



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

Inspection Report



23 Carnarvon Avenue
Toronto, ON



Table of Contents

Definitions	2
General Information	2
Roof	7
Exterior Surface and Components	9
Lots and Grounds	10
Garage/Carport	12
Attic	13
Structure	14
Basement	15
Plumbing	17
Electrical	19
Heating System	20
Laundry Room/Area	22
Kitchen	23
Bathroom	24
Interior Space	25



Definitions

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

Acceptable	Functional with no obvious signs of defect.
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.

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 04/11/2013

Property Address 23 Carnarvon Avenue

City Toronto Prov ON

Client Information

Client Name Maria Likozar

Phone 416-259-3012 416-433-8561 416-253-3189

E-Mail maria@likozar.org

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 20130411-10-carnarvon

Conditions



General Information (Continued)

Others Present Vendor

Listing Agent _____

Name: Kay, Pat

For Purposes of Inspection, Entrance Faces East

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 0

Weather Rainy, Sleet Soil Conditions Wet

Space Below Grade Basement

Estimated Age 50

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



General Information (Continued)

occur intermittently (for example, during seasonal changes, when the wind is blowing from a specific direction, etc.). Others may only occur when the property is occupied and actively used (for example, a shower may not show evidence of a leak if used infrequently, but when used regularly a leak may become quite apparent).

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

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



General Information (Continued)

system or component to perform or operate below its intended function. What one person sees as a major problem could be considered as minimally significant to another person, and vice-versa. Further investigation by a specialist may reveal problems or implications not noted by the inspector.

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



General Information (Continued)

comfortable with that item or area. The inspector will also do his/her best to give you maintenance and repair tips during the second pass. These are given at the inspector's option, time permitting, and are not an integral part of the inspection.

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

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

In a condominium unit such as this, the roof system is not evaluated because it is the responsibility of the condominium corporation. As a result, the roof is totally disclaimed. The corporation has established a reserve fund to deal with repairs and replacement, and we advise the resident to consult further with the condominium corporation on these matters.

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1. Restrictions: Snow/ice on roof

Roof Surface

2. Method of Inspection: On roof

3. Acceptable Unable to Inspect: 20-30%: Snow/slush on roof

4. Acceptable Material: Asphalt shingle:
Typical wear and tear - expanding seams, granules loosening, edges wearing, commencement of brittleness. Expect replacement within next 3-5 years approximately



5. Type: Hip



Roof (Continued)

6. **Approximate Age:** 10-12 years old, in last third of typical 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 3-5 years, as leak probability increases



7. **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.
8. Acceptable Wall Flashing: Metal
9. Acceptable Plumbing Stacks: Copper
10. Acceptable Stack Flashing: Plastic/rubber
11. Acceptable Roof Vents: Plastic
12. Acceptable Electrical Mast: Metal
13. Acceptable Mast Flashing: Tar: Tar/caulk needs regular monitoring to ensure its water integrity
14. Acceptable, Improve Gutters: Aluminum: Keep clear of leaves, which is interfering with proper eavestrough drainage at SW corner
15. Acceptable Downspouts: Aluminum
16. Acceptable, Improve Leader/Extension: Extensions: Ends pinched - open them up so they drain better. Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation
- North Chimney
17. Acceptable Chimney: Brick
18. Acceptable Flue/Flue Cap: Metal liner
19. Acceptable Chimney Flashing: Metal



Exterior Surface and Components

In a condominium unit such as this, the exterior surfaces and components are not evaluated because they are the responsibility of the condominium corporation. As a result, the exterior is totally disclaimed. The corporation has established a reserve fund to deal with repairs and replacement, and we advise the resident to consult further with the condominium corporation on these matters.

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Main Exterior Surface

1. Acceptable Type: Brick

Foundation Exterior Surface

2. Acceptable Type: Parged coating: Parging is a cement like coating that is applied to the foundation to protect it from moisture damage.

Windows

3. Acceptable Window Materials Plastic
4. Acceptable Window Operation Sliders
5. Acceptable Thermal Characteristics Thermal Pane
6. Acceptable, Improve Window Trim Metal clad:

Maintenance required: recaulk where joints are opening. It is important to monitor and maintain exterior caulking to ensure weather resistance. Caulk should be evaluated at least annually and repaired as needed.





Exterior Surface and Components (Continued)

- 7. Acceptable Window Sills Stone: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly

- 8. Acceptable Fascia: Aluminum
- 9. Acceptable Soffits: Aluminum
- 10. Acceptable Entry Doors: Wood, Storm door: Consider upgrade to energy efficient door, Suggest replacement of locking door handles to be simple passage sets so that nobody can be locked out accidentally
- 11. Acceptable Exterior Lighting: Surface mount
- 12. Acceptable Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve

Lots and Grounds

In a condominium unit, the lots and grounds are not evaluated because they are usually the responsibility of the condominium corporation. As a result, the exterior, lots and grounds are totally disclaimed. Confirm on the status certificate what the corporation's responsibilities are. The corporation has established a reserve fund to deal with repairs and replacement, and we advise the resident to consult further with the condominium corporation on these matters.

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Lots and Grounds (Continued)

1. Acceptable, Improve Driveway: Asphalt:
Caulk joints between hard surfaces and walls.



2. Acceptable Porch: Concrete, Brick: Minor mortar crack on front porch - monitor and repair if changes are noted



3. Acceptable, Improve Patio/Walk: Patio slabs, Concrete: The patio slabs have settled towards the foundation causing a negative slope into the foundation, Lift stones, add lime screening and ensure adequate slope away from foundation before relaying stones.
4. Improve 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.
5. 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



Lots and Grounds (Continued)

extends well away from the building. To allow water to run towards the building is to invite problems.

6. Acceptable Vegetation: Trees: Tree limbs overhang the roof and should be cut back at the rear as needed.

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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1. Restrictions: Storage inside

Rear Garage

2. Type of Structure: Detached Car Spaces: 2
3. Acceptable Garage Doors: Metal
4. Acceptable Door Operation: Manual
5. Improve Exterior Surface: Brick, Parged coating: Some peeling of parging near the ground at the NW corner of the garage - minor repair to the surface recommended to prevent water damage.





Garage/Carport (Continued)

- 6. Acceptable Roof: Asphalt shingle
- 7. Acceptable Roof Structure: Rafter
- 8. Acceptable Ceiling: Exposed framing
- 9. Acceptable Walls: Block, Parged
- 10. Acceptable Floor/Foundation: Concrete: Some cracking and lifting from moisture and freeze/thaw cycles but not necessary to repair. Caulk at joint with driveway, similar to caulking the joint between the driveway and the house foundation. This driveway crack filler or caulk is used to keep moisture from entering.
- 11. Not Present Electrical: None
- 12. Investigate Gutters: Aluminum: Possible eavestrough leak at back of garage, which can eventually cause damage to the wall



- 13. Acceptable Downspouts: Aluminum
- 14. Improve Leader/Extensions: None: Extend downspouts to move water away from foundation

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 (Continued)

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: Roof vents
7. Acceptable Insulation: Fiberglass batts: Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling, R20 approximate, which is on lower side of acceptable - consider upgrade

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: 25 % visible, Ductwork, Finishes on ceiling, walls and floor
2. Acceptable Structure Type: Masonry
3. Acceptable Foundation: Block: Block foundations are more impervious to water than brick or stone, but not as good as concrete. Moisture which does enter often does so through the mortar joints. Once moisture does penetrate the block into the cavities within the block, it can take some time before it dries out. Sometimes, a dehumidifier can accelerate this process of drying out if the block is damp. Today's inspection is a one day snapshot - monitor dampness over time
4. Not Inspected Beams: Restricted
5. Not Inspected Bearing Walls: Center wall (suspect)
6. Acceptable Joists: 2x10
7. Not Inspected Piers/Posts: Restricted
8. Acceptable Floor/Slab: Non-structural concrete
9. 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

1. Restrictions: See restrictions for Structure
2. Acceptable Ceiling: Drywall or plasterboard, Exposed framing
3. Acceptable Walls: Drywall or plasterboard, Block, Parged
4. Acceptable Floor: Carpet, Parquet hardwood: Old moisture stains in parquet flooring, but tested dry today with moisture meter.
5. Acceptable Floor Drain: Surface drain
6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits
7. Acceptable Smoke Detector: Battery operated: Suggest interconnected smoke alarms on every level, Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on ceiling 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: None visible: [Not certain of amount of insulation - investigate](#)

Basement Stairs

11. Type Turns and landings



Basement (Continued)

12. Defective Handrails No railing: **Missing railing, Liability issue and safety hazard that should be addressed in the short term**



- Average (on foundation at joint between floor and wall), Average (through finishes) Invasive Testing(Moisture Probe) -16%: 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.

Peaks (in hardwood on floor) Invasive Testing(Moisture Probe)

14. Acceptable Reading: 21%: 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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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable Service Line: Copper (suspect): Painted pipe appears to be copper, which is desirable.
3. Acceptable Main Water Shutoff: Basement
4. Acceptable Water Lines: Copper

5. Acceptable Drain Pipes: ABS, Copper: Plastic fittings that connect to copper drain pipes sometimes loosen and are thus prone to leaks - monitor and repair as needed.



Plumbing (Continued)

6. Acceptable Vent Pipes: Copper: 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).

7. Acceptable, Investigate Gas Service Lines:
Black pipe, Copper: The pipe coming through the wall and filled with concrete is right in the area of the exterior gas meter, so suspect the gas meter was originally inside the house and that this dates back to that time.



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: 6 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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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. Service Size Amps: 100
3. Acceptable Service: Overhead
4. Acceptable 120 VAC Branch Circuits: Copper
5. Acceptable 240 VAC Branch Circuits: Copper
6. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex)
7. Acceptable Ground: Plumbing ground

Basement Electric Panel

8. Acceptable Manufacturer: FPE (Federal Pioneer)



9. Maximum Capacity: 125 Amps



Electrical (Continued)

- 10. Acceptable Main Disconnect Size: 100 Amps
- 11. Acceptable Breakers: 15, 30, 40 amps
- 12. Is the panel bonded? Yes Ground wires in the panel are twisted together, which is a dated practice and no longer in use. If an electrician is onsite doing any other work in the future, have them check the ground connections in the panel and repair as needed.



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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- 1. Restrictions: Heat exchanger is 0% visible

Basement Heating System



Heating System (Continued)

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 a furnace is 20-25 years.



3. Manufacturer: Unitary Products
4. Type: Forced air Capacity: 64 kbtu/hr
5. Area Served: Whole building Approximate Age: 11
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 4 Burner
8. Acceptable Blower Fan: Below heat exchanger
9. Acceptable Air Filter Washable: Clean all removable filter screens and parts once a month.
Old electrostatic cleaner bay can be used with 4" pleated (Spaceguard) filter for better effectiveness
10. Acceptable Distribution: Metal duct
11. Acceptable Draft Control: Motor driven



Heating System (Continued)

12. Investigate Flue Pipe: Metal: Flue pipe fitting is not flush with wall but still appears sound and is likely acceptable, but confirm this with your heating contractor when doing annual maintenance.



13. Acceptable Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.
14. Suspected Asbestos: No

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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1. Restrictions: Laundry appliances themselves

Basement Laundry Room/Area

2. Acceptable Laundry Tub: PVC
3. Acceptable Laundry Tub Faucet: With shutoffs
4. Acceptable Laundry Tub Drain: ABS plastic



Laundry Room/Area (Continued)

- 5. Acceptable Washer Hose Bib: Rotary
- 6. Acceptable Washer and Dryer Electrical: 110 VAC
- 7. Acceptable Dryer Vent: Metal flex: Clean annually.
- 8. Acceptable Dryer Gas Line: Copper
- 9. Acceptable Washer Drain: Drains to laundry tub

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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- 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. Marginal Electrical: 110 VAC outlets and lighting circuits: **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 receptacles with one or the other, which involves rewiring that circuit. Consider adding an extra receptacle or two. Should be done by a licensed electrician.**
- 5. Acceptable Faucets: With shutoffs
- 6. Acceptable Traps: Trap can be opened (locknuts)



Kitchen (Continued)

7. Acceptable Counter Tops: Granite or similar



8. Acceptable Ceiling: Drywall or plasterboard
9. Acceptable Walls: Drywall or plasterboard
10. Acceptable Floor: Linoleum/resilient

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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- | | |
|---------------|--|
| Acceptable | Functional with no obvious signs of defect. |
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| 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

Basement Bathroom

2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall



Bathroom (Continued)

- 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: Fiberglass pan, Tile surround, Glass doors
 - 11. Acceptable Toilets: Lined tank, 6.0 lpf
 - 12. Acceptable HVAC Source: Heating system register
 - 13. Acceptable Ventilation: Electric fan
-
- 1st floor Bathroom
- 14. Acceptable Ceiling: Drywall or plasterboard
 - 15. Acceptable Walls: Drywall or plasterboard, Tile
 - 16. Acceptable Floor: Ceramic tile
 - 17. Acceptable Doors: Hollow
 - 18. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
 - 19. Acceptable Counter/Cabinet: One piece with sink
 - 20. Acceptable Sink/Basin: Molded single bowl
 - 21. Acceptable Faucets: With shutoffs
 - 22. Acceptable Traps: Trap has cleanout
 - 23. Acceptable Tub/Surround: Porcelain/enamel tub, Tile surround
 - 24. Acceptable Toilets: 6.0 lpf, Lined tank
 - 25. Acceptable HVAC Source: Heating system register
 - 26. Acceptable, Improve Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior

Interior Space

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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



Interior Space (Continued)

Main floor Interior Space

- 2. Acceptable Ceiling: Drywall or plasterboard
- 3. Acceptable Walls: Drywall or plasterboard
- 4. Acceptable Floor: Ceramic tile
- 5. 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.
- 6. Acceptable Doors: Hollow
- 7. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits
- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on ceiling outside sleeping areas. Suggest interconnected smoke alarms on every level