



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

Inspection Report



81 College View Avenue
Toronto, ON

TERMS OF INSPECTION....

Address of Service: _____

Date of Service: _____ Weather Conditions: _____

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

Mailing Address: x

Home Phone: x Mobile: x Work Phone: x

E-Mail: x Inspection Fee: _____

Closing Date: x Payment Method: Cash Cheque

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

1. THE INSPECTION:

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

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

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

3. THE REPORT:

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

4. THE CLIENT:

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

5. LIMITATIONS OF LIABILITY:

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

X
 Initial here

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

SIGNATURE OF
 CLIENT or REPRESENTATIVE: **X** _____

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

INSPECTION COMPANY
 REPRESENTATIVE: _____



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Definitions

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

General Information

Property Information

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

Inspection Date 08/20/2013
Property Address 81 College View Avenue
City Toronto Prov ON

Client Information

Client Name Ellen Hanbidge
Phone 416-627-9556 416-487-4311
E-Mail ehanbidge@gmail.com

Inspection Company

Inspector Name Frank Gruszewski
Company Name Blueprint Building Inspections
Address 60 Symons Street
City Toronto State ON Zip M8V 1T9
Company Phone 416-694-5859 Fax
Company E-Mail info@torontohomeinspections.com
File Name 20130820-10-collegeview

Conditions



General Information (Continued)

Others Present Listing Agent

Listing Agent _____

Name: Hanbidge, Ellen

For Purposes of Inspection, Entrance Faces North

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 30

Weather Sunny Soil Conditions Dry

Space Below Grade Basement

Estimated Age 80+

Building Type Detached, Single Family

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



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

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

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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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1. Restrictions: Deck on roof

Main Roof Surface

2. Method of Inspection: On roof

3. Acceptable Material: Asphalt shingle:
Showing little wear.
Keep trees well trimmed away
from roof.



4. Type: Hip

5. Approximate Age: Newer (0-5 years): Most roofs are designed to last 15 years, but suspect this roof has a design life of 20 or more 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.

Back flat Roof Surface

6. Method of Inspection: On roof



Roof (Continued)

7. Not Inspected Unable to Inspect: 99%: Deck on roof - only limited access to inspect. Having said that, the roof covering appears to be in good condition with no visible repair requirements

8. Acceptable Material: Rolled roof material (Modified Bitumen): Most flat roofs are designed to last 20 years



9. Type: Flat

10. Approximate Age: Newer (0-5 years): Suspect this roof has a design life of 20+ years. Age estimate may be less than accurate in this case because the roof was not completely visible

11. 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.

12. Acceptable Wall Flashing: Metal

13. Acceptable Valleys: Metal

14. Acceptable Plumbing Stacks: Cast Iron, ABS

15. Acceptable Stack Flashing: Plastic/rubber

16. Acceptable Roof Vents: Plastic

17. Acceptable, Improve Gutters: Aluminum: Need cleaning

18. Acceptable Downspouts: Aluminum



Roof (Continued)

19. Defective

Leader/Extension:
Underground pipes: **When roof water runs into underground pipes, the possibility exists for water to spill through any openings into surrounding soil. This water puts hydrostatic pressure on the foundation and can enter the basement. Also, in the City of Toronto, it is contrary to bylaws to allow roof drainage to discharge into underground pipe and then into the sewer system. Recommend disconnecting downspouts from underground drains to discharge onto soil 3-6 feet away from foundation.**



20. Marginal

Leader/Extension: Missing: **Extend downspouts to move water away from foundation**

Northwest Chimney

21. Acceptable

Chimney: Brick

22. Investigate

Flue/Flue Cap: Clay at top (where visible): **Not all of the chimney could be inspected due to the height of the roof, Suspect an unlined chimney flue, which can lead to deteriorated interior mortar joint - have inspected by W.E.T.T. technician if using fireplace.**

23. Acceptable

Chimney Flashing: Metal

Exterior Surface and Components

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

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Exterior Surface and Components (Continued)

1. Restrictions: Vegetation, Under deck

Exterior Surface

2. Acceptable Type: Brick: Milkbox should be secured because it is a security risk.

Exterior Surface

3. Acceptable, Improve Type: Stone veneer:
Tuckpointing required where mortar has cracked, suggest within next few years



At windows Exterior Surface

4. Acceptable Type: Wood based panels
-

Windows

5. Acceptable Window Materials Wood
 6. Acceptable Window Operation Hung, Casement
 7. Acceptable Thermal Characteristics Single pane, Storm Windows - Removable Wood: While not required to upgrade, it should be noted that the original single pane windows fall short of modern expectations in terms of thermal efficiency (resistance to heat loss and solar gain). Even the most energy efficient windows still allow a fair amount of heat loss. Existing windows are in good condition and can remain for years.
 8. Acceptable Window Trim Wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed.
 9. Acceptable Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly
-

Windows

10. Acceptable Window Materials Plastic
11. Acceptable Window Operation Sliders
12. Acceptable Thermal Characteristics Thermal Pane
13. Acceptable Window Trim Wood



Exterior Surface and Components (Continued)

14. Acceptable Window Sills Wood
-
15. Acceptable Fascia: Wood
16. Acceptable Soffits: Wood
17. Acceptable Entry Doors: Wood: Consider upgrade to energy efficient doors, Suggest replacement of door handles to be simple passage sets so that nobody can be locked out - the deadbolts should provide adequate security
18. Acceptable Patio Door: French door, Storm door: Consider upgrade to an energy efficient door
19. Acceptable Exterior Lighting: Surface mount
20. Acceptable, Improve Exterior Electric Outlets: 110 VAC GFCI, 110 VAC: Wiring to rear lamp post was not visible. There is a receptacle in the base of the post, which ideally would be protected from shocking someone via a GFCI. Consider adding a GFCI to protect this circuit
21. Acceptable Exterior Wiring: In conduit
22. Acceptable Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve

Lots and Grounds

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

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1. Restrictions: Under deck, Vegetation
2. Acceptable Driveway: Asphalt: Caulk joints between hard surfaces like asphalt driveways and the walls to minimize amount of water that can run down the foundation wall.
3. Marginal Steps: Wood, Concrete: **Rear deck steps should have a railing for safety and to minimize liability**
4. Acceptable Porch: Concrete, Brick



Lots and Grounds (Continued)

5. Acceptable, Investigate Deck: Stained wood: Access under deck is restricted. Cannot inspect structure, grading or any aspects under deck. There is some minor rot visible but generally in a reasonable condition. Estimated lifespan of deck is 5 or so more years. Protect wire that is visible at bottom step.



6. Acceptable, 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.
7. Tips When water or dampness enters a basement, it often started out on the roof. The prevention of rainwater running toward the building at ground level is the first line of defense in protecting against basement seepage. Any



Lots and Grounds (Continued)

areas where water can accumulate or run down the foundation wall should be regraded and sealed so that water extends well away from the building. To allow water to run towards the building is to invite problems.

8. Investigate Vegetation: Ivy, Shrubs, Trees: Vegetation at foundation and front garden is thick and somewhat of a restriction.
With respect to the trees by the foundation: Keep well trimmed away from structure and roof. Large trees have root systems roughly equivalent to the size of the tree. They are prone to creating problems with underground drains where they exist, and to plumbing drain systems. Consider having drains inspected with a camera, especially if older.

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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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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Not Present	Item not present or not found.

1. Restrictions: Storage inside, Interior sheathing or finishes, Restricted access beneath, Vegetation

Rear Outbuilding

2. Acceptable Exterior Surface: Wood
3. Acceptable Roof: Asphalt shingle
4. Acceptable Roof Structure: Wood truss
5. Acceptable Ceiling: Exposed framing
6. Acceptable Walls: Drywall



Outbuilding (Continued)

7. Acceptable Floor: Wood: Wood floor is in close proximity the ground and is prone to rotting, as is the case with many sheds. Monitor



8. Investigate Foundation: Not visible: As with most sheds, this may be prone to shifting. Restricted access under the shed
9. Acceptable Doors: Metal
10. Acceptable Windows: Thermal pane, Vinyl, Hung
11. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits
12. Improve Gutters: Absent: Absence of eavestroughs results in water near the base of the outbuilding, and can lead to moisture damage. Add eavestroughs and downspouts, directing water 4-6 feet away from outbuilding.

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 and soffit vents
7. Acceptable, Improve Insulation: Fiberglass batts, Bark chips: +- R20-22 approximate, which is on lower side of acceptable - consider upgrade, Add weatherstripping on attic hatch to prevent warm, moist house air from entering attic and condensing in the winter.
8. Not Present Vapor Barrier: None
9. Defective Bathroom Fan Venting: Metal flex: Bathroom improperly vents into attic and may cause moisture damage to the insulation and any wood in the attic, Extend and insulate the ductwork with specialized insulation/vapour barrier in one, connecting it to the existing collared roof vent





Structure

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

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1. Restrictions: 10-15 % visible, Finishes on ceiling, walls and floor, Storage in utility areas
2. Acceptable Structure Type: Masonry
3. Acceptable, Investigate 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. Sometimes minor cracks appear, but if they have never moved nor are letting moisture in, they do not need to be addressed, just monitored. 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. Some efflorescence visible, but not significant amounts in exposed areas. Efflorescence is a white mineral deposit that indicates previous dampness - monitor. Today's inspection is a one day snapshot - monitor dampness over time. See Basement - dampness readings.
4. Acceptable Beams: Steel I-Beam
5. Acceptable Joists: 2x10
6. Acceptable Piers/Posts: Masonry pillars
7. Acceptable Floor/Slab: Non-structural concrete
8. Acceptable Floor sheathing: Dimensional wood



Basement

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

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Basement

1. Restrictions: See restrictions for Structure
2. Acceptable Walls: Drywall
3. Acceptable Floor: Carpet
4. Investigate Floor Drain: Not visible: Suspect under carpet in front of boiler room. Drain should be exposed to allow free flow of water in the case of a hot water tank leak or other unexpected water issue.
5. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits
6. Acceptable Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas.
7. Acceptable HVAC Source: Convection baseboard
8. Not Inspected Insulation: Not visible: Restricted

Basement Stairs

9. Type Turns and landings
10. Acceptable, Improve Handrails Wall mount: Missing stairguard, Risk of falling, essentially for children
Average (on foundation), Average (through finishes) Invasive Testing(Moisture Probe)
11. Acceptable Reading: 14-24%: 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. Note that several visible cracks (by water supply line, in laundry area) along the mortar of the blocks were found, and tested for moisture, with no readings any higher than surrounding areas on the day of the inspection.

Highest reading, Northeast Invasive Testing(Moisture Probe)



Basement (Continued)

12. Defective

Reading: 45%: 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. Disconnect downspouts at exterior this location and caulk the joint between driveway and house. It is possible that there is a mortar defect or similar small entry point that is allowing moisture in behind the drywall. Dealing with the exterior source is one step, but the conditions behind the drywall are conducive to microbial growth.

The drywall is firm and no microbial growth is in evidence. Nonetheless, recommend removal of at least the bottom 16" by 16" corner of drywall to completely confirm the extent of repair requirements. It is also duly noted that moisture readings 3 feet away from the corner were below 20%, indicating that this is likely a localized issue to the corner.





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
3. Acceptable Main Water Shutoff: Basement (by oil tank)



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



Plumbing (Continued)

6. Not Inspected **Exterior Service Caps:** Not visible: Exterior breather pipe may be hidden within the vegetation. The absence of an exterior breather pipe or cleanout in an older home can mean nothing, or it could mean that the pipe was removed. A removed pipe is usually replaced with some type of exterior cleanout access. Contact the municipality's works department to find out if any work was completed previously and if any future work is recommended. With all old homes, we suggest checking sewer lines with a camera - a nominal cost.
7. Acceptable **Vent Pipes:** Cast iron, ABS: Venting refers to the introduction of air from above a fixture. All fixtures should eventually connect to the plumbing stack on the roof so that atmospheric pressure can help push water down the drain, so that methane gas is vented harmlessly to the exterior, and so that air can be introduced into the drain lines to prevent a vacuum that can inadvertently suck a trap dry as water rushes past from another draining fixture (Bernoulli Principle).
The basement washroom vent runs outside and up the exterior wall

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. Expect the water heater to last between 15-20 years from time of manufacture, and suggest replacement at the 15 year mark.
9. Type: Electric Capacity: 284 litres
10. Approximate Age: 1 Area Served: Whole building
11. Acceptable **TPRV and Drain Tube:** Brass valve, CPVC tube

Electrical

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

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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable **Service:**
3. Acceptable **120 VAC Branch Circuits:** Copper



Electrical (Continued)

4. Acceptable 240 VAC Branch Circuits: Copper

5. Investigate Knob & Tube Wiring: Present:

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. This means that the exposed basement wiring (see photo) will need to be replaced. Also, several ungrounded receptacles were found, so those will also need to be addressed. 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).



6. Acceptable, Investigate Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex), Knob and tube: Suggest rewiring at least partially, GFCI installation or other measures as recommended by licensed electrician

7. Acceptable Ground: Plumbing ground

Laundry room Electric Panel

8. Acceptable Manufacturer: Square D: Laundry location is less than ideal because 3 feet in front of panel should be kept clear. Bottom right screw stripped.

9. Maximum Capacity: 125 Amps

10. Acceptable Main Disconnect Size: 100 Amps

11. Acceptable Breakers: 15, 20, 30, 40 amps

12. Acceptable GFCI: 30 amp, 220 volt

Outbuilding Electric Panel



Electrical (Continued)

13. Acceptable Manufacturer: Square D:
Conduit connections/fittings are loose. Not technically the correct conduit but functional. Two screws were added to the panel cover to keep it in place, as one of the manufacturer's bolts was stripped. Evaluation by a licensed electrician is recommended



14. Maximum Capacity: 100 Amps
15. Acceptable, Investigate Main Disconnect Size: In main panel, 30 Amp GFCI
16. Acceptable Breakers: 15 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 <5% visible



Heating System (Continued)

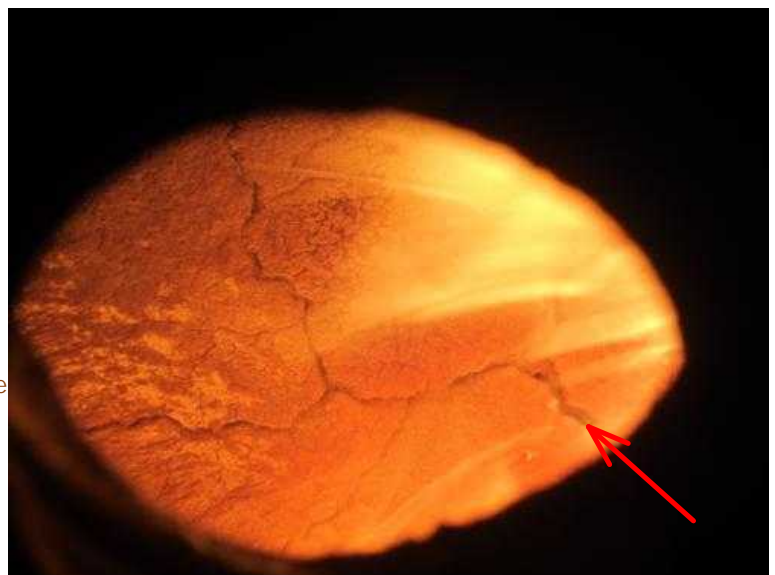
Basement Heating System

2. Acceptable Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Note that it is advisable to have the boiler cleaned professionally (the heat exchanger included) to ensure peak operating efficiency. Note that supplemental electric baseboard heating exists in the basement
3. Type: Boiler system Capacity: 61 MBH



4. Area Served: Whole building Approximate Age: 8
5. Fuel Type: Oil

6. Investigate Oil Burner Box: Typically restricted: An oil burner box is the area where the oil is fired to produce heat. It is lined with a refractory heat -resistant material, and over time, cracking will occur. Part of the annual inspection, which we recommend, would be a professional evaluation of this area. There is some cracking in the refractory material at this time, which means repairs to this area will likely be required at some point in the next year or so.

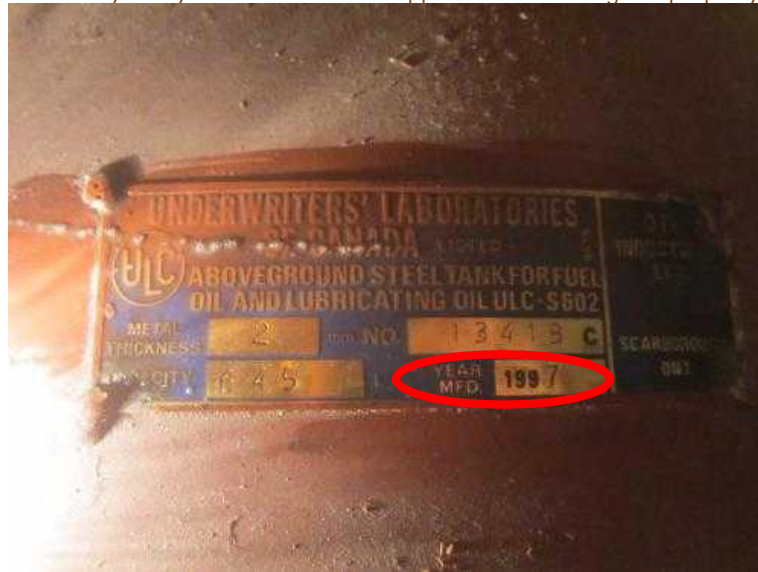


7. Acceptable Distribution: Metal duct



Heating System (Continued)

- 8. Acceptable Circulator: Pump
- 9. Acceptable Draft Control: Naturally induced, Barometric damper
- 10. Acceptable Flue Pipe: Metal
- 11. Acceptable Thermostats: Programmable
- 12. Acceptable Controls: Limit switch, Relief valve, Service switch (electrical cutoff)
- 13. Acceptable Devices: Auto -fill valve, Backflow preventer, Expansion tank, Pressure/Temp gauge
- 14. Tank Location: Front NW corner
- 15. Investigate Fuel Tank: Metal (restricted by storage): No oil smell noted at the tank, nor are there oil stains, as shown in photo. Keep in mind that insurance companies can request replacement of the oil tank - they used to do so at the 25 year mark but now it is more common to replace the tank at the 15 year mark. This tank is 16 years old so this is a real possibility. Oil delivery companies are expected to inspect the tank every two years - ensure this happens while owning the property.





Heating System (Continued)

Fuel Tank: (continued)



16. 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.



Air Conditioning (Continued)

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. As the unit is approaching the average life span, it will be increasingly likely that problems occur that are either expensive to repair or that could warrant unit replacement.
3. Acceptable Condensate Removal: Plastic tube, Exterior
4. Acceptable Exterior Unit: Wall mount
5. Manufacturer: Fujitsu
6. Area Served: Immediate area Approximate Age: 12-13 years
7. Type: 115 volt electric, Ductless split system Capacity: 1 Ton
8. RLA 11.1 Max Fuse Capacity 20 amp
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Marginal Electrical Disconnect: Exterior weatherproof box: *Minor: Wire in conduit has loosened from wall, and as a result the conduit connections/fittings are loose - water will enter the conduit, possibly running into the house. Also, the exposed wiring can break down from exposure to exterior elements. Re-secure the fittings and mountings.*





Air Conditioning (Continued)

Electrical Disconnect: (continued)



12. Acceptable Air Filter Washable: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.

Fireplace/Wood Stove

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

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1. Restrictions: Interior of flue not visible



Fireplace/Wood Stove (Continued)

Fireplace

2. Defective Fireplace Construction: Brick: Bricks are not firebricks and there are gaps in the mortar. Wooden structure is not adequately protected from heat. Not recommended for use until further evaluated. A WETT technician is recommended to evaluate and estimate repairs
3. Type: Natural gas
4. Investigate Smoke Chamber: Brick: Brick is exposed to heat damage and should be inspected.
5. Investigate Flue: Unlined (suspect): Creosote build-up, Recommend cleaning and inspection, Clay liner may only exist at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.
6. Defective Damper: Metal: Damper has a hole in it
7. Defective Hearth: Flush mounted: Must be constructed to prevent heat transfer to wood structure, Consult a fireplace specialist to determine if improvements are required.

Laundry Room/Area

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

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1. Restrictions: Laundry appliances themselves

Basement Laundry Room/Area

2. Acceptable Laundry Tub: PVC
3. Acceptable Laundry Tub Faucet: No shutoffs
4. Acceptable Laundry Tub Drain: ABS plastic: An "S" trap has been used, which typically is not correct work, however we suspect it is back vented into the washroom vent and thus is vented up the exterior side wall. Unable to confirm this with a visual inspection, but no problems with gurgling were in evidence.
5. Acceptable Washer Hose Bib: Rotary
6. Acceptable Washer and Dryer Electrical: 110-220 VAC
7. Acceptable Dryer Vent: Rigid metal: Clean annually.
8. Acceptable Washer Drain: Drains to ABS drain pipe



Kitchen

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

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

Kitchen

2. Acceptable, Improve Ventilation: Over the stove fan - vented to exterior: Exhaust grille into interior of kitchen is not covered and air is not exhausting completely out of fan to exterior - needs a proper cover.
3. Acceptable Sink: Fiberglass or similar
4. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp split receptacles
5. Acceptable Faucets: With shutoffs
6. Acceptable Traps: Trap can be opened (locknuts)
7. Acceptable Counter Tops: Corian or similar
8. Acceptable Ceiling: Drywall/plaster
9. Acceptable Walls: Drywall/plaster
10. Acceptable Floor: Ceramic tile



Bathroom

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

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

Basement Bathroom

2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Hollow
6. Acceptable Electrical: 110 VAC lighting circuits
7. Acceptable Sink/Basin: Pedestal
8. Acceptable Faucets: With shutoffs
9. Acceptable Traps: Trap can be opened (locknuts)
10. Acceptable Shower/Surround: Manufactured unit: Unit is functional and a moisture meter test of the walls behind the shower indicated no moisture, but these units are prone to leaks, and frequent use could result in the development of leaks.
11. Acceptable Toilets: 13.2 lpf, Lined tank: Consider replacement with low water flush toilet, which may be eligible for government rebates
12. Acceptable HVAC Source: Convection baseboard
13. Marginal Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior

1st floor Bathroom

14. Acceptable Ceiling: Drywall/plaster
15. Acceptable Walls: Drywall/plaster
16. Acceptable Floor: Linoleum/resilient
17. Acceptable Doors: Hollow
18. Acceptable Electrical: 110 VAC lighting circuits
19. Acceptable Counter/Cabinet: One piece with sink
20. Acceptable Sink/Basin: Wall mount
21. Acceptable Faucets: No shutoffs
22. Acceptable Traps: Trap can be opened (locknuts)



Bathroom (Continued)

- 23. Acceptable Toilets: 13.2 lpf, One piece
- 24. Acceptable Ventilation: Window
- 2nd floor Bathroom
- 25. Acceptable Ceiling: Drywall/plaster
- 26. Acceptable Walls: Drywall/plaster
- 27. Acceptable Floor: Ceramic tile
- 28. Acceptable Doors: Hollow
- 29. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
- 30. Acceptable Counter/Cabinet: Marble or similar
- 31. Acceptable Sink/Basin: Molded single bowl
- 32. Acceptable Faucets: With shutoffs
- 33. Acceptable Traps: Trap can be opened (locknuts): Some corrosion in trap/tailpiece under sink - will have to be replaced if it develops a leak
- 34. Acceptable Tub/Surround: Porcelain/enamel tub, Tile surround
- 35. Acceptable Toilets: 13.2 lpf, One piece
- 36. Acceptable HVAC Source: Electric radiant heat, Wall mount thermostat
- 37. Acceptable Ventilation: Electric fan

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

From first floor Stairs

2. Type Turns and landings

3. Marginal Handrails Picket mount: **Typical in older homes: Railing ends before stairs end - add longer railing or railing to unprotected section, Liability issue and safety hazard that should be addressed in the short term**

1st floor, 2nd floor Interior Space

- 4. Acceptable Ceiling: Drywall/plaster
- 5. Acceptable Walls: Drywall/plaster
- 6. Acceptable Floor: Carpet



Interior Space (Continued)

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, Improve **Doors: Panel, Exterior:** Rear deck access: Poor energy-efficiency due to weatherstripping gaps. Daylight visible. Needs adjustment or an energy-efficient door
9. Defective **Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits:** **Open or missing ground in several receptacles (see Electrical section for more information)**
There is some lamp cord buried in the wall to picture frame lights in the living room. This wire is not recommended for permanent use and should be removed.
A licensed electrician is recommended to evaluate and estimate repairs
10. Acceptable **HVAC Source: Radiator**
11. Acceptable **Smoke Detector: Battery operated:** Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas.

Final Comments

This building is typical and compares favourably with homes of this age in this area - there are some 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 repairs/improvements noted in the report will do nothing but help.



Marginal Summary

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

Roof

Leader/Extension: Missing: **Extend downspouts to move water away from foundation**

Lots and Grounds

Steps: Wood, Concrete: **Rear deck steps should have a railing for safety and to minimize liability**

Air Conditioning

Exterior AC System Electrical Disconnect: Exterior weatherproof box: **Minor: Wire in conduit has loosened from wall, and as a result the conduit connections/fittings are loose - water will enter the conduit, possibly running into the house. Also, the exposed wiring can break down from exposure to exterior elements. Re-secure the fittings and mountings.**

Bathroom

Basement Bathroom Ventilation: Window: **Consider exhaust fan, ensuring it is vented to exterior**

Interior Space

From first floor Stairs Handrails Picket mount: **Typical in older homes: Railing ends before stairs end - add longer railing or railing to unprotected section, Liability issue and safety hazard that should be addressed in the short term**



Defective Summary

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Roof

Leader/Extension: **Underground pipes:** When roof water runs into underground pipes, the possibility exists for water to spill through any openings into surrounding soil. This water puts hydrostatic pressure on the foundation and can enter the basement. Also, in the City of Toronto, it is contrary to bylaws to allow roof drainage to discharge into underground pipe and then into the sewer system. Recommend disconnecting downspouts from underground drains to discharge onto soil 3-6 feet away from foundation.

Attic

Attic Bathroom Fan Venting: **Metal flex:** Bathroom improperly vents into attic and may cause moisture damage to the insulation and any wood in the attic, Extend and insulate the ductwork with specialized insulation/vapour barrier in one, connecting it to the existing collared roof vent

Basement

Highest reading, Northeast Invasive Testing(Moisture Probe) Reading: 45%: 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. Disconnect downspouts at exterior this location and caulk the joint between driveway and house. It is possible that there is a mortar defect or similar small entry point that is allowing moisture in behind the drywall. Dealing with the exterior source is one step, but the conditions behind the drywall are conducive to microbial growth. The drywall is firm and no microbial growth is in evidence. Nonetheless, recommend removal of at least the bottom 16" by 16" corner of drywall to completely confirm the extent of repair requirements. It is also duly noted that moisture readings 3 feet away from the corner were below 20%, indicating that this is likely a localized issue to the corner.

Fireplace/Wood Stove

Fireplace Construction: **Brick:** Bricks are not firebricks and there are gaps in the mortar. Wooden structure is not adequately protected from heat. Not recommended for use until further evaluated. A WETT technician is recommended to evaluate and estimate repairs

Fireplace Damper: **Metal:** Damper has a hole in it

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

Interior Space

1st floor, 2nd floor Interior Space Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits:
Open or missing ground in several receptacles (see Electrical section for more information)
There is some lamp cord buried in the wall to picture frame lights in the living room. This wire is not recommended for permanent use and should be removed.
A licensed electrician is recommended to evaluate and estimate repairs



Investigate Summary

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

Roof

Northwest Chimney Flue/Flue Cap: Clay at top (where visible): Not all of the chimney could be inspected due to the height of the roof, Suspect an unlined chimney flue, which can lead to deteriorated interior mortar joint - have inspected by W.E.T.T. technician if using fireplace.

Lots and Grounds

Deck: Stained wood: Access under deck is restricted. Cannot inspect structure, grading or any aspects under deck. There is some minor rot visible but generally in a reasonable condition. Estimated lifespan of deck is 5 or so more years. Protect wire that is visible at bottom step.

Vegetation: Ivy, Shrubs, Trees: Vegetation at foundation and front garden is thick and somewhat of a restriction. With respect to the trees by the foundation: Keep well trimmed away from structure and roof. Large trees have root systems roughly equivalent to the size of the tree. They are prone to creating problems with underground drains where they exist, and to plumbing drain systems. Consider having drains inspected with a camera, especially if older.

Outbuilding

Rear Outbuilding Foundation: Not visible: As with most sheds, this may be prone to shifting. Restricted access under the shed

Structure

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. Sometimes minor cracks appear, but if they have never moved nor are letting moisture in, they do not need to be addressed, just monitored. 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. Some efflorescence visible, but not significant amounts in exposed areas. Efflorescence is a white mineral deposit that indicates previous dampness - monitor. Today's inspection is a one day snapshot - monitor dampness over time. See Basement - dampness readings.

Basement

Basement Floor Drain: Not visible: Suspect under carpet in front of boiler room. Drain should be exposed to allow free flow of water in the case of a hot water tank leak or other unexpected water issue.

Electrical

Knob & Tube Wiring: Present: 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. This means that the exposed basement wiring (see photo) will need to be replaced. Also, several ungrounded receptacles were found, so those will also need to be addressed. 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).

Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex), Knob and tube: Suggest rewiring at least partially, GFCI installation or other measures as recommended by licensed electrician



Investigate Summary (Continued)

Outbuilding Electric Panel Main Disconnect Size: In main panel, 30 Amp GFCI

Heating System

Basement Heating System Oil Burner Box: Typically restricted: An oil burner box is the area where the oil is fired to produce heat. It is lined with a refractory heat -resistant material, and over time, cracking will occur. Part of the annual inspection, which we recommend, would be a professional evaluation of this area. There is some cracking in the refractory material at this time, which means repairs to this area will likely be required at some point in the next year or so.

Fuel Tank: Metal (restricted by storage): No oil smell noted at the tank, nor are there oil stains, as shown in photo. Keep in mind that insurance companies can request replacement of the oil tank - they used to do so at the 25 year mark but now it is more common to replace the tank at the 15 year mark. This tank is 16 years old so this is a real possibility. Oil delivery companies are expected to inspect the tank every two years - ensure this happens while owning the property.

Fireplace/Wood Stove

Fireplace Smoke Chamber: Brick: Brick is exposed to heat damage and should be inspected.

Fireplace Flue: Unlined (suspect): Creosote build-up, Recommend cleaning and inspection, Clay liner may only exist at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.



Improve Summary

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Roof

Gutters: Aluminum: Need cleaning

Exterior Surface and Components

Exterior Surface Type: Stone veneer: Tuckpointing required where mortar has cracked, suggest within next few years

Exterior Electric Outlets: 110 VAC GFCI, 110 VAC: Wiring to rear lamp post was not visible. There is a receptacle in the base of the post, which ideally would be protected from shocking someone via a GFCI. Consider adding a GFCI to protect this circuit

Lots and Grounds

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.

Outbuilding

Rear Outbuilding Gutters: Absent: Absence of eavestroughs results in water near the base of the outbuilding, and can lead to moisture damage. Add eavestroughs and downspouts, directing water 4-6 feet away from outbuilding.

Attic

Attic Insulation: Fiberglass batts, Bark chips: +- R20-22 approximate, which is on lower side of acceptable - consider upgrade, Add weatherstripping on attic hatch to prevent warm, moist house air from entering attic and condensing in the winter.

Basement

Basement Stairs Handrails Wall mount: Missing stairguard, Risk of falling, essentially for children

Kitchen

Kitchen Ventilation: Over the stove fan - vented to exterior: Exhaust grille into interior of kitchen is not covered and air is not exhausting completely out of fan to exterior - needs a proper cover.

Interior Space

1st floor, 2nd floor Interior Space Doors: Panel, Exterior: Rear deck access: Poor energy-efficiency due to weatherstripping gaps. Daylight visible. Needs adjustment or an energy-efficient door