



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

Inspection Report



280 Kenilworth Avenue
Toronto, ON



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Definitions

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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
Improve	Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
Not Inspected	Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
Not Present	Item not present or not found.

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 09/17/2012

Property Address 280 Kenilworth Avenue

City Toronto Prov ON

Client Information

Client Name Corey Silver

Phone 416-565-8574

E-Mail info@coreysilver.com

Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Address 60 Symons Street

City Toronto Prov ON Postal Code M8V 1T9

Company Phone 416-694-5859 Fax

Company E-Mail info@torontohomeinspections.com

File Name yyyyymmdd-hh-streetname

Conditions



General Information (Continued)

Others Present Selling Agent Vendor
Agent _____

For Purposes of Inspection, Entrance Faces East

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 24

Weather Sunny Soil Conditions Dry

Space Below Grade Basement, With Walkout

Estimated Age +-90

Building Type Semi-Detached

Garage None

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, or you can e-mail us at 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



General Information (Continued)

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.

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



General Information (Continued)

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 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



General Information (Continued)

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.

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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Porch, Front, Dormer Roof Surface

1. Method of Inspection: On roof
2. Acceptable, Investigate Material: Asphalt shingle: Roof shows signs of deterioration, It would not be surprising to have minor repairs in next year or two, and likely reshingling anytime within 3-4 years
3. Type: Shed
4. Approximate Age: Older (11-15 years), In last third of typical 15 year life cycle: 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.

Top flat Roof Surface

5. Method of Inspection: On roof
6. Investigate Material: Rolled roof material: Most flat roofs are designed to last 20 years, but this can be stretched out with proper maintenance. The surface is showing cracks and is likely wearing from the UV rays of the sun. Suggest a qualified flat roofing contractor be contracted to do a maintenance tune-up and evaluation now, with an eye to re-roof within the next 3-4 years.
Suggest a cohesive roof replacement strategy, which would include leveling out the surface of the roof deck using insulating boards. This is especially recommended because the older roof deck has some low spots.
7. Type: Flat
8. Approximate Age: Estimated at 15+ years, near end of life cycle
9. Tips **We highly recommend a roof and flashing tune-up every 3-5 years as materials such as caulking deteriorate more quickly than other components of the roof. Due to the current condition, we recommend a roofer perform an evaluation now to do minor repairs.**

10. Acceptable Wall Flashing: Metal, Tar
11. Acceptable Valleys: Metal



Roof (Continued)

12. Acceptable, Investigate Skylights: Glass, Curbs: Older skylight has had enough wear and tear over the years that the flashing and caulking should be attended to. Have a skylight professional evaluate the skylight, and consider that replacement when re-roofing might be a good option.



13. Marginal Skylight Flashing: Metal: Prone to possible leaks where caulk is peeling - professional attention required

14. Acceptable Plumbing Stacks: Cast Iron
15. Defective Stack Flashing: Rolled roof material, Tar: Prone to possible leaks - immediate attention required



16. Acceptable Roof Vents: Metal
17. Acceptable Gutters: Aluminum, Scuppers
18. Acceptable Downspouts: Aluminum
19. Acceptable Leader/Extension: Extensions: Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation



Roof (Continued)

20. Improve Leader/Extension: **Underground pipes:** In the City of Toronto, it is contrary to bylaws to allow roof drainage to discharge into underground pipe and then into the sewer system. Recommend disconnecting downspouts from underground drains to discharge onto soil 3-6 feet away from 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.

West Chimney

21. Acceptable Chimney: Brick
22. Acceptable Flue/Flue Cap: Metal liner
23. Defective Chimney Flashing: Rolled roof material: **Appears unreliable and is prone to leaking - suggest minor immediate maintenance**

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.

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1. Restrictions: Newer finishes on a wall prevent the inspector from analyzing older finishes for symptoms of defects - these hidden areas must be disclaimed. Some storage in back of building against wall

Main, Foundation Exterior Surface

2. Acceptable, Improve Type: Brick: Gaps not properly sealed at dryer vent and one vent on north side is missing a plastic cover.



Exterior Surface and Components (Continued)

Front Exterior Surface

3. Acceptable Type: Vinyl siding

2nd Floor, Porch Exterior Surface

4. Acceptable, Improve Type: Aluminum siding: Missing corner trim pieces at back should be replaced.

Laundry room Exterior Surface

5. Acceptable, Improve Type: Parged coating, Wood: Minor water damage at the bottom - suggest repairs over next year or two. Replace rotted wood at bottom. Minimize wood-soil close contact (as directed elsewhere in the termite notes).

Windows

6. Acceptable Window Materials Plastic

7. Acceptable Window Operation Hung, Sliders, Casement

8. Acceptable Thermal Characteristics Thermal Pane

9. Acceptable Window Trim Metal clad: 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.

10. Acceptable Window Sills Metal clad

Windows

11. Acceptable Window Materials Metal

12. Acceptable, Improve Window Operation Sliders: Window under front porch is in need of service to enable it to open freely.

13. Acceptable Thermal Characteristics Single pane

14. Acceptable Window Trim Metal

15. Acceptable Window Sills Brick with mortar joints, Parged: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly

16. Acceptable Fascia: Aluminum

17. Acceptable Soffits: Vented aluminum

18. Acceptable, Improve Entry Doors: Wood: Consider upgrade to energy efficient door. Note that front door slams shut on its own and could be adjusted by re-aligning hinges (see front porch notes). Replace front door weatherstripping.

19. Acceptable Patio Door: Vinyl sliding

20. Acceptable Exterior Lighting: Surface mount

21. Acceptable Exterior Electric Outlets: 110 VAC GFCI: Suggest a weather cover on the rear receptacle. Test the GFCI "test" and "reset" buttons every month or two to ensure they are able to provide the safety protection they are designed for.



Exterior Surface and Components (Continued)

22. Acceptable Exterior Wiring: In conduit, Surface mounted wire: Suggest adding physical protection to the exposed wiring in the rear.



23. Acceptable Hose Bibs: With shutoff: 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.

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1. Restrictions: Under deck
2. Acceptable Walkway: Paving stone, Concrete: One of the telltale signs of termite treatment is a series of holes drilled in the concrete every 16-18" in order to inject termiticide into the soil. These signs were not visible in the older concrete, which suggests that there was no need for termite treatment on this property.
3. Marginal Steps: Wood: **Missing handrails (safety, liability)**



Lots and Grounds (Continued)

4. Investigate **Porch: Enclosed:** Settlement evidence at front porch - unlevel floor, brick pier slightly leaning, windows at top of mudroom are out of square. Will likely continue to settle over time, usually slowly, until repaired. Suggest further investigation within the next year or three, but no immediate action. Close wood-soil contact under porch in known termite area, but no visible termite evidence. Very restricted. Minimize wood to earth close contact in known termite area. Unable to confirm there are or are not termites on the property due to the fact that this is a visual inspection. However, no termite evidence was detected today anywhere on the property. Suggest an approach to lower risk by minimizing and removing wood-earth contact as repairs are made.
5. Investigate, Improve **Deck: Wood:** Close wood-soil contact in known termite area, but no visible termite evidence. Minimize wood to earth close contact in known termite area. Unable to confirm there are or are not termites on the property due to the fact that this is a visual inspection. However, no termite evidence was detected today anywhere on the property. Suggest an approach to lower risk by minimizing and removing wood-earth contact as repairs are made.
Front deck: stairs need railing.
Back deck: Railings need improvement also, and note that some portions of the deck have settled (see arrows). Since it is a raised deck, this repair should be made a higher priority. While doing so, minimize wood-earth contact.





Lots and Grounds (Continued)

Deck: (continued)



6. Acceptable **Grading:** Front to back: Ensure grading slopes away from structures. Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up. This is THE most common recommendation that we make.

7. **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.

8. Acceptable **Fences: Wood:** No termites found on property today within the confines of a visual inspection, but this information is useful: 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. Consult a pest control specialist for further inspection, treatment and advice.



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 access
3. Not Inspected Unable to Inspect: 100%

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: 5 % visible, Ductwork, Finishes on ceiling, walls and floor, Throughout all houses, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable Structure Type: Masonry (1st floor), Wood frame (2nd floor)



Structure (Continued)

3. Marginal

Foundation: Brick: Today's inspection is a one day snapshot - monitor movement, cracks and dampness over time, Brick foundations are more prone to moisture penetration. Some step cracks visible in furnace area - monitor for future movement. Some peeling paint and chalky deposits (indicative of previous moisture) which are typical in brick foundations, almost expected in older homes. Suggest adding caulking at wood frame wall (see blue arrows in photos) where it was previously installed to monitor for future movement.





Structure (Continued)

Foundation: (continued)



4. Investigate

Movement: Leaning structure: This building is leaning to the north. This is usually caused by soil issues or inadequate footings. In this area of the city, there are several streets with houses that lean and conventional wisdom is that underground streams are the cause. The basement has been partially underpinned and a newer block wall has been installed, which may have been part of a stabilization repair performed years ago. These situations can be stabilized to prevent further movement, and monitored by applying caulking at joints (for example, where the siding touches the brick at the back of the house and in the basement furnace room behind the water heater where caulk was previously applied). Suspect that over the last 10-15 years there has been some ongoing settlement. The prudent course of action would be to investigate in the short term in order to determine what course of action to take and when. Partial repairs appear to have already been done to some extent (you could check with the city for previous building permits) and further repairs may be unnecessary for years, but only soil testing and structural investigation beyond the scope of this visual inspection can give you the information. A structural engineer is recommended to evaluate and estimate if repairs are needed and to determine timelines.



Structure (Continued)

Movement: (continued)





Structure (Continued)

Movement: (continued)



- 5. Acceptable Joists: 2x8
- 6. Acceptable Floor/Slab: Non-structural concrete
- 7. Acceptable Floor sheathing: Dimensional wood, Plywood

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: Drywall
3. Acceptable Walls: Drywall, Brick
4. Acceptable, Improve Floor: Ceramic tile, Laminate, Linoleum/resilient: Raised subfloor in laundry room needs repair - it is restricting the swing of the door and the tiles are cracking.
5. Investigate Floor Drain: Not visible: Ensure that a floor drain does exist. If it does not, then consider having one installed.
6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits
7. Acceptable HVAC Source: Heating system register
8. Acceptable Vapor Barrier: Plastic
9. Acceptable Insulation: Fiberglass Batts

Basement Stairs

10. Type Straight: Uneven top and bottom step. Investigate options to eliminate this trip hazard. Typical note for older homes. Often, the floor was poured around the stairs that were already installed, and so the stairs are sometimes a potential entry point for termites, which live in the soil and forage for food in wood above grade. No termites found however.
11. Defective Handrails No railing: Missing railing, Safety hazard

Average (through finishes) Invasive Testing(Moisture Probe)

12. Investigate Reading: 17-30%: 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. May have to make use of a dehumidifier on a consistent basis. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof"sections, Unfortunately, brick is porous and these readings are typical for older buildings like this. Suggest further evaluation by basement dampness specialist.

Washroom Invasive Testing(Moisture Probe)

13. Investigate Reading: 80%: Reading taken through drywall indicates an area conducive to rot and mould growth behind the drywall. This is common in older brick foundationed buildings. Within the next year or two, it is recommended that the drywall be removed in the basement, the foundation damp-proofed in one of several ways, any damaged wood framing be replaced, and the basement redrywalled. Add insulation at that time.
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.

Laundry room Invasive Testing(Moisture Probe)

14. Investigate Reading: 80%: Suspect a leak on the south laundry room wall - unexplained higher moisture readings.
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.



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.

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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.
Improve	Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
Not Inspected	Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
Not Present	Item not present or not found.

1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable, Investigate **Service Line:** Lead (suspect): It is difficult to see the pipe coming up through the floor because of expanding foam insulation. It appears to be lead below the floor. This can be confirmed by removing the foam insulation.
Lead supply pipes should be flushed in morning for a moment before drinking water, and also restrict water pressure. At some point in time, it would be a good upgrade to update your supply line to 3/4" copper.
3. Acceptable **Main Water Shutoff:** Basement
4. Acceptable **Water Lines:** Copper
5. Acceptable **Drain Pipes:** ABS, Cast iron
6. Investigate **Exterior Service Caps:** Not visible: The presence or absence of exterior drain access caps may mean that the vent pipe was removed, or it may mean nothing. With all old homes, we suggest checking sewer lines with a camera - a nominal cost. Note that older plumbing drain systems are more prone to blockage or problems, hence the camera inspection is a good investment in peace of mind
7. Acceptable **Interior Service Caps:** Floor mount cleanout, Stack mounted cleanout: Some improvements to the interior plumbing work were done, as newer plastic pipes are visible from the main stack (behind the water heater) and at the floor. Extent of work unknown.
8. Acceptable, Investigate **Vent Pipes:** ABS, Cast iron: Some venting /trap configurations were irregular, and may indicate venting issues. If sinks/traps drain slowly or gurgle, then have investigated by a professional plumber.
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



Plumbing (Continued)

Vent Pipes: (continued)

water rushes past from another draining fixture (Bernoulli Principle).

Furnace area Water Heater

9. Acceptable Water Heater Operation: Functional at time of inspection: Minor drip marks on top of water heater - possibly a slow leak from a fitting in a copper water supply line directly above it - monitor and repair if it continues.

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.





Plumbing (Continued)

Water Heater Operation: (continued)



- 10. Manufacturer: Bradford-White
- 11. Type: Natural gas Capacity: 33.3 gallons
- 12. Approximate Age: 6 Area Served: Whole building
- 13. Acceptable Flue Pipe: Metal
- 14. 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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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
Improve	Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
Not Inspected	Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
Not Present	Item not present or not found.

- 1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections



Electrical (Continued)

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: Suspect removed
 7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex)
 8. Acceptable Ground: Plumbing ground
- Basement closet Electric Panel
9. Acceptable Manufacturer: Commander (old-style): Installed circa 1980s. Ideally, there is no storage within 3 feet in front of an electrical panel so it is easily accessible.
 10. Maximum Capacity: 125 Amps
 11. Acceptable Main Disconnect Size: 100 Amps
 12. Acceptable Breakers: 15, 20, 30, 40 amps: Some double-tapping of breakers noted, but this is not as big of a problem with breakers as it is with fuses. People tend to put in larger capacity fuses which leads to overheating and is a fire hazard. With breakers, it is not so easy to overfuse, so this defect is often overlooked with breaker panels.

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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Acceptable	Functional with no obvious signs of defect.
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.
Improve	Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
Not Inspected	Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
Not Present	Item not present or not found.

1. Restrictions: Heat exchanger is 0% visible

Basement Heating System

2. Acceptable Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Average life span of these units is 20-25 years.
3. Manufacturer: Keeprite
4. Type: Forced air Capacity: 40 kbtu/hr



Heating System (Continued)

5. Area Served: Whole building Approximate Age: 19
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 2 Burner
8. Acceptable Blower Fan: Below heat exchanger
9. Acceptable Air Filter 4" pleated disposable: Original electrostatic filter not functional. but existing media filter is more than acceptable. Replace twice per year.
10. Acceptable Distribution: Metal duct
11. Acceptable Draft Control: Motor driven
12. Acceptable Flue Pipe: Metal
13. Acceptable Thermostats: Programmable
14. Acceptable, Improve Humidifier: Drum style: Drained at time of inspection, Needs cleaning and new evaporating pad, Humidifiers can help to prevent shrinkage of hardwood - see Interior section of report.
15. 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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Exterior AC System

1. 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 to gain more information on its condition and performance.
2. Acceptable Condensate Removal: Electric pump, Plastic tube, Exterior
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Lennox



Air Conditioning (Continued)

5. Area Served: Whole building Approximate Age: 6
6. Type: 220 volt electric Capacity: 2 Ton
7. RLA 13.46 Max Fuse Capacity 30 amp
8. Acceptable Visible Coil: Copper core with aluminum fins
9. Acceptable Refrigerant Lines: Low pressure and high pressure
10. Acceptable Electrical Disconnect: Exterior weatherproof box
11. 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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Not Present	Item not present or not found.

1. Restrictions: Subfloor, wall finishes and laundry appliances themselves

Basement Laundry Room/Area

2. Acceptable Ceiling: Drywall/plaster
3. Investigate Walls: Drywall/plaster: **Note there is suspected moisture in the south wall that needs further investigation (behind you when standing and facing the laundry appliances).**
4. Improve Floor: Wood sub floor, Linoleum/resilient: The wood sub-floor is older and shows signs of having shifted. The tiles are cracking as a result and the exterior door is rubbing on the floor.
5. Acceptable Washer Hose Bib: Rotary: Suggest new washer hoses when moving in, as they should be replaced regularly.
6. Acceptable Washer and Dryer Electrical: 110-220 VAC
7. Acceptable Dryer Vent: Plastic flex: Flex duct restricts air flow and traps more lint than smooth walled rigid ducting - consider replacement. Clean ducting annually.
8. Acceptable Washer Drain: Drains to ABS drain pipe



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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Not Present	Item not present or not found.

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

1st Floor Kitchen

2. Acceptable Ventilation: Over the stove microwave fan - unvented: 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 3 prong receptacles: Newer electrical work in kitchens are usually 20 amp GFCI receptacles (currently used to allow high draw appliances to function in tandem while providing protection against ground fault shock). Older work is usually 15 amp split receptacles (formerly used to allow high draw appliances to plugged in without tripping breaker/fuses) - suggest replacement of existing GFCIs with one or the other, preferably the 20 amp kind. Should be done by a licensed electrician.
5. Acceptable Faucets: With shutoffs
6. Acceptable Traps: Trap can be opened (locknuts): It is possible that the trap is unvented or it may be vented properly below the floor. Unable to tell during a visual inspection. Watch for a pronounced gurgling sound, which could indicate venting irregularities.
7. Acceptable Counter Tops: Granite or similar
8. Acceptable Ceiling: Drywall/plaster
9. Acceptable Walls: Drywall/plaster
10. Acceptable Floor: Ceramic tile: Grout was under repair at time of inspection. When tiles are glued directly to the plywood without a scratch coat of cement underneath, the grout lines in between the tiles can sometimes loosen. Watch for this.



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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Not Present	Item not present or not found.

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

Basement Bathroom

2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Hollow
6. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
7. Acceptable Counter/Cabinet: Laminate
8. Acceptable Sink/Basin: Molded single bowl
9. Acceptable Faucets: With shutoffs
10. Improve Traps: Trap can be opened (locknuts): Trap configuration should be improved to be more effective. Possibly an S-trap -, "S" Type drain traps do not meet modern standards and may be unvented. Watch for sewer gas smell or gurgling, slow drainage.
11. Acceptable Shower/Surround: Fiberglass unit: May be covering over a floor drain, which otherwise cannot be found. Faucet is not very well secured, as the entire faucet assembly can be pushed and pulled easily. This could cause wear on the plumbing, but also may never have any negative impact.
12. Acceptable Toilets: 13.2 lpf, Lined tank: Consider replacement with low water flush toilet
13. Acceptable HVAC Source: Heating system register
14. Acceptable Ventilation: Electric fan

2nd floor Bathroom

15. Acceptable Ceiling: Drywall
16. Acceptable Walls: Drywall
17. Acceptable Floor: Linoleum/resilient
18. Acceptable Doors: Hollow
19. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
20. Acceptable Counter/Cabinet: Laminate
21. Acceptable Sink/Basin: Molded single bowl



Bathroom (Continued)

- 22. Acceptable Faucets: With shutoffs
- 23. Acceptable Traps: Trap can be opened (locknuts): It is possible that the trap is unvented or it may be vented properly below the floor. Unable to tell during a visual inspection. Watch for a pronounced gurgling sound, which could indicate venting irregularities.
- 24. Acceptable Tub/Surround: Tile surround, Porcelain/enamel tub: The joint between the tile and the tub must be well-caulked. Recaulking was in progress during the inspection.
Windows in showers are prone to water damage/infiltration, but this one can be maintained as water-resistant by maintaining the caulking.
- 25. Acceptable Toilets: 6.0/3.0 litres per flush, Lined tank
- 26. Acceptable HVAC Source: Heating system register
- 27. Acceptable Ventilation: Electric fan

Interior Space

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Not Present	Item not present or not found.

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

From first floor Stairs

2. Type Straight

3. Acceptable, Improve Handrails Picket mount: Typical note in older homes: Railing ends before stairs end - add longer railing

1st floor, 2nd floor Interior Space

4. Acceptable Ceiling: Drywall/plaster



Interior Space (Continued)

5. Acceptable Ceiling: Front Porch: Wood:
Monitor moisture stains on ceiling.
Tested dry today with moisture
meter so may not be ongoing.
Surface mounted wire should
ideally be mounted inside the
ceiling or wall or in protective
conduit.



6. Acceptable Walls: Drywall/plaster
7. Acceptable Floor: Carpet, Raised sub-floors: The raised floors on the second floor were installed in order to level out the flooring, because of the lean to the structure.
8. Acceptable Floor: Hardwood: Hardwood manufacturers recommend 40-50% humidity in winter to prevent shrinkage. This higher humidity can reduce indoor air quality. Use a hygrometer to strike a balance so that windows and walls do not collect condensation. Keep blinds open slightly for the same reason. If situation persists, an HVI certified HRV (Heat Recovery Ventilator) should be considered.
9. Acceptable Doors: Hollow
10. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits
11. Acceptable HVAC Source: Heating system register
12. Marginal Smoke Detector: Hard wired: **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. Due to age, suggest replacement now**



Final Comments

Although there are a large number of notes, do not take this as an indictment of the house. Many of these are typical older house issues that any homeowner should be aware of. Items in need of repair should be dealt with as required. Feel free to contact the inspection company for advice or guidance on timing of these items. This building is typical for homes of this age in his area - there are some items in need of attention, but other systems have been upgraded or are in good repair.

Remove the wood-soil contact as much as possible when doing repairs, since the entire east end is a known termite zone. Take note of the termite recommendations to prevent future problems. At this time, there are no signs of termites on the property. However the existing wood to soil contact dictates a prudent approach.



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

Skylight Flashing: Metal: Prone to possible leaks where caulk is peeling - professional attention required

Lots and Grounds

Steps: Wood: Missing handrails (safety, liability)

Structure

Foundation: Brick: Today's inspection is a one day snapshot - monitor movement, cracks and dampness over time, Brick foundations are more prone to moisture penetration. Some step cracks visible in furnace area - monitor for future movement. Some peeling paint and chalky deposits (indicative of previous moisture) which are typical in brick foundations, almost expected in older homes. Suggest adding caulking at wood frame wall (see blue arrows in photos) where it was previously installed to monitor for future movement.

Interior Space

1st floor, 2nd floor Interior Space Smoke Detector: Hard wired: 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. Due to age, suggest replacement now



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

Tips We highly recommend a roof and flashing tune-up every 3-5 years as materials such as caulking deteriorate more quickly than other components of the roof. Due to the current condition, we recommend a roofer perform an evaluation now to do minor repairs.

Stack Flashing: Rolled roof material, Tar: Prone to possible leaks - immediate attention required

West Chimney Chimney Flashing: Rolled roof material: Appears unreliable and is prone to leaking - suggest minor immediate maintenance

Basement

Basement Stairs Handrails No railing: Missing railing, Safety hazard



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

- Porch, Front, Dormer Roof Surface Material: Asphalt shingle:** Roof shows signs of deterioration, It would not be surprising to have minor repairs in next year or two, and likely reshingling anytime within 3-4 years
- Top flat Roof Surface Material: Rolled roof material:** Most flat roofs are designed to last 20 years, but this can be stretched out with proper maintenance. The surface is showing cracks and is likely wearing from the UV rays of the sun. Suggest a qualified flat roofing contractor be contracted to do a maintenance tune-up and evaluation now, with an eye to re-roof within the next 3-4 years.
- Suggest a cohesive roof replacement strategy, which would include leveling out the surface of the roof deck using insulating boards. This is especially recommended because the older roof deck has some low spots.
- Skylights: Glass, Curbs:** Older skylight has had enough wear and tear over the years that the flashing and caulking should be attended to. Have a skylight professional evaluate the skylight, and consider that replacement when re-roofing might be a good option.

Lots and Grounds

- Porch: Enclosed:** Settlement evidence at front porch - unlevel floor, brick pier slightly leaning, windows at top of mudroom are out of square. Will likely continue to settle over time, usually slowly, until repaired. Suggest further investigation within the next year or three, but no immediate action.
- Close wood-soil contact under porch in known termite area, but no visible termite evidence. Very restricted. Minimize wood to earth close contact in known termite area. Unable to confirm there are or are not termites on the property due to the fact that this is a visual inspection. However, no termite evidence was detected today anywhere on the property. Suggest an approach to lower risk by minimizing and removing wood-earth contact as repairs are made.
- Deck: Wood:** Close wood-soil contact in known termite area, but no visible termite evidence. Minimize wood to earth close contact in known termite area. Unable to confirm there are or are not termites on the property due to the fact that this is a visual inspection. However, no termite evidence was detected today anywhere on the property. Suggest an approach to lower risk by minimizing and removing wood-earth contact as repairs are made.
- Front deck: stairs need railing.
- Back deck: Railings need improvement also, and note that some portions of the deck have settled (see arrows). Since it is a raised deck, this repair should be made a higher priority. While doing so, minimize wood-earth contact.

Structure

- Movement: Leaning structure:** This building is leaning to the north. This is usually caused by soil issues or inadequate footings. In this area of the city, there are several streets with houses that lean and conventional wisdom is that underground streams are the cause. The basement has been partially underpinned and a newer block wall has been installed, which may have been part of a stabilization repair performed years ago. These situations can be stabilized to prevent further movement, and monitored by applying caulking at joints (for example, where the siding touches the brick at the back of the house and in the basement furnace room behind the water heater where caulk was previously applied). Suspect that over the last 10-15 years there has been some ongoing settlement. The prudent course of action would be to investigate in the short term in order to determine what course of action to take and when. Partial repairs appear to have already been done to some extent (you could check with the city for previous building permits) and further repairs may be unnecessary for years, but only soil testing and structural investigation beyond the scope of this visual inspection can give you the information. A structural engineer is recommended to evaluate and estimate if repairs are needed and to determine timelines.



Investigate Summary (Continued)

Basement

Basement Floor Drain: Not visible: Ensure that a floor drain does exist. If it does not, then consider having one installed.

Average (through finishes) Invasive Testing(Moisture Probe) Reading: 17-30%: 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. May have to make use of a dehumidifier on a consistent basis. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof" sections, Unfortunately, brick is porous and these readings are typical for older buildings like this. Suggest further evaluation by basement dampness specialist.

Washroom Invasive Testing(Moisture Probe) Reading: 80%: Reading taken through drywall indicates an area conducive to rot and mould growth behind the drywall. This is common in older brick foundationed buildings. Within the next year or two, it is recommended that the drywall be removed in the basement, the foundation damp-proofed in one of several ways, any damaged wood framing be replaced, and the basement redrywalled. Add insulation at that time. 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.

Laundry room Invasive Testing(Moisture Probe) Reading: 80%: Suspect a leak on the south laundry room wall - unexplained higher moisture readings.

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.

Plumbing

Service Line: Lead (suspect): It is difficult to see the pipe coming up through the floor because of expanding foam insulation. It appears to be lead below the floor. This can be confirmed by removing the foam insulation. Lead supply pipes should be flushed in morning for a moment before drinking water, and also restrict water pressure. At some point in time, it would be a good upgrade to update your supply line to 3/4" copper.

Exterior Service Caps: Not visible: The presence or absence of exterior drain access caps may mean that the vent pipe was removed, or it may mean nothing. With all old homes, we suggest checking sewer lines with a camera - a nominal cost. Note that older plumbing drain systems are more prone to blockage or problems, hence the camera inspection is a good investment in peace of mind

Vent Pipes: ABS, Cast iron: Some venting /trap configurations were irregular, and may indicate venting issues. If sinks/traps drain slowly or gurgle, then have investigated by a professional plumber. 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).

Laundry Room/Area

Basement Laundry Room/Area Walls: Drywall/plaster: Note there is suspected moisture in the south wall that needs further investigation (behind you when standing and facing the laundry appliances).



Improve 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

Leader/Extension: Underground pipes: In the City of Toronto, it is contrary to bylaws to allow roof drainage to discharge into underground pipe and then into the sewer system. Recommend disconnecting downspouts from underground drains to discharge onto soil 3-6 feet away from 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.

Exterior Surface and Components

Main, Foundation Exterior Surface Type: Brick: Gaps not properly sealed at dryer vent and one vent on north side is missing a plastic cover.

2nd Floor, Porch Exterior Surface Type: Aluminum siding: Missing corner trim pieces at back should be replaced.

Laundry room Exterior Surface Type: Parged coating, Wood: Minor water damage at the bottom - suggest repairs over next year or two. Replace rotted wood at bottom. Minimize wood-soil close contact (as directed elsewhere in the termite notes).

Windows Window Operation Sliders: Window under front porch is in need of service to enable it to open freely.

Entry Doors: Wood: Consider upgrade to energy efficient door. Note that front door slams shut on its own and could be adjusted by re-aligning hinges (see front porch notes). Replace front door weatherstripping.

Lots and Grounds

Deck: Wood: Close wood-soil contact in known termite area, but no visible termite evidence. Minimize wood to earth close contact in known termite area. Unable to confirm there are or are not termites on the property due to the fact that this is a visual inspection. However, no termite evidence was detected today anywhere on the property. Suggest an approach to lower risk by minimizing and removing wood-earth contact as repairs are made.

Front deck: stairs need railing.

Back deck: Railings need improvement also, and note that some portions of the deck have settled (see arrows). Since it is a raised deck, this repair should be made a higher priority. While doing so, minimize wood-earth contact.

Basement

Basement Floor: Ceramic tile, Laminate, Linoleum/resilient: Raised subfloor in laundry room needs repair - it is restricting the swing of the door and the tiles are cracking.

Heating System

Basement Heating System Humidifier: Drum style: Drained at time of inspection, Needs cleaning and new evaporating pad, Humidifiers can help to prevent shrinkage of hardwood - see Interior section of report.

Laundry Room/Area

Basement Laundry Room/Area Floor: Wood sub floor, Linoleum/resilient: The wood sub-floor is older and shows signs of having shifted. The tiles are cracking as a result and the exterior door is rubbing on the floor.



Improve Summary (Continued)

Bathroom

Basement Bathroom Traps: Trap can be opened (locknuts): Trap configuration should be improved to be more effective. Possibly an S-trap -, "S" Type drain traps do not meet modern standards and may be unvented. Watch for sewer gas smell or gurgling, slow drainage.

Interior Space

From first floor Stairs Handrails Picket mount: Typical note in older homes: Railing ends before stairs end - add longer railing