



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

Inspection Report



11 Hemlock 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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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 05/31/2013

Property Address 11 Hemlock Avenue

City Toronto Prov ON

Client Information

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 20130527-10-hemlock

Conditions

Others Present Listing Agent Vendor

Listing Agent _____

Name: Thuet, Jane



General Information (Continued)

For Purposes of Inspection, Entrance Faces West

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 13

Weather Sunny Soil Conditions Damp

Space Below Grade Basement

Estimated Age 75+

Building Type Semi-Detached

Garage None

Introduction to Our Service

SUPPORT

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

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

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

WHAT TO EXPECT

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

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

A building inspection is designed to better your odds, it cannot eliminate all risk of buying a building. Some problems will only occur intermittently (for example, during seasonal changes, when the wind is blowing from a specific direction, etc.). Others 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).



General Information (Continued)

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 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.



General Information (Continued)

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 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



General Information (Continued)

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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Main Roof Surface

1. Method of Inspection: On roof



2. Acceptable Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: Newer (0-5 years): Most roofs are designed to last 15 years.

Back flat Roof Surface



Roof (Continued)

5. Method of Inspection: On roof



6. Acceptable **Material:** Rolled roof material (Modified Bitumen): Continue to maintain as required. Granules have peeled in small areas, (possibly from physical abrasion when roof was done next door, and not likely to be repeated) but been maintained with a roofing cement. May require more tar application in 4-5 years.
7. **Approximate Age:** Newer (0-5 years): Most flat roofs are designed to last 20 years.
-
8. **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.
-
9. Acceptable **Wall Flashing:** Metal
10. Acceptable **Valleys:** Metal
11. Acceptable **Plumbing Stacks:** Cast Iron
12. Acceptable **Stack Flashing:** Metal
13. Acceptable **Roof Vents:** Plastic
14. Acceptable **Gutters:** Aluminum
15. Acceptable **Downspouts:** Aluminum
16. Acceptable **Leader/Extension:** Extensions



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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1. Restrictions: Under mudroom at rear entrance (investigate)

Exterior Surface

2. Acceptable Type: Brick: Positive maintenance note - brick shows previous evidence of mortar repair (tuck-pointing) and the repairs appears sound. Monitor the brick for future moisture damage.

Exterior Surface

3. Acceptable Type: Aluminum siding

Windows

- 4. Acceptable Window Materials Plastic
- 5. Acceptable Window Operation Sliding, Hinged
- 6. Acceptable Thermal Characteristics Thermal Pane



Exterior Surface and Components (Continued)

7. Acceptable, Improve Window Trim Metal clad wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed. Caulk is required now at the mudroom window trim - minor maintenance note



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

-
9. Acceptable Fascia: Aluminum
10. Acceptable Soffits: Aluminum
11. Acceptable Entry Doors: Metal
12. Acceptable Patio Door: Wood, Storm door
13. Acceptable Exterior Lighting: Surface mount
14. Acceptable Exterior Electric Outlets: 110 VAC GFCI
15. Acceptable Hose Bibs: With shutoff, Frost-free: 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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1. Restrictions: Under deck

2. Acceptable Driveway: Asphalt: One of the telltale signs of termite treatment is a series of holes drilled in the asphalt every 12-16" in order to inject termiticide into the soil. These signs were visible in the asphalt driveway, which means that there has been previous termite treatment on this property. The treatment could possibly have been done as a preventative measure - there was no other evidence of any infestation or damage on the day of inspection.

Information note - Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they





Lots and Grounds (Continued)

Driveway: (continued)

build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consult a pest control specialist for further inspection, treatment and advice.

3. Acceptable, Improve **Steps: Wood:** Uneven rise and run in front stairs - common issue can be optionally corrected but is a possible trip hazard
4. Acceptable **Porch: Wood**
5. Acceptable **Patio: Flagstone**
6. Acceptable **Deck: Wood:** Deck built with close wood to soil contact in known termite area - monitor and suggest separation from soil if possible when doing repairs. No active termite evidence found on day of inspection. It is possible that soil the deck below slopes towards structure - correct if this is the case (restricted access under deck)
7. Acceptable **Grading: Flat:** 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.

8. **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.

9. Acceptable **Fences: Wood**

Outbuilding

Outbuildings (including sheds) are not the focus of this inspection. The primary focus is the main structure on the property. The inspector will inspect any electrical components and note wood to soil contact and wood rot. If a more detailed evaluation of an outbuilding is required, then additional time and thus an additional fee is required.

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Outbuilding (Continued)

1. Restrictions: Newer exterior finishes, No access beneath mudroom

Mudroom Outbuilding

2. Acceptable Roof: Asphalt shingle
3. Investigate Floor: Wood: Floor has settled at threshold. Indicates that this older mudroom has not got a foundation that is permanent. If settlement re-occurs or continues, suggest looking under the mudroom and determining best method of stabilizing. Having said that, the mudroom is not insecure or immediately unstable.



4. Not Inspected Foundation: Not visible: Floor settled - foundation is likely lacking, as is common in these older add-on mudrooms.

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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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.
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Attic

1. Restrictions: 0% visible, Minimal attic space and no access. Attic must be completely disclaimed
2. Method of Inspection: Not inspected - no access



Attic (Continued)

3. Acceptable Unable to Inspect: 100%
4. Not Inspected Roof Framing: Rafter
5. Not Inspected Sheathing: Dimensional wood
6. Not Inspected Ventilation: Surface vents

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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Not Present	Item not present or not found.

1. Restrictions: 80% visible, Ductwork, Storage along walls, Fresher paints, Plastic dimpled membrane
2. Acceptable Structure Type: Wood frame
3. Acceptable Foundation: Brick: Brick foundations are more prone to moisture penetration. If mortar is sound, then structure is not compromised. Older foundations have no weeping tile to drain exterior moisture. Today's inspection is a one day snapshot - monitor dampness over time. Previous plastic membrane repair appears sound on day of inspection and is generally a positive addition - monitor over time
4. Acceptable Bearing Walls: Exterior walls, Brick, Removed on main floor: Info note - Bearing wall on 1st floor removed, but no ceiling cracking so must assume that the work was done adequately based upon restrictions. Monitor for cracking and investigate if it develops



Structure (Continued)

5. Acceptable Joists: 2x10: Typical old house issues - checking and cracking of joists and some minor settlement. Where joist was partially cut away under kitchen sink, monitor and consider "sistering" a new joist beside it to prevent future settlement. This would be considered a minor repair.



6. Acceptable Floor/Slab: Non-structural concrete
7. Acceptable Floor sheathing: Dimensional wood



Basement

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

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Basement

1. Restrictions: See restrictions for Structure
2. Acceptable Ceiling: Exposed framing
3. Acceptable Walls: Masonry
4. Acceptable Floor: Concrete
5. Acceptable Floor Drain: Surface drain with trap seal primer: Trap seal primer and newer plastic drains indicate under floor plumbing has been at least partially re-done, which is a strong positive
6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits

Basement Stairs

7. Type Straight
8. Defective Handrails No railing: **Missing railing, Missing stairguard, Liability issue and safety hazard that should be addressed**

Average (on foundation) Invasive Testing(Moisture Probe)

9. 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.

At joint between concrete floor and wall Invasive Testing(Moisture Probe)

10. Marginal Reading: 26%, 80%: **While normally higher reading would be defective, this is just a small opening at the edge of the concrete that can be covered with proper patching materials to prevent localized humidity. Highest reading was just to the right of the water service entrance pipe at the front of the basement, and second highest was on the south wall just right of the furnace.**

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

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



4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: ABS, Cast iron, CPVC



Plumbing (Continued)

6. Acceptable Exterior Service Caps: Newer plastic cleanout: Newer plastic cleanout caps imply that the sewer lines had some repairs done, and this means there is less risk of problems with your drains.
7. Acceptable Interior Service Caps: Newer plastic cleanout
8. Acceptable, Marginal Vent Pipes: ABS, Galvanized, Cast iron: Minor improvements to venting of basement washroom will be required should that room ever be built, and the venting from the kitchen sink to the main stack is more than 6 feet of pipe run, so minor venting issues such as gurgling in the kitchen sink drain may occur when water drains. This gurgling did not occur today so no action may ever be required.

Information note - 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).

Basement, Laundry Room Water Heater

9. Acceptable Water Heater Operation: Functional at time of inspection: We suggest that you drain out a bucket of water from the drain valve on the water heater whenever you change your furnace filter. This will help cut down on sediment which will help maintain the unit's efficiency and lifespan. You will also notice any changed in water quality that would signal a need for service by a certified technician. Expect the water heater to last between 15-20 years from time of manufacture, and suggest replacement at the 15 year mark.
10. Type: Electric Capacity: 184 Litres
11. Approximate Age: 4 Area Served: Whole building
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



Electrical (Continued)

2. Service Size Amps: 200
3. Acceptable Service: Overhead
4. Acceptable 120 VAC Branch Circuits: Copper
5. Acceptable 240 VAC Branch Circuits: Copper
6. Acceptable, Investigate Knob & Tube

Wiring: Minimal amount: 3 devices appear to be older ungrounded knob & tube but appear to pose no threat to life and safety. There are two sideways, baseboard mounted GFCI receptacles and a light fixture in the middle bedroom. This means that at least one circuit is knob & tube on the 2nd floor, but no evidence found anywhere else. This means that 1-2 of 23 circuits, or less than 1% of the wiring is knob & tube.

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.

Generally, it is accepted that exposed knob & tube be replaced, and that ungrounded receptacles be made safe by grounding or GFCI installation. Most insurance companies charge a premium where knob & tube exists, or demand upgrades (partial or complete) within a set





Electrical (Continued)

Knob & Tube Wiring: (continued)

time frame. Contact your insurance carrier to determine any conditions they might impose. They may simply ask for an inspection from the ESA (Electrical Safety Authority).

7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex)

8. Acceptable Ground: Plumbing ground

Basement Electric Panel

9. Acceptable Manufacturer: Commander (old-style)

10. Maximum Capacity: 200 Amps

11. Acceptable Main Disconnect Size: 200 Amps

12. Acceptable Breakers: 15, 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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1. Restrictions: Heat exchanger is 0% visible

Basement Heating System

2. Acceptable Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Average life span of a furnace is 20-25 years.

3. Type: Forced air Capacity: 56 kbtu/hr

4. Area Served: Whole building Approximate Age: 5



Heating System (Continued)

5. Fuel Type: Natural gas
6. Acceptable Blower Fan: Below heat exchanger
7. Acceptable Condensate Removal: To floor drain
8. Acceptable Air Filter 1" pleated disposable: Consider 3M pleated one inch filter, which you would replace 4- 6 times per year. Otherwise, inexpensive filters need changing every month
9. Acceptable Distribution: Metal duct
10. Acceptable Draft Control: Motor driven
11. Acceptable Flue Pipe: White plastic (class IIA gas vent)
12. Acceptable Thermostats:
13. Acceptable Humidifier: Flow through type: While cleaner than drum style humidifiers, these are wasteful of water. Change pad once a year.
14. Suspected Asbestos: No

Air Conditioning

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

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1. Restrictions: Coils in air handler plenum restricted as is the case in almost all installations.

Exterior AC System

2. Acceptable A/C System Operation: Functional: Expected life span in our area is +-15 years. A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system to gain more information on its condition and performance.
3. Acceptable Condensate Removal: To floor drain
4. Acceptable Exterior Unit: Deck mount
5. Manufacturer: Lennox



Air Conditioning (Continued)

6. Area Served: Whole building Approximate Age: 5
7. Type: 220 volt electric Capacity: 2 Ton
8. RLA 13.4 Max Fuse Capacity 30 amp
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Acceptable Electrical Disconnect: Exterior weatherproof box
12. Acceptable Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.

Laundry Room/Area

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

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1. Restrictions: Laundry appliances themselves

Basement Laundry Room/Area

2. Acceptable Washer Hose Bib: Rotary
3. Acceptable Washer and Dryer Electrical: 110-220 VAC
4. Acceptable Dryer Vent: Metal flex: Flex duct slows air flow and traps more lint than smooth walled rigid ducting - suggest replacement or cleaning of ducting annually.
5. Acceptable Washer Drain: Drains to ABS drain pipe



Kitchen

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

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Not 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, as well as appliances themselves

1st Floor Kitchen

2. Acceptable, Improve Ventilation: Over the range fan: Suggest installation of venting from exhaust fan to maintain and improve indoor air quality.

3. Acceptable Sink: Stainless Steel

4. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp split receptacles

5. Acceptable Faucets: With shutoffs

6. Acceptable, Improve Traps: Trap can be opened (locknuts): There is an incorrect drain configuration. The sideways T-fitting restricts the flow of water from the right bowl. This can cause water to come up into the left bowl from the drain. Amateur work - we consider a correctly installed trap and drain to be more reliable. A licensed plumber recommended to replace the trap. Suspect trap is poorly vented (long run to stack connection - verify with a plumber). See plumbing section on venting. Repairs are only necessary in most cases when problems with drainage or odours arise.





Kitchen (Continued)

7. Acceptable Counter Tops: Granite 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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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

2nd floor Bathroom

2. Acceptable Ceiling: Drywall/plaster
3. Acceptable Walls: Drywall/plaster
4. Acceptable Floor: Carpet
5. Acceptable Doors: Hollow
6. Acceptable, Investigate **Electrical:** 110 VAC outlets and lighting circuits, GFCI protected receptacle, 15 amp GFCI: See electrical section on knob & tube wiring. One dead receptacle in front bedroom - can be replaced with a blank switchplate cover.
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).



Bathroom (Continued)

Electrical: (continued)



- 7. Acceptable Sink/Basin: Pedestal
- 8. Acceptable Faucets: With shutoffs
- 9. Acceptable Traps: Trap can be opened (locknuts)
- 10. Acceptable Tub/Surround: Fiberglass tub, Tile surround
- 11. Acceptable Toilets: 6.0 lpf, Lined tank: Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back so the styrofoam lining is a positive
- 12. Acceptable HVAC Source: Electric floor radiant heat, Wall mount thermostat



Bathroom (Continued)

13. Acceptable Ventilation: Electric fan

Interior Space

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Not Present	Item not present or not found.

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

From first floor Stairs

2. Type Straight

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

1st floor, 2nd floor Interior Space

4. Acceptable Ceiling: Drywall/plaster

5. Acceptable Walls: Drywall/plaster

6. Acceptable Floor: Ceramic tile

7. 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.

8. Acceptable Doors: Panel

9. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits

10. Acceptable HVAC Source: Heating system register

11. Acceptable, Improve Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas. Consider interconnected smoke alarms on every level, Due to suspected age of detectors, suggest replacement now



Final Comments

This building is typical for homes of this age in his area - there are some minor items in need of attention, but other systems have been upgraded or are in good repair. The house is solid structurally and the items noted in this report are common in older homes. The house compares favourably with other homes in this age range, and the repairs/improvements already completed have ben doen with a good degree of care.

Take note of the termite recommendations to prevent future problems. At this time, there does not appear to be an existing problem, although past evidence of treatment (not infestation) and the existing wood to soil contact dictate a responsibly vigilant approach.

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



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.

Basement

At joint between concrete floor and wall Invasive Testing(Moisture Probe) Reading: 26%, 80%: While normally higher reading would be defective, this is just a small opening at the edge of the concrete that can be covered with proper patching materials to prevent localized humidity. Highest reading was just to the right of the water service entrance pipe at the front of the basement, and second highest was on the south wall just right of the furnace.

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

Vent Pipes: ABS, Galvanized, Cast iron: Minor improvements to venting of basement washroom will be required should that room ever be built, and the venting from the kitchen sink to the main stack is more than 6 feet of pipe run, so minor venting issues such as gurgling in the kitchen sink drain may occur when water drains. This gurgling did not occur today so no action may ever be required.

Information note - 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).



Defective Summary

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

Basement

Basement Stairs Handrails No railing: **Missing railing, Missing stairguard, Liability issue and safety hazard that should be addressed**

Interior Space

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



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.

Outbuilding

Mudroom Outbuilding Floor: Wood: Floor has settled at threshold. Indicates that this older mudroom has not got a foundation that is permanent. If settlement re-occurs or continues, suggest looking under the mudroom and determining best method of stabilizing. Having said that, the mudroom is not insecure or immediately unstable.

Electrical

Knob & Tube Wiring: Minimal amount: 3 devices appear to be older ungrounded knob & tube but appear to pose no threat to life and safety. There are two sideways, baseboard mounted GFCI receptacles and a light fixture in the middle bedroom. This means that at least one circuit is knob & tube on the 2nd floor, but no evidence found anywhere else. This means that 1-2 of 23 circuits, or less than 1% of the wiring is knob & tube.

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. Generally, it is accepted that exposed knob & tube be replaced, and that ungrounded receptacles be made safe by grounding or GFCI installation. Most insurance companies charge a premium where knob & tube exists, or demand upgrades (partial or complete) within a set time frame. Contact your insurance carrier to determine any conditions they might impose. They may simply ask for an inspection from the ESA (Electrical Safety Authority).

Bathroom

2nd floor Bathroom Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle, 15 amp GFCI: See electrical section on knob & tube wiring. One dead receptacle in front bedroom - can be replaced with a blank switchplate cover.

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).



Improve Summary

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

Exterior Surface and Components

Windows Window Trim Metal clad wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed.
Caulk is required now at the mudroom window trim - minor maintenance note

Lots and Grounds

Steps: Wood: Uneven rise and run in front stairs - common issue can be optionally corrected but is a possible trip hazard

Kitchen

1st Floor Kitchen Ventilation: Over the range fan: Suggest installation of venting from exhaust fan to maintain and improve indoor air quality.

1st Floor Kitchen Traps: Trap can be opened (locknuts): There is an incorrect drain configuration. The sideways T-fitting restricts the flow of water from the right bowl. This can cause water to come up into the left bowl from the drain. Amateur work - we consider a correctly installed trap and drain to be more reliable. A licensed plumber recommended to replace the trap.

Suspect trap is poorly vented (long run to stack connection - verify with a plumber). See plumbing section on venting. Repairs are only necessary in most cases when problems with drainage or odours arise.

Interior Space

1st floor, 2nd floor Interior Space Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas. Consider interconnected smoke alarms on every level, Due to suspected age of detectors, suggest replacement now