



Blueprint Building Inspections  
60 Symons Street  
Toronto, ON M8V 1T9

# Inspection Report



1041 Woodbine Ave  
Toronto, ON M4C 4C1

## TERMS OF INSPECTION....

Address of Service: \_\_\_\_\_

Date of Service: \_\_\_\_\_ Weather Conditions: \_\_\_\_\_

Client Name:  x  (hereafter referred to as the CLIENT)

Mailing Address:  x

Home Phone:  x  Mobile:  x  Work Phone:  x

E-Mail:  x  Inspection Fee: \_\_\_\_\_

Closing Date:  x  Payment Method:  Cash  Cheque

### The Inspection Company and the CLIENT or the CLIENT's Representative Agree as Follows:

#### 1. THE INSPECTION:

- a. The primary purpose of the Inspection is to help the CLIENT identify major deficiencies of the building.
- b. The Inspection is a general, **visual** examination and no destructive testing of any kind is performed.
- c. The Inspection is limited to the conditions apparent and existing on the day of the Inspection. Latent defects may not be discovered due to the restrictive nature of a visual inspection as well as any restrictions noted in the Report.
- d. The Inspection meets or exceeds the recognized Standards of Practice of OAHI (Ontario Association of Home Inspectors).
- e. The Inspection is NOT technically exhaustive, and measuring devices may or may not be used.
- f. The Inspector is a building inspection generalist, not acting as a licensed engineer or technician in any trade.
- g. The Inspection is designed to limit the risk of buying a property, but it **cannot eliminate your risk**, nor does the Inspection Company or Inspector assume your risk.
- h. The Inspection is not concerned with aesthetics and minor problems, although some may be noted in the Report.

#### 2. INSPECTION RESTRICTIONS (some of these may be included at the discretion of the Inspector, who has final authority)

- a. Any cost estimates for repairs or projected life spans for various aspects of the property are **general and non-binding** - they are for the information purposes of the CLIENT only and are not guaranteed or assumed to be entirely accurate.
- b. Any estimates of remaining life span of any component are strictly **estimates, and not guarantees of performance**. Any system may fail prematurely, whether due to abnormal wear, improper maintenance, manufacture or installation, or other unforeseen or indeterminable circumstances.
- c. **Code or ordinance compliance** and/or violations are expressly excluded – functionality is the focus. Changes and feasibility of changes to building or property use are outside the scope of the Inspection and Report.
- d. The Inspector does not move any personal property on the premises.
- e. The Inspector will talk about termites and other wood destroying organisms if found, but does not guarantee that they do not exist in hidden areas. A pest control specialist should be consulted.
- f. Air conditioners will not be operated if the temperature has dipped below 12°C or 55°F in the previous 24 hours or if the unit is powered off to prevent damage to the unit.
- g. Furnace heat exchangers cannot be examined in full because they are not completely visible.
- h. The Inspector will not walk about in the attic if it is unsafe to do so or if he determines that damage may result.
- i. **The following are also outside the scope of the Inspection and Report** (evaluation by a specialist is recommended):
  - **that which is covered, cannot be seen or is not readily accessible**, the causes of which include but are not limited to soil, walls, ceilings, floors, carpeting and other flooring materials, furnishings, personal property or any other thing
  - **appliances** and personal property, both inside and out, including playground equipment
  - **structural stability or engineering analysis**, geological stability or soils condition, including driveways and sidewalks
  - any aspect, area or component that would be dangerous for the Inspector to inspect
  - no destructive or dangerous probing, dismantling or disassembly
  - **environmental concerns**, including but not limited to asbestos, radon gas, lead paint or lead solder, toxic or flammable chemicals, electromagnetic radiation and water and airborne hazards
  - inspection of detached structures, sheds and/or outbuildings unless specifically included
  - **fire protection, fire separations**, security and warning systems or devices
  - **private water or private sewage systems**, water softeners or purifiers, underground wiring and piping
  - tennis courts, **pools, spas, saunas**, steam baths and related fixtures and equipment
  - **wood or gas burning stoves or fireplaces**, radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters, solar heating, central vacuum, security alarms, telephone or computer connections and any components thereof
  - reliability and accuracy of thermostatic or time-clock controls
  - efficiency of any system or component, including heat gain/loss analysis.

**3. THE REPORT:**

- a. The Written Report is not valid unless it is Complete, due to the interconnected nature of building components.
- b. A Complete Written Report consists of this Contract and ALL pages of the Inspection Report, numbered or otherwise, unless a Specialized Service is requested: \_\_\_\_\_
- c. The Written Report supersedes any and all other communications, including a Verbal Report.
- d. Any item not specifically referenced in the Written Report is not within the scope of the Inspection.
- e. The Written Report is the **copyrighted work** of the Inspection Company, and the information is for the sole, confidential and exclusive use and possession of the CLIENT. The Written Report may not be re-sold by anyone without written permission from the Inspection Company. Notwithstanding this, the CLIENT absorbs all third-party liability should the CLIENT transfer the Written Report for any reason to any third party. The CLIENT is liable for any breach of this clause and must indemnify the Inspection Company directly in the amount of the original inspection fee or the amount for which the inspection is re-sold, whichever is greater.
- f. The Inspection Company recognizes and permits that the CLIENT may need to provide a copy to the CLIENT's Sales Agent, Lawyer or Banker for the purposes of the current transaction, but this permission terminates upon the Closing Date or upon the CLIENT choosing not to purchase the building. Transfer of any copy to any other party can only be done with permission and notification of the Inspector. Any such copy provided must be a Complete Written Report as defined above in this Contract in order to maintain context and any or all third-party liability is assumed by the CLIENT.

**4. THE CLIENT:**

- a. The CLIENT acknowledges his/her own **responsibility to understand** the Written Report, whether by asking questions of the Inspector or by third-party translation.
- b. The CLIENT acknowledges that **failing to undertake any suggested repair** or maintenance, even if relatively minor, may lead to significant and disproportionate repair expenses, and saves the Inspection Company and/or Inspector from any harm or claim as the result of the CLIENT's failure.
- c. If the Inspector recommends that the CLIENT **consult with an expert** specializing in any given field, the CLIENT must do so at his/her own expense. The CLIENT acknowledges that failure to further investigate may result in significant financial loss to the CLIENT.
- d. After the Inspection date, telephone or e-mail consultation will be available to discuss any aspects of the Report and to discuss possible corrective measures and contractor proposals to repair or improve various building components.
- e. The CLIENT assumes the **risk for all conditions that are concealed from view** at the time of the Inspection and for any items not noted in the Written Report. The CLIENT understands that it is not humanly possible to review a dynamic system such as a building and discover all problems (present and future).
- f. **Duty to Inform** - Any claim by the CLIENT with respect to any failures, errors or omissions on the part of the Inspection Company and/or its representatives must be made in writing no more than ten business days after the date of discovery.
- g. Any failure by the CLIENT to notify the Inspection Company as stated above constitutes a waiver of any and all claims for said failure to accurately report the condition in question.
- h. This agreement is binding upon the CLIENT's spouse, heirs, principals, assigns and anyone else who may otherwise claim through the CLIENT.

**5. LIMITATIONS OF LIABILITY:**

- a. No claim is expressed or given that all problems will be discovered during the course of the inspection.
- b. The Financial Liability of the Inspection Company and/or its agents or employees, shall be **limited to the fee paid** for the Inspection and Report, should the Inspection Company and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, tort negligence, breach of contract, or otherwise.
- c. The CLIENT agrees to **accept the refund of the fee as full settlement** of any and all claims which may ever arise.
- d. Should any individual clause in the Contract be ruled invalid by a Court of Law, the remainder of the Contract is still valid.
- e. **Right to Re-Inspect** - The Inspection Company has the Right to Re-Inspect the premises before the CLIENT and/or his agents or independent contractors modify, alter or repair any such items out of which is arising a dispute. The Inspection Company MUST have the opportunity to examine any system or component before it is replaced or repaired to confirm its condition.
- f. The inspection and report are not intended to be used as a guarantee, warranty, insurance policy or certification of any kind, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system.

**X**  
 Initial here

I have been given the opportunity **prior to the inspection** to read and clarify this contract, and understand and agree to the above.

SIGNATURE OF  
 CLIENT or REPRESENTATIVE: **X** \_\_\_\_\_
 

 REPRESENTATIVE'S  
 PRINTED NAME:  
 (if Client not available) \_\_\_\_\_

INSPECTION COMPANY  
 REPRESENTATIVE: \_\_\_\_\_



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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

## General Information

### Property Information

Note to reader: *This report is the result of a visual inspection. The reader is cautioned that the scope of service, terms and conditions of this inspection and report are clearly specified in the signed contract. This inspection is an information session only and is not an express or implied guarantee or warranty. Reliance upon this report by other than the parties to the contract carries significant risk because the written report should be accompanied by a verbal report to clarify context of repairs. Due to the inherent complexity of a building, the reader must assume that not all defects have been found or reported. No third party liability is assumed by the inspection company. This inspection and report are copyrighted work and all relevant rights are reserved. The financial liability of the inspector and/or the inspection company is limited to the fee charged for the service, in any and all cases without exception.*

Inspection Date 09/08/2011

Property Address 1041 Woodbine Ave

City Toronto Prov ON Postal Code M4C 4C1

### Client Information

### Inspection Company

Inspector Name Frank Gruszewski, B.Sc., RHI

Company Name Blueprint Building Inspections

Company Address 60 Symons Street

City Toronto Province ON Postal M8V 1T9

Company Phone 416-694-5859 Fax

Company E-Mail info@torontohomeinspections.com

File Name yyyyymmdd-hh-streetname

### Conditions

Others Present Vendor

Listing Agent \_\_\_\_\_

Name: McGuire, Glenn

For Purposes of Inspection, Entrance Faces West

Electric On Yes



## General Information (Continued)

Gas/Oil On Yes  
Water On Yes  
Temperature 22  
Weather Overcast Soil Conditions Dry  
Space Below Grade Basement  
Estimated Age 80  
Building Type Detached

### Introduction to Our Service

#### SUPPORT

Blueprint Building Inspections provides building inspection and information services designed to give you as much information as possible, in order to assist you to be completely comfortable in your new property.

One thing we have been stressing since 1995 is that our service does not end on the day of the inspection. We are available to you hours, days, weeks, months or even years after the inspection.

There are two ways to get help after the inspection - by phone or by web. There is an e-mail submission form on our website at [www.torontohomeinspections.com](http://www.torontohomeinspections.com), or you can e-mail us at [info@torontohomeinspections.com](mailto:info@torontohomeinspections.com). Our toll-free number is 1-888-812-5552.

#### WHAT TO EXPECT

The intent of our service is twofold: to provide you, the prospective property owner, with information about buildings in general and this house in particular; and to detect and identify major problems with the building.

The inspection Blueprint will be providing for you today is a visual inspection. The report is the opinion of the individual inspector based on his/her experience and knowledge of construction practices and building operation. The inspection is intended to be a comprehensive overview of the primary structure of the property and is not, and should not be considered, an exhaustive detailed inspection of each system and component. This service is designed to meet the standard for professional building inspections set by the Canadian Association of Home and Property Inspectors.

A building inspection is designed to better your odds, it cannot eliminate all risk of buying a building. Some problems will only occur intermittently (for example, during seasonal changes, when the wind is blowing from a specific direction, etc.). Others may only occur when the property is occupied and actively used (for example, a shower may not show evidence of a leak if used infrequently, but when used regularly a leak may become quite apparent).

Minor problems detected while inspecting for major problems will be noted as a courtesy, but should not be considered an integral part of the inspection. Blueprint's service is informational in nature and in no way is a guarantee or warranty on the building or its systems and components. Warranties can be purchased independently and we suggest you further investigate the products available if this is what you are looking for.



## General Information (Continued)

The inspection is not an inspection for code conformance or bylaw compliance. While some of the defects included in the report may, in fact, be code issues, they are generally only included if they affect the safety and/or habitability of the building. It is not possible to tell which code was in force at the time of the work. A 25 year old house in original condition may be operating quite acceptably and be perfectly safe, however, would not conform to current codes. Also, different municipalities have variations in codes and bylaws.

It has been estimated that there are approximately 3 million symptoms, clues and items that can be found in a building. With all of these variables it would be impossible for any individual to find and take into consideration every one within the scope of a visual inspection. Therefore, there will be areas where Blueprint will not make a definitive statement. For example, the inspector cannot:

- Predict the future behaviour of systems and components of the building. If there are no visible clues to indicate a past problem, it is unfair to assume we should be able to predict a future problem;
  - Tell you that water or moisture will never seep into your basement or through your roof coverings;
  - Tell you whether mechanical equipment will continue to operate after we leave the property;
  - Describe the condition or operation of mechanical components behind walls or in inaccessible areas;
  - Tell you that heating and air conditioning equipment will keep you comfortable in all areas of your house in all weather conditions;
  - Be assured of the condition of structural components of the building where covered by finishes or inaccessible.
- There are some things that you can be reasonably assured will happen. For example:
- You will be able to find opinions that differ from those of the inspector;
  - You will end up spending money on repairs not noted in the inspection report;
  - If you don't inspect and maintain your roof regularly, it will leak; If you don't inspect and maintain the appropriate surface water management systems you will have moisture in your basement area;
  - If you don't inspect and maintain caulking and grouting around tubs and tiles on a regular basis you will get leaks at, around and under this area;
  - Mechanical items will operate intermittently;
  - Problems will not be found or suspected in the absence of symptoms, clues or signs;
  - Symptoms, clues and signs are often covered up;
  - Some systems and components will operate differently under different weather conditions.

Building Inspectors are generalists in all areas of building construction and building science. As a rule, we do not have specialized knowledge of each area. A useful analogy may be to the medical profession where a general practitioner can give you an overall physical exam, but would not be able to find conditions that did not produce any symptoms or clues. A specialist, on the other hand, may find problems due to his/her specialized knowledge and/or testing procedures.

### FOCUS OF INSPECTION

The inspection is focused on the main structural/mechanical systems and components of the primary building, along with areas that could have an impact on the primary building (ex - lot grading, trees, etc).

The inspector assesses the property objectively, inspecting each system and component to determine whether it is performing the basic function for which it was intended. He/she will note any observable major deficiencies that cause the system or component to perform or operate below its intended function. What one person sees as a major problem could be considered as minimally significant to another person, and vice-versa. Further investigation by a specialist may reveal problems or implications not noted by the inspector.

The inspector will take into consideration the age of the system. Older systems may not be performing at the same level of efficiency as when they were new; however, this does not mean they should be considered deficient. Within reasonable levels of tolerances, the inspector will not point out older items that are functioning properly, unless there is a high potential of failure in the near term. While our inspectors are trained in detecting items that are nearing the end of their life cycle or that



## General Information (Continued)

may fail in the foreseeable future, this inspection is a statement of the condition of the building at the time of the inspection and cannot predict the future.

The opinions expressed by the inspector, both verbally and in writing will have been determined or deduced by what the inspector has observed. It is certainly possible that a current problem does not leave a visible clue. Unless there are substantial and real visible clues, the inspector will generally not provide "could or might" type scenarios. Millions of "what if" scenarios can be proposed and therefore the inspector will generally not initiate "what-if's" but the inspector will discuss them if you ask "what-if".

Most major or significant problems in a building will be accompanied by more than one symptom or clue, therefore, if some are hidden or obstructed, others may be evident.

Except in a limited manner, the inspector will not undertake any destructive or disruptive testing. The inspector will not bore holes in the walls, floors or ceilings, or take core samples of the roof or other material. The inspector's job is to locate or notice as many items as is physically possible by observation, and then deduce conclusions from the total picture.

Where an inspector has indicated an area is restricted, assume it has not been inspected - you are assuming liability for that area.

### TWO PASS INSPECTION SYSTEM

Blueprint's inspections are performed in two parts or "passes". On the first pass of the house the inspector will go through and around the house on his/her own, systematically inspecting each of the systems and components covered by the inspection, and simultaneously creating a written report describing their findings.

On the second pass of the house, you will be invited to accompany the inspector through the house while he/she verbally describes their findings. The goal of the second pass is to review the inspector's findings and to give you as much information as possible in the time available to assist you in understanding the building. If you have questions, or there are areas not covered by the inspector, please feel free to ask for clarification or further explanation.

The verbal report is intended to clarify the written report. Also, since verbal communications are subject to each person's interpretation (and even frame of mind), the written report will be considered representative of the inspector's findings. Where there are differences between the written report and what you understand the inspector to have said, we assume you will call Blueprint to achieve a satisfactory clarification.

The purpose of this system is to allow the inspector to focus his/her undivided attention on the house and the report during the first pass and to allow as much time and detail as is necessary to perform a comprehensive inspection. On the second pass, the inspector can focus his/her complete and undivided attention on you, to ensure you have all the information you need to feel comfortable with the decision you make about the house.

Some areas hold more importance than others for different people. Some people hold certain areas to be of the highest importance and significance, while other people will consider an entirely different area to be the most important. Our inspectors will focus their second pass discussions on the areas experience has taught us are generally the most important to most people. However, if an area or item of the house is not given enough time by the inspector relative to its importance to you, or you are unclear of consequences or ramifications, we assume you will ask any and all questions necessary to feel comfortable with that item or area. The inspector will also do his/her best to give you maintenance and repair tips during the second pass. These are given at the inspector's option, time permitting, and are not an integral part of the inspection.

**SIGNIFICANT NOTE:** Repair/upgrade costs if given are at the discretion of the inspector. The costs given represent, in the opinion of the inspector, the most prudent action. For reasons of personal preference or long term cost effectiveness, you may choose to take actions different from those recommended by the inspector. Further, costs can vary widely depending on numerous factors, including the contractor chosen. For all of the preceding reasons, we strongly recommend confirming all cost estimates with relevant professionals.





## General Information (Continued)

### YOUR RESPONSIBILITIES

Our goal is to point you in the right direction when we find a defect. We will discuss various methods of repair as time allows, but our primary focus is to help you determine when and who to contact to get more detailed information. There are several ways of approaching each item in need of attention. Repairs can be basic and temporary, or more involved and robust in nature. In some cases, building components can be upgraded. Cost is often a factor.

We have learned over the years that only the new owner can prioritize and undertake repairs, based upon preferences and budget. We would like to hold everyone's hand and make sure all repairs are done diligently, but ultimately the owner is responsible for the care and maintenance of their investment. Make sure that you understand all of the information conveyed to you. Ask questions during the inspection. Review this report as soon as possible and investigate further any areas of uncertainty. Call or email us if you have any questions.

Building Inspectors are generalists in all areas of building construction and building science. As a rule, we do not have specialized knowledge of each area. A useful analogy may be to the medical profession where a general practitioner can diagnose most common ailments, but will refer you to a specialist when more detailed testing and diagnosis is the best course of action.

This report indicates some areas where there is a problem or a potential problem in your building - it does not purport to indicate every problem or potential problem that may exist. Since any of these problems may be more extensive or opinions may differ upon a specialized investigation, we do recommend that you check the opinions in this report with a technician or specialist in the appropriate field, especially where indicated in the report.

Blueprint believes our visual inspection and information service to be quite helpful and useful to prospective building owners, as evidenced from comments from past clients. We endeavor to provide a conscientious, comprehensive and thorough visual inspection. However, we also know that some items may be missed during the inspection. If you are dissatisfied for any reason, we expect that you will communicate any concerns and considerations to us immediately upon discovery so that we can help you. Contact us before making any repairs, with reasonable lead time to allow us to attend the property before commencement of repairs. After a repair has been started it may be impossible to assess the prevailing conditions prior to the repair.



## Roof

*The roof system is evaluated as much as possible, depending upon the restrictions of a visual inspection on the day of the inspection. An estimated age range for roof surfaces is indicated based upon wear patterns of the surfaces. The reader is cautioned that roof surfaces may need replacement years before or after the prediction. In order to properly minimize the risk of leakage, a professional roofer should repair all noted defects. In addition, a roof flashing tune-up should be done every 3 to 5 years to replace worn out caulk and flashings.*

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### Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle: Different shingles were installed on the low-slope dormer, which is not visible from the ground nor does it pose a problem with respect to roof integrity.
3. Type: Gable
4. Approximate Age: Newer (0-5 years): Most roofs are designed to last 15 years. Note that the age estimate is based upon the appearance of the shingles. They may be older or younger, but the wear patterns indicate the age that was recorded by the inspector.

### Rear (centre) Roof Surface

5. Method of Inspection: On roof
6. Acceptable Material: Rolled roof material (EPDM): There is some alligator cracking developing in the EPDM membrane, and this shows a drying out of the surface. Consider a specifically designed aluminum coloured paint to reflect the UV rays of the sun. Add some tar at the 2-3 spots where the top surface shows some peeling.



7. Approximate Age: Showing some wear, Suspect entering last third of typical 20 year life cycle: Note that the age



## Roof (Continued)

Approximate Age: (continued)

estimate is based upon the appearance. Suspect that this roof has a design life of 20 years.

Rear, top flat Roof Surface

8. Method of Inspection: On roof
9. Acceptable Material: Rolled roof material: Most flat roofs are designed to last 20 years. Note some ponding by the skylight, which could shorten the roof life at that location by 10-20%. Monitor and repair when roof is eventually re-done.
10. Approximate Age: Showing little wear, suspect <7 years, in first third of typical life-cycle: Note that the age estimate is based upon the appearance. Suspect that this roof has a design life of 20 years.
11. Tips We highly recommend a roof and flashing tune-up now and every 3-5 years as materials such as caulking deteriorate more quickly than other components of the roof.

12. Marginal Wall/Edge Flashing: Metal:  
Tar/caulk needs regular monitoring to ensure its water integrity. Minor separation now makes the rear edge prone to possible leaks. Add tar in the short term



13. Acceptable Skylights: Plastic with curbs
14. Acceptable Skylight Flashing: Rolled roof material
15. Acceptable Plumbing Stacks: ABS
16. Acceptable Stack Flashing: Plastic/rubber, Aluminum
17. Acceptable Roof Vents: Plastic
18. Acceptable Gutters: Aluminum
19. Acceptable Downspouts: Aluminum



## Roof (Continued)

20. Investigate Leader/Extension:  
Indeterminable: Restricted at SE corner - not visible. Confirm downspouts are taking water well away from the foundation. When roof water runs into underground pipes, the possibility exists for water to spill through any openings into surrounding soil. This water puts hydrostatic pressure on the foundation and can enter the basement. If the downspout drainage appears to be running into the soil, then they should be disconnected from the underground pipes and directed 3-6 feet away from the foundation.



### East Chimney

21. Acceptable Chimney: Brick: Previous repair evidence of the mortar. While not professionally done, it will likely keep water out of the brick as intended. Monitor.
22. Acceptable Flue/Flue Cap: Clay at top (where visible), Metal liner
23. Defective Chimney Flashing: Rolled roof material: **Partially open seam at caulking where lower roof and chimney meet. Needs caulking.**

## Exterior Surface and Components

*The inspector circles the property at ground level and reports on the visible area of the exterior. The primary considerations are the integrity of the building envelope and structural items, within the scope of a visual inspection. Restrictions such as vegetation, personal property, newer siding, porch and deck structures, snow or even heavy rain may have to be eliminated in order to perform a full evaluation. Any area that is covered or restricted must be disclaimed - the client assumes all risk for hidden areas.*

*With respect to termites, the inspector pays close attention to all wood to earth close contact, because termites live in the soil and generally forage for food where wood touches the soil. We recommend separation of all wood from the soil by 18 inches and annual investigation. It is also a good idea to check with local pest control specialists to see if they have any history of termite treatment on the property, and to get them to evaluate the property as specialists in the field. The inspector cannot guarantee that no termites are present on the property.*



## Exterior Surface and Components (Continued)

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### 1st Floor Exterior Surface

1. Acceptable Type: Brick, Painted: Settled arch at NE corner above window - have tuckpointing performed when window sills are repaired. Typical older house situation.

### 2nd Floor Exterior Surface

2. Acceptable Type: Vinyl siding: Improve top flashing of siding at rear addition to ensure water does not run down behind the siding



### 2nd Floor Exterior Surface

3. Acceptable Type: Wood shingles

### 1st floor, 2nd floor Windows

4. Acceptable Window Materials Wood, Plastic
5. Acceptable Window Operation Hinged, Hung: Note that the wood single pane windows are painted shut
6. Acceptable Thermal Characteristics Thermal Pane, Single pane: Front single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades
7. Acceptable Window Trim Wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed.
8. Marginal Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly, Repair mortar cracks at rear NE window by "tuck-pointing"



## Exterior Surface and Components (Continued)

### Basement Windows

- 9. Acceptable Window Materials Wood
  - 10. Acceptable Window Operation Closed in
  - 11. Acceptable Window Trim Wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed.
  - 12. Acceptable Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly
- 
- 13. Marginal Trim: Wood: **Paint peeling, This would be a good weekend project in future.**
  - 14. Marginal Fascia: Wood: **Paint peeling**
  - 15. Acceptable Soffits: Open framing, Wood
  - 16. Acceptable Entry Doors: Metal
  - 17. Acceptable Patio Door: Vinyl sliding: Door is not level. It is possible that it was installed that way or there may have been some shifting of the wall. Since the door operates freely, suspect it may have been installed that way. Monitor operation of door for any reduction in free sliding of the doors.
  - 18. Acceptable Exterior Lighting: Surface mount
  - 19. Acceptable Exterior Electric Outlets: 110 VAC GFCI
  - 20. Acceptable Hose Bibs: Frost-free: Shut off interior valve in winter and drain pipe by opening exterior valve

## Lots and Grounds

*The inspector walked the grounds and made notes with respect to the lot and grounds. However, the only information that is within the scope of the inspection is that which relates directly to the main structure on the property. Information on peripheral items (such as a fence) is presented as a courtesy, but do not assume that these items were inspected in detail - they were given only cursory consideration.*

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.
- Investigate Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

- 1. Restrictions: Less than 1 metre clearance, Under porch, deck and rear addition
- 2. Acceptable Steps: Wood
- 3. Investigate Porch: Wood: Restricted access beneath porch - suspect close wood to soil contact, Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air.



## Lots and Grounds (Continued)

Porch: (continued)

Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consider consulting a pest control specialist for further inspection, treatment and advice.

4. Acceptable Deck: Wood: Deck supported by deck-blocks, which float up and down with the soil level during frost heave - add lime screenings around them to try and direct water away and minimize soil saturation at the base if they show any signs of movement. Deck is low enough that it does not need railings.
5. Marginal Grading: Inconsistent slope: Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up.
6. Tips When water or dampness enters a basement, it often started out on the roof. The prevention of rainwater running toward the building at ground level is the first line of defense in protecting against basement seepage. Any areas where water can accumulate or run down the foundation wall should be regraded and sealed so that water extends well away from the building. To allow water to run towards the building is to invite problems.
7. Investigate Vegetation: Trees, Shrubs, Shredded bark mulch: Large trees should be evaluated periodically (every 4-5 years) by tree specialists to confirm health, simply because a problem with a large tree can be more expensive if not dealt with in a timely fashion.  
Shredded bark mulch on garden beds not recommended for an area such as this, which is or is close to known termite areas. No evidence of termites found on property today.
8. Marginal Retaining Walls: Garden dividers: Eliminate all wood to soil contact in known termite area.
9. Marginal Sheds: Wood: Minimize wood to soil contact in known termite area. Roof has hole allowing rainwater in. Suggest removal of vines which could eventually cause damage.

## Attic

*Only portions of the attic are visible. Areas within the attic are restricted from view by the insulation, structural members, irregular attic and roof configurations and poor lighting.*

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Attic

1. Restrictions: 0% visible, Minimal attic space and no access
2. Method of Inspection: Not inspected - no attic to speak of and no access
3. Acceptable Unable to Inspect: 100%
4. Not Inspected Roof Framing: Wood joists
5. Not Inspected Sheathing: Dimensional wood



## Attic (Continued)

6. Not Inspected Ventilation: Roof vents
7. Not Inspected Insulation: Restricted

## Structure

*In most cases, there is very little structure visible and this is purely a visual inspection. The structure above the ceiling and behind the walls was not visible. Keep in mind that the location of components, sheer size and number of structural components prevents viewing of them all. The client is assuming the risk of areas hidden from view.*

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1. Restrictions: 50 % visible, Ductwork, Storage, Wall finishes
2. Acceptable Structure Type: Masonry (1st floor), Wood frame (2nd floor)
3. Acceptable Foundation: Brick: Brick foundations are more prone to moisture penetration. If mortar is sound, then structure is not likely compromised. Older foundations have no weeping tile to drain exterior moisture. Today's inspection is a one day snapshot - monitor dampness over time
4. Acceptable Bearing Walls: Exterior walls
5. Acceptable Joists: 2x8
6. Acceptable Floor/Slab: Non-structural concrete
7. Acceptable Floor sheathing: Dimensional wood

## Basement

*In most cases, there is very little structure visible. Wall framing and floor framing on upper floors are inaccessible, and finished basements or storage along walls can be insurmountable restrictions to a visual inspection. Modifications to the structure, such as occurs when walls are removed, are usually hidden by finished surfaces so that the structural members are unseen. The buyer is assuming the risk of areas hidden from view.*

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## Basement (Continued)

### Basement

1. Restrictions: See restrictions for Structure
2. Acceptable Ceiling: Exposed framing
3. Investigate Walls: Masonry (painted), Pegboard: Water stains/peeling paint present, Evidence of past or present water leakage. For the most part, the walls tested dry with a moisture meter, but some elevated readings were detected with a moisture meter in 2-3 spread out locations. It should be noted that there was an expectation of more dampness than was found.  
Suggest use of a dehumidifier, and monitor in wet spring-like conditions.
4. Acceptable Floor: Concrete: Note that the floor has a surface channel to direct water to the drain - monitor. The floor was previously dug out to the level of the brick foundation footings.
5. Acceptable Floor Drain: Surface drain
6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Ensure all junction boxes have covers on them. One in the joists behind the furnace has no cover.
7. Acceptable Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically.
8. Acceptable HVAC Source: Heating system register
9. Acceptable Vapor Barrier: Plastic
10. Acceptable Insulation: Fiberglass Batts

### Basement Stairs

11. Type Straight
12. Defective Handrails No railing: **Missing railing, Safety hazard**

### Average Invasive Testing(Moisture Probe)

13. Acceptable Reading: 14-22%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. Readings above 30% are a warning to deal with the moisture before finishing the area

### Peaks Invasive Testing(Moisture Probe)

14. Investigate Reading: 28-80%: 2-3 locations in the front room (NW) and at the back SE (above the white cupboard) yielded isolated higher readings. There may be others behind restrictions. It is likely that moisture is coming through the mortar at these locations. Improve exterior water management as a first step and suggest repainting the foundation with DryLok waterproofing paint (available at Rona - see [www.ugl.com](http://www.ugl.com)). Suggest use of a dehumidifer also.



## Crawl Space

In a crawlspace, the home inspector is most concerned with structure, mechanical systems and dampness. Take note of all restrictions during the inspection and in the report. Storage, finishes and areas with limited access have all been known to hide minor and significant defects that were evident when the restrictions were removed. Keep in mind that a visual inspection has its limitations.

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1. Restrictions: Small, low access - restricted by "lattice" - only viewed from entrance and only about 5-10% visible.  
Clear old wood debris from under the crawlspace. There is wood to earth close contact here that should be reduced.

### Exterior, rear Crawl Space

2. Method of Inspection: From the access (restricted)
3. Not Inspected Unable to Inspect: 90%: The crawl space was not inspected. Be advised that because we could not enter the crawlspace, hidden items in need of repair may exist that are not documented in this report. It is recommended that a full examination of the space be made.

4. Investigate Access: Partially blocked:  
Crawlspace access is restricted. Inspectors prefer to have full access in order to provide full and complete information. In cases such as this, a few suggestions have been made in this section, indicating what to look for when evaluating further. These do not necessarily mean there are problems, but we try to guide you in the correct direction with respect to further evaluation.



5. Not Present Moisture Barrier: No barrier: No moisture or vapor barrier present, A moisture barrier on the ground prevents soil borne water from evaporating into the cavity and causing rot damage. It would be beneficial to add one.
6. Acceptable Ventilation: Open lattice skirt: Ventilation appears adequate to provide air flow that can evacuate most water vapour.



## Crawl Space (Continued)

7. Marginal

Insulation: Fiberglass:

Insulation exists, but some is falling. There is a freeze risk for the plumbing in the kitchen, so we suggest that the plumbing pipes be insulated or heated. To minimize the potential for drafts in the room above, stapling Tyvek house wrap to the bottom of the joists will restrict air flow and drafts into the floor structure and keep the insulation in place.



8. Acceptable

Piers/Posts: Brick piers, Poured concrete piers: The kitchen addition is added onto the house in 2 stages. The first section with brick piers is quite a bit older than the newer part. Obtain an estimate for the improvements suggested in this section, and at that time the structure of the crawlspace can be further evaluated to provide more complete information. For example, there is no way to visually determine if the piers are deep enough to be unaffected by frost heave. This is mentioned because the floor in the room above is at a different height than the main portion of the house. These are typical informational notes and questions in situations like this, and they may require further action or be totally acceptable.

## Plumbing

As with many building systems, much of the plumbing system is hidden from view. The inspector will operate all fixtures possible and evaluate the visible portions, but problems with venting, leaks or other defects may be discovered after the buyer occupies the property. Even a property that is vacant will restrict the inspector because no current usage pattern exists. We reiterate that the inspection is a visual inspection of all systems on the day of the inspection, and the unique usage patterns of different users may result in the discovery of undetected problems.

Fire protection (and alarm) systems must be inspected as per the requirements of the Fire Code by a certified technician. If the inspector observes any leaks or obvious wiring defects, they will be noted in the report, but this is not the focus of the inspection and the systems must be disclaimed.



## Plumbing (Continued)

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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable Service Line: Copper
3. Acceptable Main Water Shutoff: Basement
4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: ABS: It appears that plumbing repairs to the drainage system are functionally sound. Black ABS pipes are used for drainage, and run along the walls, replacing the pipes under the floor that must have failed previously.
6. Acceptable Exterior Service Caps: Cast iron: Older homes have sewage pipes that are prone to problems, but these ones appear to have been at least partially upgraded. With all old homes, we suggest checking sewer lines with a camera - a nominal cost.
7. Acceptable Interior Service Caps: Stack mounted cleanout
8. Acceptable Vent Pipes: ABS: Venting refers to the introduction of air from above a fixture. All fixtures should eventually connect to the plumbing stack on the roof so that atmospheric pressure can help push water down the drain, so that methane gas is vented harmlessly to the exterior, and so that air can be introduced into the drain lines to prevent a vacuum that can inadvertently suck a trap dry as water rushes past from another draining fixture (Bernoulli Principle).

### Furnace area Water Heater

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9. Acceptable Water Heater Operation: Functional at time of inspection: We suggest that you drain out a bucket of water from the drain valve on the water heater whenever you change your furnace filter. This will help cut down on sediment which will help maintain the unit's efficiency and lifespan. You will also notice any changed in water quality that would signal a need for service by a certified technician.
10. Type: Natural gas Capacity: 33.3 gallons
11. Approximate Age: 6 Area Served: Whole building
12. Acceptable Flue Pipe: Metal
13. Acceptable TPRV and Drain Tube: Brass valve, CPVC tube



## Electrical

*The electrical system is largely hidden, and visible defects are noted. A number of visible defects often means that there are more defects that are not visible. Other issues, such as type of wiring, are spoken of in general terms in addition to any noted repairs. It is recommended that a licensed electrician conduct the repairs and further evaluate the system.*

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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
  2. Service Size Amps: 100
  3. Acceptable Service: Overhead
  4. Acceptable 120 VAC Branch Circuits: Copper
  5. Acceptable 240 VAC Branch Circuits: Copper
  6. Acceptable Knob & Tube Wiring: None visible or suspected, Suspect removed: There was originally knob & tube wiring in this building, but there is no evidence that it still is present. Confirm with an electrician if doing other work that the old wiring has been completely removed.
  7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex)
  8. Acceptable Ground: Plumbing ground
- 
- Basement, Front of building Electric Panel
9. Acceptable Manufacturer: Square D
  10. Maximum Capacity: 125 Amps
  11. Acceptable Main Disconnect Size: 100 Amps
  12. Acceptable Breakers: 15, 20, 30, 40 amps



## Heating System

*The visual inspection of a heating system will include operation of the unit if it can safely be done. Age estimates are determined by appearance and decoding of serial numbers, unless the actual date of manufacture is visible on the unit. The age estimate should be considered a best guess, and the recommended course of action for the buyer is to contact the manufacturer with the model and serial number to confirm the age of the system. Finally, keep in mind that a furnace is a machine, and can break down at any time.*

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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

1. Restrictions: Heat exchanger is <5% visible

### Basement Heating System

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2. Acceptable Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit.
3. Manufacturer: Carrier
4. Model Number: 395CAV042075 Serial Number: 4592A05450
5. Type: Forced air Capacity: 74 kbtu/hr
6. Area Served: Whole building Approximate Age: 18
7. Fuel Type: Natural gas
8. Acceptable Heat Exchanger: 4 Burner: Flame is normally blue in a well tuned gas furnace, as it was in this unit that was operated as heating
9. Acceptable Blower Fan: Below heat exchanger
10. Marginal Air Filter 1" pleated disposable: Filter is loose fitting - Suspect clip has fallen out of place. Suggest 3M pleated one inch filter, Replace 4 times per year.
11. Acceptable Distribution: Metal duct: Optionally, consider adding a 1" slot in the ductwork beside the furnace to accommodate a filter.
12. Acceptable Flue Pipe: Metal
13. Acceptable Thermostats: Programmable
14. Suspected Asbestos: No



## Air Conditioning

The visual inspection of an air conditioning system will include the operation of the unit if the exterior temperature has been above 15 degrees Celsius for the last 24 hours. Age estimates are determined by appearance and decoding of serial numbers, unless the actual date of manufacture is visible on the unit. The age estimate should be considered a best guess, and the recommended course of action for the buyer is to contact the manufacturer with the model and serial number to confirm the age of the system. We recommend that the unit be examined/serviced by a licensed contractor in the first year of building ownership to get a complete picture of its operation. Finally, keep in mind that an air conditioner compressor is a machine, and can break down at any time.

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1. Restrictions: Specification label unreadable - against obstruction so some serial number digits may be incorrect

### Exterior AC System

2. Acceptable A/C System Operation:  
Functional: Expected life span in our area is +-15 years. A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system, which can provide more information on its condition and performance.



3. Acceptable Condensate Removal: To floor drain
4. Acceptable Exterior Unit: Pad mounted
5. Manufacturer: Goodman
6. Model Number: GSX1301618A Serial Number: 1083670813 (up against wall - not clearly visible)
7. Area Served: Whole building Approximate Age: Suspect 1 (unable to confirm from serial number)
8. Type: 220 volt electric Capacity: 1.5 Ton



## Air Conditioning (Continued)

9. RLA 9.0 Max Fuse Capacity 20 amp
10. Acceptable Visible Coil: Copper core with aluminum fins
11. Acceptable Refrigerant Lines: Low pressure and high pressure
12. Acceptable Electrical Disconnect: Exterior weatherproof box
13. Acceptable Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.

## Laundry Room/Area

*The area was examined for leaks, damage and, symptoms of structural problems. Cosmetic issues are of no concern to the inspector, even though they may be important to the purchaser (and expensive to change/repair). Components of systems such as heating or electrical are also inspected.*

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### Basement Laundry Room/Area

1. Acceptable Washer Hose Bib: Rotary
2. Marginal Washer and Dryer Electrical: 110-220 VAC: **Not close by - use of extension cord is necessary - suggest addition of local receptacle.**
3. Marginal Dryer Vent: Plastic flex: **Restricts air flow and traps more lint than smooth walled rigid ducting - suggest replacement annually or replace with rigid metal ducting that also needs to be cleaned annually.**
4. Marginal Washer Drain: Dedicated drain pipe: **Since the laundry tub drain is not connected to the venting system, a mechanical vent was used. Mechanical vents prevent methane fumes from the sewers from entering the living space via a spring loaded rubber membrane. When a vacuum in the pipes is created by draining water, the spring opens, allowing air flow in behind the water. These were designed for and are rated only for use in trailers, but they actually do work. Having said that, they are a shortcut that is less reliable than proper venting (see plumbing section - venting).**





## Kitchen

*The area was examined for leaks, damage or symptoms of structural problems. Cosmetic issues are of no concern to the inspector, even though they may be important to the purchaser (and expensive to change/repair). Components of systems such as heating or electrical are also inspected.*

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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

1. Restrictions: Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards, as well as appliances themselves

### Kitchen

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2. Acceptable **Ventilation:** Over the range fan: Suggest installation of venting from exhaust fan to maintain and improve indoor air quality.
3. Acceptable **Sink:** Stainless Steel
4. Acceptable **Electrical:** 110 VAC outlets and lighting circuits, 15 amp GFCI: Neither 15 amp split receptacles (formerly used to allow high draw appliances to plugged in without tripping breaker/fuses) nor 20 amp GFCI receptacles (currently used to allow high draw appliances to function in tandem while providing protection against ground fault shock) - suggest adding the latter.
5. Acceptable **Faucets:** With shutoffs
6. Acceptable **Traps:** Trap has cleanout: There is an incorrect drain configuration. The sideways T-fitting restricts the flow of water from the right bowl. This can cause water to come up into the left bowl from the drain. We consider a correctly installed trap and drain to be more reliable. A licensed plumber recommended to replace the trap.
7. Acceptable **Counter Tops:** Laminate
8. Acceptable **Ceiling:** Drywall/plaster: Ceiling has previous moisture repairs - tested dry on day of inspection
9. Acceptable **Walls:** Drywall/plaster
10. Acceptable **Floor:** Laminate



## Bathroom

*The area was examined for leaks, damage or structural problems. Cosmetic issues are of no concern to the inspector, even though they may be important to the purchaser (and expensive to change/repair). Components of systems such as heating or electrical are also inspected.*

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1. Restrictions: Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards

### 2nd floor Bathroom

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2. Acceptable Ceiling: Drywall/plaster
3. Acceptable Walls: Drywall/plaster
4. Acceptable Floor: Linoleum/resilient: Raised floor under clawfoot tub may be in place to allow for routing of plumbing
5. Acceptable Doors: Hollow
6. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp GFCI
7. Acceptable Counter/Cabinet: One piece with sink
8. Acceptable Sink/Basin: Molded single bowl
9. Acceptable Faucets: With shutoffs
10. Acceptable Traps: Trap has cleanout: It is possible but unconfirmed that the trap is unvented - should be repaired if unvented during any new plumbing work as they are subject to siphoning problems. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.
11. Acceptable Tub/Surround: Standalone tub
12. Acceptable Toilets: 13.2 lpf, Lined tank: Consider replacement with low water flush toilet, which may be eligible for government rebates
13. Acceptable HVAC Source: Heating system register
14. Marginal Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior



## Interior Space

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

1. Restrictions: Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards, Furniture

From first floor Stairs

2. Type Straight

3. Defective Handrails No railing: **Missing railing, Safety hazard, Low stairguard at top of stairs (typical for older homes)**

1st floor, 2nd floor Interior Space

4. Acceptable Ceiling: Drywall/plaster

5. Acceptable Walls: Drywall/plaster

6. Acceptable Floor: Carpet, Laminate

7. Acceptable Doors: Hollow: Shave doors where they are sticky to allow for smooth operation. 1st floor door to basement is upside down

8. Marginal Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: **Drywall filled in around one 2nd floor receptacle - should be reconfigured to allow for installation of a protective switch plate - minor issue.**



9. Acceptable HVAC Source: Heating system register

10. Acceptable Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas.



## Final Comments

While no termites were found on the day of the inspection, wood to soil close contact in known termite zones should be minimized or eliminated throughout. Consult internet resources for further information - <http://www.urbancentre.utoronto.ca/researchgroups/entymology.html> and <http://pestcontrolcanada.com/termites.htm>

Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consider consulting a pest control specialist for further inspection, treatment and advice.



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

Tips We highly recommend a roof and flashing tune-up now and every 3-5 years as materials such as caulking deteriorate more quickly than other components of the roof.

Wall/Edge Flashing: Metal: Tar/caulk needs regular monitoring to ensure its water integrity. Minor separation now makes the rear edge prone to possible leaks. Add tar in the short term

### Exterior Surface and Components

1st floor, 2nd floor Windows Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly, Repair mortar cracks at rear NE window by "tuck-pointing"

Trim: Wood: Paint peeling, This would be a good weekend project in future.

Fascia: Wood: Paint peeling

### Lots and Grounds

Grading: Inconsistent slope: Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up.

Retaining Walls: Garden dividers: Eliminate all wood to soil contact in known termite area.

Sheds: Wood: Minimize wood to soil contact in known termite area. Roof has hole allowing rainwater in. Suggest removal of vines which could eventually cause damage.

### Crawl Space

Exterior, rear Crawl Space Insulation: Fiberglass: Insulation exists, but some is falling. There is a freeze risk for the plumbing in the kitchen, so we suggest that the plumbing pipes be insulated or heated. To minimize the potential for drafts in the room above, stapling Tyvek house wrap to the bottom of the joists will restrict air flow and drafts into the floor structure and keep the insulation in place.

### Heating System

Basement Heating System Air Filter 1" pleated disposable: Filter is loose fitting - Suspect clip has fallen out of place. Suggest 3M pleated one inch filter, Replace 4 times per year.

### Laundry Room/Area

Basement Laundry Room/Area Washer and Dryer Electrical: 110-220 VAC: Not close by - use of extension cord is necessary - suggest addition of local receptacle.

Basement Laundry Room/Area Dryer Vent: Plastic flex: Restricts air flow and traps more lint than smooth walled rigid ducting - suggest replacement annually or replace with rigid metal ducting that also needs to be cleaned annually.

Basement Laundry Room/Area Washer Drain: Dedicated drain pipe: Since the laundry tub drain is not connected to the venting system, a mechanical vent was used. Mechanical vents prevent methane fumes from the sewers from entering the living space via a spring loaded rubber membrane. When a vacuum in the pipes is created by draining water, the spring opens, allowing air flow in behind the water. These were designed for and are rated only for use in trailers, but they actually do work. Having said that, they are a shortcut that is less reliable than proper venting (see plumbing section - venting).



## Marginal Summary (Continued)

### Bathroom

2nd floor Bathroom Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior

### Interior Space

1st floor, 2nd floor Interior Space Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits:  
Drywall filled in around one 2nd floor receptacle - should be reconfigured to allow for installation of a protective switch plate - minor issue.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

East Chimney Chimney Flashing: Rolled roof material: **Partially open seam at caulking where lower roof and chimney meet. Needs caulking.**

### Basement

Basement Stairs Handrails No railing: **Missing railing, Safety hazard**

### Interior Space

From first floor Stairs Handrails No railing: **Missing railing, Safety hazard, Low stairguard at top of stairs (typical for older homes)**



## Investigate Summary

These items could not be inspected adequately and require further action to fully determine their condition. This may include destructive testing, scientific analysis or the services of a licensed specialist.

### Roof

**Leader/Extension:** **Indeterminable:** Restricted at SE corner - not visible. Confirm downspouts are taking water well away from the foundation. When roof water runs into underground pipes, the possibility exists for water to spill through any openings into surrounding soil. This water puts hydrostatic pressure on the foundation and can enter the basement. If the downspout drainage appears to be running into the soil, then they should be disconnected from the underground pipes and directed 3-6 feet away from the foundation.

### Lots and Grounds

**Porch: Wood:** Restricted access beneath porch - suspect close wood to soil contact, Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consider consulting a pest control specialist for further inspection, treatment and advice.

**Vegetation: Trees, Shrubs, Shredded bark mulch:** Large trees should be evaluated periodically (every 4-5 years) by tree specialists to confirm health, simply because a problem with a large tree can be more expensive if not dealt with in a timely fashion.

Shredded bark mulch on garden beds not recommended for an area such as this, which is or is close to known termite areas. No evidence of termites found on property today.

### Basement

**Basement Walls: Masonry (painted), Pegboard:** Water stains/peeling paint present, Evidence of past or present water leakage. For the most part, the walls tested dry with a moisture meter, but some elevated readings were detected with a moisture meter in 2-3 spread out locations. It should be noted that there was an expectation of more dampness than was found.

Suggest use of a dehumidifier, and monitor in wet spring-like conditions.

**Peaks Invasive Testing(Moisture Probe) Reading: 28-80%:** 2-3 locations in the front room (NW) and at the back SE (above the white cupboard) yielded isolated higher readings. There may be others behind restrictions. It is likely that moisture is coming through the mortar at these locations. Improve exterior water management as a first step and suggest repainting the foundation with DryLok waterproofing paint (available at Rona - see [www.ugl.com](http://www.ugl.com)). Suggest use of a dehumidifer also.

### Crawl Space

**Restrictions:** Small, low access - restricted by "lattice" - only viewed from entrance and only about 5-10% visible. Clear old wood debris from under the crawlspace. There is wood to earth close contact here that should be reduced.

**Exterior, rear Crawl Space Access: Partially blocked:** Crawlspace access is restricted. Inspectors prefer to have full access in order to provide full and complete information. In cases such as this, a few suggestions have been made in this section, indicating what to look for when evaluating further. These do not necessarily mean there are problems, but we try to guide you in the correct direction with respect to further evaluation.





Investigate Summary (Continued)

Air Conditioning

Exterior AC System Restrictions: Specification label unreadable - against obstruction so some serial number digits may be incorrect