



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

Inspection Report



114 Beresford Avenue
Toronto, ON

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

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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 10/10/2012

Property Address 114 Beresford Avenue

City Toronto Prov ON

Client Information

Client Name Zelimir Krivakapic

Phone 416-762-8081 416-418-6336

E-Mail tatiana.dujovic@rogers.com zelimir.krivakapic@gmail.com

Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Address 60 Symons Street

City Toronto State ON Zip M8V 1T9

Company Phone 416-694-5859 Fax

Company E-Mail info@torontohomeinspections.com

File Name 20121010-09-beresford

Conditions



General Information (Continued)

Others Present Vendor
Agent _____

For Purposes of Inspection, Entrance Faces East

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 15

Weather Rainy Soil Conditions Damp

Space Below Grade Basement

Estimated Age 80+

Building Type Detached

Garage 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, 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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1. Restrictions: Roof wet - upper roof too steep and slippery to safely walk (viewed from edge)

Porch, Main Roof Surface

2. Method of Inspection: On roof (porch), From edge (main)





Roof (Continued)

Method of Inspection: (continued)



3. Acceptable **Material:** Asphalt shingle: Typical wear and tear - expanded seams, edges wearing , minor edge curl, commencement of brittleness. Expect replacement within next 5 years approximately.
Keep trees trimmed back from roof.
4. Type: Hip
5. **Approximate Age:** 10-11 years, (entering last third of 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, Expect replacement in next 4-5 years, as leaks probability increases

Back Lower Roof Surface

6. Method of Inspection: On roof



Roof (Continued)

7. Acceptable, Improve Material: Asphalt shingle: Rake flashing is the flashing at the side edges of the roof. These flashings are installed above the shingles, but should be installed underneath them. As a result, ensure that you maintain the caulking at the edges. This will not have any material impact on roof longevity



8. Type: Shed
9. Approximate Age: Newer (0-5 years): Most roofs are designed to last 15 years., Roofs in first few years of life show little wear so they are categorized together in terms of age estimate.
-
10. 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.
-
11. Acceptable Wall Flashing: Metal
12. Acceptable Plumbing Stacks: Cast Iron
13. Acceptable Stack Flashing: Lead
14. Acceptable Roof Vents: Plastic
15. Acceptable, Improve Gutters: Aluminum: Keep clear of leaves, which could cause drainage problems
16. Acceptable Downspouts: Aluminum
17. 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

Northeast Chimney

18. Acceptable Chimney: Brick: Chimney shows previous repair evidence at the top which appears sound. Note that SW chimney is not in use and can be removed when re-roofing several years from now.
19. Investigate Flue/Flue Cap: Metal liner, Clay at top (where visible): Clay liner likely exists only at the top of the chimney. An unlined chimney flue is a fire hazard, because heat can escape through gaps in the mortar and cause a fire. Investigate the possibilities with respect to having the chimney lined. This is strongly recommended if you wish to use the fireplace.
20. Acceptable Chimney Flashing: Metal



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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Main Exterior Surface

1. Acceptable, Improve Type: Brick: Milkbox should be secured because it is a security risk.

Back Addition Exterior Surface

2. Acceptable Type: EIFS stucco: Exterior Insulated Finishing System (EIFS) is styrofoam covered with mesh and resin. The primary issues that can arise involve improper installation, but there are no signs of this. The caulking is intact. With improper installation, there is a risk of moisture buildup in walls and resultant mould. There is little the inspector can do to assess this. Watch for unusual stains and monitor caulk at all openings.
Suggest adding caulk where EIFS stucco touches the brick (90 degree angle)

Foundation Exterior Surface

3. Acceptable Type: Parged coating

Windows

4. Acceptable Window Materials Plastic
5. Acceptable Window Operation Casement, Sliders
6. Acceptable Thermal Characteristics Thermal Pane
7. Acceptable Window Trim Metal, Metal clad, E.I.F.S. covered styrofoam: 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. Acceptable Window Sills Aluminum clad, Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly



Exterior Surface and Components (Continued)

- 9. Acceptable Fascia: Aluminum
- 10. Acceptable Soffits: Aluminum
- 11. Acceptable Door Bell: Hard wired
- 12. Acceptable Entry Doors: Metal: Improve door security by installing a deadbolt at the side door. Brick over rear french doors is supported by metal lintel, as it should be.
- 13. Acceptable Exterior Lighting: Surface mount
- 14. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 15. Acceptable Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve. Interior valve appears to be behind a plastic plate in the basement ceiling.

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: No access under porch
- 2. Acceptable Driveway: Asphalt
- 3. Acceptable Porch: Wood: Freshly painted, with minor physical surface damage that should have no impact moving forward
- 4. Acceptable Patio: Paving stone



Lots and Grounds (Continued)

5. Acceptable, Improve **Deck: Wood:** Usually when a deck is attached to the house as this one is, the deck supports are concrete piers in sonotubes. 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. Where the deck is built over the base of a tree, the tree will eventually move and shift the deck post - monitor and repair as needed.



6. Acceptable **Grading:** Inconsistent slope: 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, Improve **Vegetation:** Trees: Tree limbs overhang the roof and should be cut back
9. Acceptable **Fences:** Wood

Garage/Carport

Garages are not the focus of this inspection. The primary focus is the main structure on the property, but the garage is given a cursory inspection. Electrical components will be inspected and any wood to soil contact or rot will be noted. A more detailed evaluation that requires additional time means that an additional fee is required.

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Garage/Carport (Continued)

1. Restrictions: Storage inside, Restricted view of roof structure, Newer exterior finishes restrict ability to assess condition/history of exterior wall

Rear Garage

2. Type of Structure: Detached Car Spaces: 1
3. Acceptable Garage Doors: Overhead type
4. Acceptable Door Operation: Manual
5. Acceptable Exterior Surface: Vinyl siding
6. Acceptable Roof: Asphalt shingle
7. Acceptable Roof Structure: Rafter
8. Investigate Foundation: Indeterminable: Uncertain of exact type of footing or foundation. (typical note). The wall appears sound where visible at the base of the walls.
9. Acceptable Floor: Concrete: Concrete floor is cracked and has heaved. Not a structural issue because the concrete is just a convenience surface. However it does indicate that water has gotten under the floor in the past and has frozen, causing lifting.
10. Improve Gutters: Absent: Eavestroughs would be a nice improvement to keep water away from structure, which could lead to moisture damage. Add eavestroughs and downspouts, directing water 3-6 feet away from building.

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: 60% visible, Visible from hatch only, Insulation
2. Method of Inspection: From the attic access
3. Acceptable Unable to Inspect: 40%
4. Acceptable Roof Framing: Rafter
5. Acceptable Sheathing: Dimensional wood
6. Acceptable Ventilation: Surface vents
7. Acceptable, Improve Insulation: Loose fill blowing wool on top of fiberglass batts: R32-36 approximate, which is an acceptable level of insulation. Add weatherstripping to the attic hatch access door.



Attic (Continued)

8. Not Present Vapor Barrier: None: A vapour barrier minimizes moisture condensation within the layers of insulation.
9. Not Inspected Bathroom Fan Venting: Not visible: Suspect the venting is covered with insulation and that this is why it is not visible. The insulation would minimize the risk of condensation, which is desirable to avoid.

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: 10-15 % visible, Ductwork, Storage, Finishes on ceiling, walls and floor

2. Acceptable Structure Type: Masonry

3. Acceptable Foundation: Stone: Stone foundations were originally designed to allow moisture through. Over time, owners filled joints with mortar and started using the basements for living or storage space. In a perfect world, the foundation would be fully exposed, tuckpointed, parged and sealed with waterproof membranes and/or paint. This is done in lieu of basement excavations (which are even more effective at preventing moisture entry) before finishing basements. Any finished areas with hidden structure must be disclaimed, as moisture damage is more probable over time.



4. Acceptable Beams: Laminated wood



Structure (Continued)

5. Acceptable Joists: 2x8: Typical - minor checking/cracking in joists. Monitor.



6. Not Inspected Piers/Posts: Masonry pillars (restricted)
7. Marginal Floor/Slab: Concrete (non-structural): Concrete has been repoured under the hardwood flooring, but there are broken areas of concrete in the north side of the basement. Consider repouring this floor at some point, which may also lower basement humidity.
8. 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.
Note infrared sauna is not within the scope of inspection.

2. Acceptable Ceiling: Drywall

3. Acceptable Walls: Drywall, Parged, Metal framing: Minor amounts of efflorescence (white mineral salts) in parging which indicate moisture/humidity that has leached through. Typical old house condition. Suggest painting visible parged walls with DtyLok waterproofing paint (wee www.ugl.com - available at Rona)



4. Acceptable Floor: Appears to be hardwood : Cannot see edges of flooring, but does not appear to be laminate. Note that hardwood in basements is prone to warping/cupping, but there are no signs of that now.

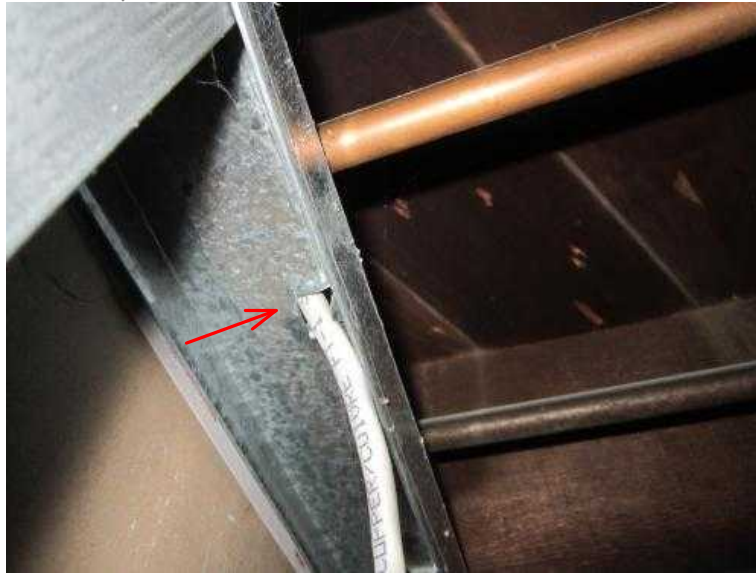
5. Investigate Floor Drain: Surface drain: Blocked by rags at NW quadrant of basement. See plumbing notes, as we suggest camera inspection of drains in all older homes. If there is water in the trap, then no draft can enter and rags would be unnecessary.

6. Investigate Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Wiring has been routed through metal framing without using insulating grommets. Wire can be damaged during installation by sharp edges without using grommets. Now that wire is installed, there will be little risk of damage, but behind walls we cannot see if wire is intact. In theory, this can electrically charge the metal framing. A licensed electrician is recommended to evaluate and estimate repairs



Basement (Continued)

Electrical: (continued)



7. Acceptable 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.
8. Acceptable HVAC Source: Heating system register
9. Not Inspected Vapor Barrier: Not visible: [Vapour barriers help keep condensation from accumulating in insulation, which renders it ineffective and can cause rot, mould, etc...](#)
10. Not Inspected Insulation: Not visible: [Restricted](#)



Basement (Continued)

11. Investigate Moisture Location: Bottom of stairs: Higher moisture readings at bottom stairs. Likely a gap in the mortar or softer mortar is allowing moisture entry that is softening the plaster/drywall compound. This is a tricky repair to execute and may involve temporary removal of stairs.

Basement Stairs

12. Type Turns and landings

13. Marginal Handrails Picket mount: No railing at short stairs from side door to main floor - Liability issue and safety hazard that should be addressed in the short term, Pickets more than 4 inches apart in railing/stairguard - generally considered a hazard for children

Average (through finishes) Invasive Testing(Moisture Probe)

14. Acceptable Reading: 10-14%: 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. Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. May have to make use of a dehumidifier on a consistent basis.

Average (on foundation) Invasive Testing(Moisture Probe)

15. Marginal Reading: 21-28%: Typical for older homes to have higher humidity readings in foundation walls. 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. Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. May have to make use of a dehumidifier on a consistent basis.

Bottom of stairs Invasive Testing(Moisture Probe)

16. Investigate Reading: 60-80%: 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, Moisture level is beyond acceptable standards, Needs further investigation, as conditions are conducive to rot/mould growth. Note that this is a small area. Typical for older homes to have higher humidity readings in foundation walls. 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





Basement (Continued)

Reading: (continued)

to ensure that water runs away from foundation. Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. May have to make use of a dehumidifier on a consistent basis. Suggest further evaluation by basement dampness specialist.

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: Storage, Plywood flooring, Cardboard ceiling

Exterior Crawl Space

2. Method of Inspection: In the crawl space

3. Acceptable, Investigate Unable to Inspect: 60%: The area under the floorboards and behind the storage was unviewable.

4. Acceptable Access: Plywood hatch

5. Acceptable Foundation: Block

6. Acceptable Moisture Barrier: Tarpaper, Gravel suspected under floorboards: Plastic is a more desirable solution, but there was no detectable humidity so the current solution is functional at this time.

7. Acceptable Electrical: 110 VAC lighting circuits



Crawl Space (Continued)

- 8. Acceptable HVAC Source: Not visible: Was warmer inside crawlspace than outside. Adding a heat duct would make the floor above a little bit warmer.
- 9. Acceptable Insulation: Fiberglass/rockwool: Located in flooring above the crawlspace - exact amount indeterminable due to cardboard that is being used to hold up the insulation.
- 10. Acceptable Moisture Penetration: No moisture present at time of inspection

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



Plumbing (Continued)

3. Acceptable Main Water Shutoff: Basement



4. Acceptable, Improve Water Lines: Copper:
Note that the exterior water shutoff at the rear is not installed yet. A termination cap should be installed so that water cannot be accidentally discharged into the basement.



5. Acceptable Drain Pipes: ABS

6. Acceptable, Investigate Exterior Service Caps: Older mushroom cap: 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 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



Plumbing (Continued)

Vent Pipes: (continued)

rushes past from another draining fixture (Bernoulli Principle).

Furnace area Water Heater

8. 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.
9. Type: Natural gas Capacity: 50 US Gal. = 189 Litres
10. Approximate Age: 3 Area Served: Whole building
11. Acceptable Flue Pipe: Metal
12. 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



Electrical (Continued)

6. Acceptable Knob & Tube Wiring: Suspect removed: There was originally knob & tube wiring in this building, but there are no ungrounded circuits visible. The old wiring in the basement appears to be disconnected. Knob & tube wiring is ungrounded older wiring that has become an insurance issue. Although the wire itself is not unsafe (as per various regulatory bodies), it can be unsafe if altered improperly.



7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex)
8. Acceptable Ground: Plumbing ground
Under stairs Electric Panel
9. Acceptable Manufacturer: Siemens
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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- | | |
|---------------|--|
| Acceptable | Functional with no obvious signs of defect. |
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Heating System (Continued)

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.
 3. Manufacturer: Goodman
 4. Type: Forced air Capacity: 72 kbtu/hr
 5. Area Served: Whole building Approximate Age: 4-6 years
 6. Fuel Type: Natural gas
 7. Acceptable Heat Exchanger: 4 Burner
 8. Acceptable Blower Fan: Below heat exchanger
 9. Acceptable Air Filter 1" pleated disposable: Suggest 3M pleated one inch filter, Replace 4- 6 times per year
 10. Acceptable Distribution: Metal duct
 11. Acceptable Draft Control: Motor driven
 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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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 every year.



Air Conditioning (Continued)

2. Acceptable Condensate Removal: Electric pump: Ensure pump is fully functional throughout the operating season. We suggest testing at the start of the summer by pouring in water to ensure full functionality
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Goodman
5. Area Served: Whole building Approximate Age: 6
6. Type: 220 volt electric Capacity: 1.5 Ton
7. RLA 8.5 Max Fuse Capacity 20 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.

Fireplace/Wood Stove

Only a gas or W.E.T.T. certified technician can inspect fireplaces and stoves within our jurisdiction. As a result, these systems must be disclaimed - we recommend that the services of a properly certified technician be contracted. Any observations from a cursory inspection are provided as a courtesy and should not be assumed to be complete.

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1. Restrictions: Clearances around unit not visible, Interior of flue not visible

1st Floor Fireplace

2. Investigate Fireplace Construction: Brick: A WETT technician is recommended to evaluate and estimate repairs, Bricks are not firebricks and there are gaps in the mortar. Wooden structure is not adequately protected from heat. Consider unusable until inspected by certified technician
3. Type: Wood burning
4. Investigate Flue: Unlined: Clay liner only exists at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.



Fireplace/Wood Stove (Continued)

- 5. Defective Damper: Metal: **Damper is not seated properly and needs adjustment, repair or replacement. Cannot be opened except by hand (no handle), Requires evaluation/repair by fireplace professional**
- 6. Investigate Hearth: Flush mounted: **Must be constructed to prevent heat transfer to wood structure, Fire hazard, Consult a fireplace specialist to determine if improvements are required.**

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 washroom Laundry Room/Area

- 1. Acceptable Washer Hose Bib: Rotary
- 2. Acceptable Washer and Dryer Electrical: 220 VAC: Washer is also 220 volt.
- 3. Acceptable Dryer Vent: Plastic flex: Flex duct restricts air flow and traps more lint than smooth walled rigid ducting. Clean ducting annually.
- 4. 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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Kitchen (Continued)

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 fan - vented to exterior
3. Acceptable Sink: Stainless Steel
4. Acceptable Electrical: 110 VAC outlets and lighting circuits, 20 amp circuits
5. Acceptable Faucets: With shutoffs
6. Acceptable Traps: Trap can be opened (locknuts): Unable to confirm vented correctly - see plumbing venting section. Normally a trap such as this is glued and sealed (under the floor) and is back-vented under the floor also. There is an expectation of a visible cleanout access under the sink, which is not visible. A licensed plumber recommended to evaluate further, however repair may only be necessary if a gurgling sound exists after water drains from sink or if methane smell is detected.
7. Acceptable Counter Tops: Corian or similar

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

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 Sink/Basin: Molded single bowl
8. Acceptable Faucets: With shutoffs
9. Acceptable Traps: Trap has cleanout
10. Acceptable Shower/Surround: Tile shower pan, Tile surround



Bathroom (Continued)

11. Acceptable Toilets: 6.0 lpf, Lined tank
12. Acceptable HVAC Source: Heating system register
- 1st floor, 2 piece Bathroom
-
13. Acceptable Ceiling: Drywall/plaster
14. Acceptable Walls: Drywall/plaster
15. Acceptable Floor: Ceramic tile
16. Acceptable Doors: Hollow
17. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
18. Acceptable Sink/Basin: Molded single bowl
19. Acceptable Faucets: With shutoffs
20. Improve Traps: Trap can be opened: Rubber trap not as long-lived as a plastic ABS drain. Consider replacement
21. Acceptable Toilets: 4.8 lpf, Unlined tank
22. Acceptable HVAC Source: Heating system register
23. Acceptable Ventilation: Electric fan
- 2nd floor Bathroom
-
24. Acceptable Ceiling: Drywall/plaster
25. Acceptable Walls: Drywall/plaster
26. Acceptable Floor: Ceramic tile
27. Acceptable Doors: Hollow
28. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
29. Acceptable Sink/Basin: Molded single bowl
30. Acceptable Faucets: With shutoffs
31. Acceptable Traps: Trap can be opened (locknuts)
32. Acceptable Spa Tub/Surround: Water jets, Fiberglass tub, Tile surround: Every week under normal use, recommend adding spa conditioner to the water and running as directed to clean out water within hoses and motor.
33. Acceptable Toilets: 6.0 lpf, Lined tank
34. Acceptable HVAC Source: Heating system register
35. Acceptable Ventilation: Electric fan, Window: Fan was unplugged in ceiling at time of inspection.
Typical note: Could not confirm ducting in attic exists - restricted by insulation.



Interior Space

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

From first floor Stairs

2. Type Straight

3. Marginal Handrails Picket mount: **Pickets more than 4 inches apart - generally considered a hazard for children**

1st floor, 2nd floor Interior Space

4. Acceptable Ceiling: Drywall/plaster

5. Acceptable Walls: Drywall/plaster: Wall removed on first floor and replaced with support posts. No cracks in ceiling or walls at this spot so no reason at this time to suspect any negative implications. Monitor.

6. 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.

7. Acceptable Doors: Hollow

8. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands and reduce the risk of octopus wiring and extension cord over-use (known fire hazards).

9. Acceptable HVAC Source: Heating system register: Overcut opening for heat register in bedroom - minor issue.

10. Acceptable 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.



Final Comments

The house is solid structurally and the items noted in this report are common in older homes. The noted issues that need attention are to be expected based upon the age of the home. The house compares favourably with other homes in this age range, and the repairs/improvements noted in the report will do nothing but help.



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.

Structure

Floor/Slab: Concrete (non-structural): Concrete has been repoured under the hardwood flooring, but there are broken areas of concrete in the north side of the basement. Consider repouring this floor at some point, which may also lower basement humidity.

Basement

Basement Stairs Handrails Picket mount: No railing at short stairs from side door to main floor - Liability issue and safety hazard that should be addressed in the short term, Pickets more than 4 inches apart in railing/stairguard - generally considered a hazard for children

Average (on foundation) Invasive Testing(Moisture Probe) Reading: 21-28%: Typical for older homes to have higher humidity readings in foundation walls. 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. Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. May have to make use of a dehumidifier on a consistent basis.

Interior Space

From first floor Stairs Handrails Picket mount: Pickets more than 4 inches apart - generally considered a hazard for children



Defective Summary

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Fireplace/Wood Stove

1st Floor Fireplace Damper: Metal: Damper is not seated properly and needs adjustment, repair or replacement.
Cannot be opened except by hand (no handle), Requires evaluation/repair by fireplace professional



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

Northeast Chimney Flue/Flue Cap: Metal liner, Clay at top (where visible): Clay liner likely exists only at the top of the chimney. An unlined chimney flue is a fire hazard, because heat can escape through gaps in the mortar and cause a fire. Investigate the possibilities with respect to having the chimney lined. This is strongly recommended if you wish to use the fireplace.

Garage/Carport

Rear Garage Foundation: Indeterminable: Uncertain of exact type of footing or foundation. (typical note). The wall appears sound where visible at the base of the walls.

Basement

Basement Floor Drain: Surface drain: Blocked by rags at NW quadrant of basement. See plumbing notes, as we suggest camera inspection of drains in all older homes. If there is water in the trap, then no draft can enter and rags would be unnecessary.

Basement Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Wiring has been routed through metal framing without using insulating grommets. Wire can be damaged during installation by sharp edges without using grommets. Now that wire is installed, there will be little risk of damage, but behind walls we cannot see if wire is intact. In theory, this can electrically charge the metal framing. A licensed electrician is recommended to evaluate and estimate repairs

Basement Moisture Location: Bottom of stairs: Higher moisture readings at bottom stairs. Likely a gap in the mortar or softer mortar is allowing moisture entry that is softening the plaster/drywall compound. This is a tricky repair to execute and may involve temporary removal of stairs.

Bottom of stairs Invasive Testing(Moisture Probe) Reading: 60-80%: 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, Moisture level is beyond acceptable standards, Needs further investigation, as conditions are conducive to rot/mould growth. Note that this is a small area. Typical for older homes to have higher humidity readings in foundation walls. 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. Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. May have to make use of a dehumidifier on a consistent basis. Suggest further evaluation by basement dampness specialist.

Crawl Space

Exterior Crawl Space Unable to Inspect: 60%: The area under the floorboards and behind the storage was unviewable.

Plumbing

Exterior Service Caps: Older mushroom cap: 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



Investigate Summary (Continued)

Fireplace/Wood Stove

1st Floor Fireplace Fireplace Construction: **Brick:** A WETT technician is recommended to evaluate and estimate repairs, Bricks are not firebricks and there are gaps in the mortar. Wooden structure is not adequately protected from heat. Consider unusable until inspected by certified technician

1st Floor Fireplace Flue: **Unlined:** Clay liner only exists at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.

1st Floor Fireplace Hearth: **Flush mounted:** Must be constructed to prevent heat transfer to wood structure, Fire hazard, Consult a fireplace specialist to determine if improvements are required.



Improve Summary

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Roof

Back Lower Roof Surface Material: Asphalt shingle: Rake flashing is the flashing at the side edges of the roof. These flashings are installed above the shingles, but should be installed underneath them. As a result, ensure that you maintain the caulking at the edges. This will not have any material impact on roof longevity

Gutters: Aluminum: Keep clear of leaves, which could cause drainage problems

Exterior Surface and Components

Main Exterior Surface Type: Brick: Milkbox should be secured because it is a security risk.

Lots and Grounds

Deck: Wood: Usually when a deck is attached to the house as this one is, the deck supports are concrete piers in sonotubes. 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. Where the deck is built over the base of a tree, the tree will eventually move and shift the deck post - monitor and repair as needed.

Vegetation: Trees: Tree limbs overhang the roof and should be cut back

Garage/Carport

Rear Garage Gutters: Absent: Eavestroughs would be a nice improvement to keep water away from structure, which could lead to moisture damage. Add eavestroughs and downspouts, directing water 3-6 feet away from building.

Attic

Attic Insulation: Loose fill blowing wool on top of fiberglass batts: R32-36 approximate, which is an acceptable level of insulation. Add weatherstripping to the attic hatch access door.

Plumbing

Water Lines: Copper: Note that the exterior water shutoff at the rear is not installed yet. A termination cap should be installed so that water cannot be accidentally discharged into the basement.

Bathroom

1st floor, 2 piece Bathroom Traps: Trap can be opened: Rubber trap not as long-lived as a plastic ABS drain. Consider replacement