system is good condition and functioning fine. Flow test conducted for 15 minutes and leaching bed tested fine. Recommend pumping in summer of 2027 and then pumped every 3- 5 years afterwards, avoid pumping in the fall or winter whenever possible, chance of freezing and cracking tank. (Sewage generates heat and does not allow tank to freeze) Recommend dumping yogurt once a month or every few visits to promote good bacteria and avoid using harsh chemicals that could kill the bacteria.

Cooking grease should never be dumped down the drain, risk of clogging the leaching bed. Collect cooking grease in a glass jar and dispose of at the dump.

Avoid driving heavy vehicles over septic tank and leaching bed and keep leaching bed clear of trees and shrubs(roots can clog pipes).

3600L concrete septic tank is sized for 3 bedrooms up to 20 fixture units and up 2200 sqft of living space, 6 people every day all year.



123. *Septic system*

PLUMBING

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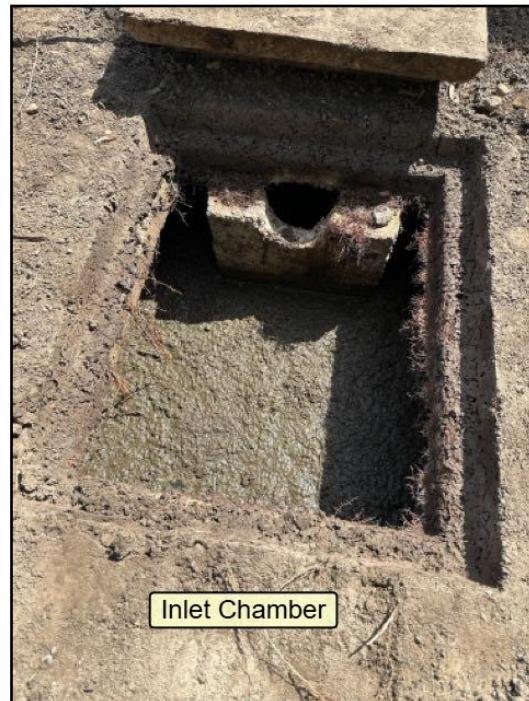
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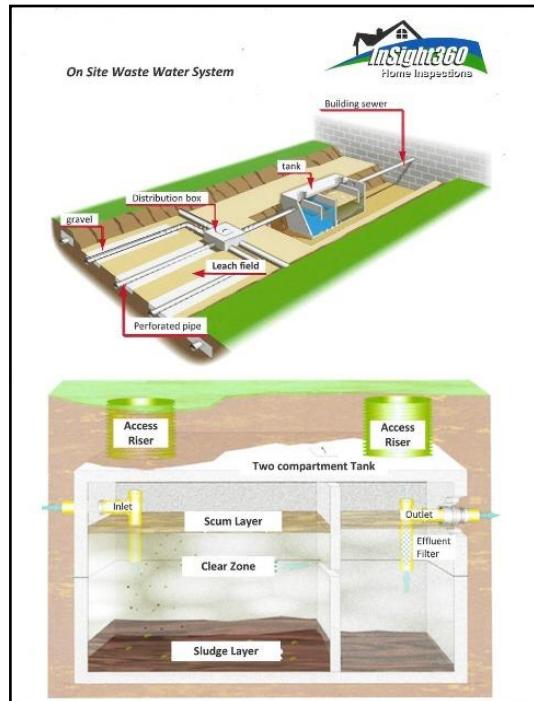
124. Septic system



125. Septic system



126. Septic system

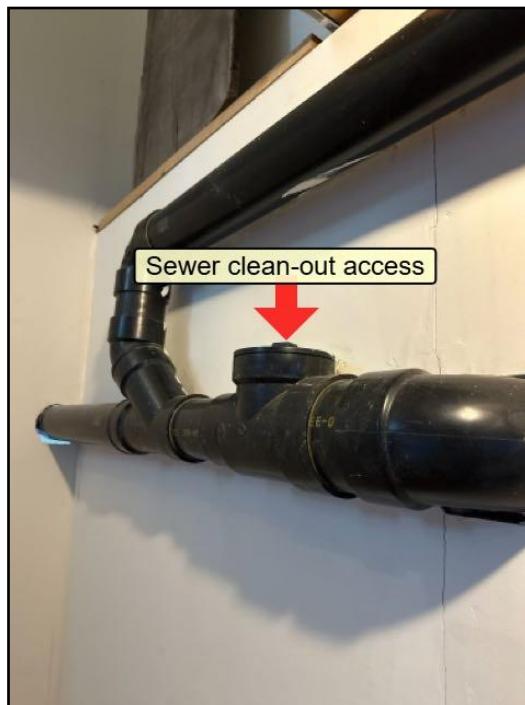


127. Septic system

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

Sewer cleanout location:

- Basement



128. Basement

Pumps:

- [Laundry tub pump](#)

Laundry tub pump tested fine



129. Laundry tub pump

- [Sump pump](#)

Sump pump tested fine. Recommend installing a battery backup sump pump in the event of a power failure. And monitor exterior discharge pipe for freezing during the winter months especially in the spring. Consider improving the exterior discharge pipe to have an air gap or installing a heat line to prevent it from freezing.



130. Sump pump



131. Sump pump

Floor drain location: • Sump pump installed

Water treatment system:

- Iron filter



132. Iron filter



133. Iron filter

- Chlorine Injector



134. Chlorine Injector

Exterior hose babb (outdoor faucet):

- Present



135. Present

- Frost free



136. Frost free

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

RECOMMENDATIONS \ General

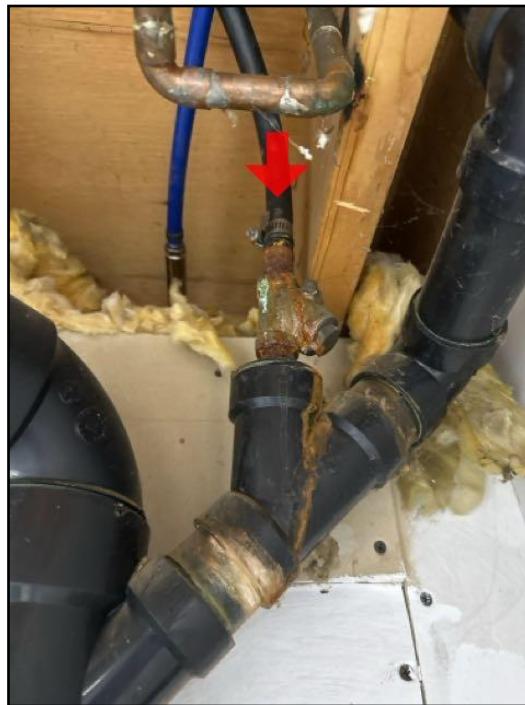
13. Condition: • Iron filter backwash has a small leak, recommend repairs and replacing metal connector with a plastic type.

Location: Basement Laundry Area

Task: Repair

Time: Less than 1 year

Cost: Minor



137.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

14. Condition: • Leak

Kitchen sink drain pipe has a small leak on the right sink, recommend replacing the seal.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: First Floor Master Bathroom

Task: Repair

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Bathtub

15. Condition: • Rust

Bath tub drain is starting to rust, recommend monitoring and replacing when necessary.

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

Location: First Floor Bathroom

Task: Monitor

Time: Ongoing

Cost: Minor



138. Rust

PRIVATE SEWAGE DISPOSAL SYSTEM \ Observations

16. Condition: • Outlet baffle is deteriorating, recommend replacing with the plastic baffle.

Location: Rear Exterior

Task: Replace

Time: Immediate

Cost: Minor



139. Septic system

Description

Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Vinyl](#)

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

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

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Metal](#)

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances:

• Refrigerator



140. Refrigerator

• Range hood



141. Range hood

- Dishwasher



142. Dishwasher

- Microwave oven
- Stove



143. Stove

Laundry facilities:

- Washer



144. Washer

- Laundry tub
- Hot/cold water supply
- Dryer



145. Dryer

- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

Kitchen ventilation: • Range hood • Recirculating type • HRV system installed.

Bathroom ventilation: • Exhaust fan • HRV

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Not included as part of a building inspection: • Appliances

Appliances: • Appliances are not inspected as part of a building inspection

SUMMARY**ROOFING****EXTERIOR****STRUCTURE****ELECTRICAL****HEATING****COOLING****INSULATION****PLUMBING****INTERIOR****REFERENCE**

Recommendations

WINDOWS \ General notes

17. Condition: • Difficult to operate

Two basement windows were difficult to operate. Recommend repairs.

Implication(s): System inoperative or difficult to operate

Location: Basement

Task: Repair

Time: When remodelling

Cost: Minor

END OF REPORT

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