



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

Inspection Report



80 Old House Crescent
Toronto, ON



80 Old House Crescent

Definitions

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Investigate Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

General Information

Property Information

Inspection Date 10/22/2007

Property Address 80 Old House Crescent

City Toronto **Prov** ON

Client Information

Client Name Joe and Jane Homebuyer

Client Address 25 Condo Road, #17

City Toronto **Prov** ON **Postal Code**

Phone 416-555-1212

E-Mail jhomebuyer@hotmail.com

Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Company Address 60 Symons Street

City Etobicoke **State** ON **Zip** M8V 1T9

Company Phone 416-694-5859 **Fax**

Company E-Mail frank@torontohomeinspections.com

File Name 20071022-10-oldhouse

Fee 375 **How Paid** Cheque

Conditions

Others Present **Purchaser** **Selling Agent** **Other** Other inspection at same time

For Purposes of Inspection, Entrance Faces South

Start Time 09:30 **End Time** 12:00

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 22

Weather Sunny **Soil Conditions** Dry

Space Below Grade Basement

Estimated Age 80+



80 Old House Crescent

General Information (Continued)

Building Type Semi-Detached

Garage Detached

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.



80 Old House Crescent

General Information (Continued)

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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Main part of house Exterior Surface _____

1. Acceptable **Type:** Masonry

At roof Exterior Surface _____

2. Acceptable **Type:** Aluminum siding

Foundation Exterior Surface _____

3. Acceptable **Type:** Parged

Addition Exterior Surface _____

4. Marginal **Type:** Wood based siding: Missing horizontal flashing between panels, Water can penetrate and cause hidden damage, Suggest improvement (caulking or flashing)

At windows Exterior Surface _____

5. Acceptable **Type:** Asphalt shingles

Windows _____

6. Acceptable **Window Materials** Plastic

7. Acceptable **Window Operation** Hung

8. Acceptable **Thermal Characteristics** Thermal Pane

9. Acceptable **Window Trim** Metal clad wood

10. Acceptable **Window Sills** Aluminum clad

Windows _____

11. Acceptable **Window Materials** Wood

12. Acceptable **Window Operation** Fixed

13. Acceptable **Thermal Characteristics** Storm Windows - Permanent Metal: This type of window is not considered thermally efficient by modern standards

14. Acceptable **Window Sills** Stone - one piece

Windows _____

15. Acceptable **Window Materials** Plastic

16. Acceptable **Window Operation** Sliders



80 Old House Crescent

Exterior Surface and Components (Continued)

- | | |
|----------------|--|
| 17. Acceptable | Thermal Characteristics Thermal Pane |
| 18. 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. |
| 19. Acceptable | Window Sills Cementitious: Maintain and monitor minor cracking |
| <hr/> | |
| 20. Marginal | Fascia: Wood: Paint peeling, Maintain within next 12-24 months |
| 21. Marginal | Soffits: Wood: Paint deteriorated (peeling paint is likely lead based so precautions such as dust masks and drop cloths must be taken when scraping and sanding) |
| 22. Acceptable | Door Bell: Crank style |
| 23. Acceptable | Entry Doors: Wood |
| 24. Acceptable | Door Trim Wood |
| 25. Acceptable | Patio Door: French door |
| 26. Acceptable | Door Trim Wood |
| 27. Acceptable | Exterior Lighting: Surface mount |
| 28. Acceptable | Exterior Electric Outlets: 110 VAC GFCI |
| 29. Acceptable | Hose Bibs: With shutoff |

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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Main Roof Surface

1. **Method of Inspection:** On roof
2. Acceptable **Material:** Asphalt shingle
3. **Type:** Gable
4. **Slope:** 5/12
5. **Approximate Age:** Estimated at 15+ years, near end of life cycle: Roof showing signs of degradation, Recommend evaluation by licensed roofing contractor. Expect replacement in next few years, as leaks have a higher probability.

Porch Roof Surface

6. **Method of Inspection:** On roof
7. Acceptable **Material:** Asphalt shingle



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Roof (Continued)

8. **Type:** Shed
9. **Slope:** 4/12
10. **Approximate Age:** Newer (0-5 years) with lower leak risk
- Back flat Roof Surface**
11. **Method of Inspection:** On roof
12. Defective **Material:** Tar and gravel: Roof shows signs of deterioration. Blistering, Seams questionable.
13. **Type:** Flat
14. **Slope:** Essentially flat, with a minor grade for drainage
15. **Approximate Age:** 15+ years old with very high leak risk: Roof showing signs of degradation, Roof needs immediate repair to prevent and/or repair leaks, Recommend evaluation by licensed roofing contractor
- Back Roof Surface**
16. **Method of Inspection:** On roof
17. Acceptable **Material:** Asphalt shingle
18. **Type:** Shed
19. **Approximate Age:** Newer (0-5 years) with lower leak risk
20. **Tips** We highly recommend a roof and flashing tune-up every 3-5 years as materials such as caulking deteriorates more quickly than other components of the roof.
21. Defective **Wall Flashing:** None: Prone to possible leaks - immediate attention required, Suggest roof flashing "tune-up" to add tar and caulking wherever required - should be done every 3-5 years as a preventative measure
22. Acceptable **Wall Flashing:** Aluminum
23. Acceptable **Skylights:** Insulated glass with curbs
24. Acceptable **Skylight Flashing:** Metal
25. Acceptable **Plumbing Stacks:** Cast Iron
26. Acceptable **Stack Flashing:** Tar only: Suggest roof flashing "tune-up" to add tar and caulking wherever required - should be done every 3-5 years as a preventative measure
27. Acceptable **Gutters:** Galvanized: Corrosion visible, prone to leaks
28. Marginal **Downspouts:** Galvanized: Where downspouts drain into underground pipes, recommend disconnecting and directing water to drain well away from foundation. Older underground drain pipes are more prone to leaks and basement moisture penetration can result. Roof runoff that drains into combined storm and sanitary sewers contributes to polluted beaches. If in City of Toronto, contact downspout disconnection program. Also, consider replacement with aluminum.
29. Marginal **Leader/Extension:** Underground pipes: Can lead to basement dampness issues, Roof water must be directed well away from foundation to minimize chance of basement moisture penetration, Contact municipal downspout disconnection program
- Northeast Chimney**
30. Acceptable **Chimney:** Brick
31. Acceptable **Flue/Flue Cap:** Metal
32. Acceptable **Chimney Flashing:** Tar only



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Lots and Grounds

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

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1. Restrictions: Under porch and addition

2. Acceptable **Steps:** Wood: Higher potential for decay or insect infestation.

3. Marginal **Porch:** Wood: Remove or minimize any wood to soil contact. Wood to soil close contact increases probability of rot or insect damage. Paint deteriorated. Railing posts leaning and require repair.

4. Marginal **Deck:** Treated wood: Break wood to soil contact at stairs, Guardrails open with no pickets

5. Marginal **Grading:** Flat: Prevent and monitor water saturation in soil at foundation. Slope all surfaces away from foundation. Water can seep down foundation exterior.

6. 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.

Garage/Carport

Attached garages are not the focus of this inspection. The primary focus is the main portion of the structure, but the garage is given a cursory inspection. Structure, building envelope and electrical components will be inspected and any wood to soil contact or rot will be noted.

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1. Restrictions: Storage inside, Exterior wall not visible

Detached Garage

2. Type of Structure: Detached **Car Spaces:** 1



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Garage/Carport (Continued)

- 3. Acceptable **Garage Doors:** Overhead door
- 4. Marginal **Door Operation:** Manual: Door binding due to out of rack alignment
- 5. Marginal **Exterior Surface:** Asphalt shingles: Wall covering is close to ground level, making it more likely that rot can start or insects such as termites can enter
- 6. Defective **Walls:** Exposed framing: Rot, leaning, questionable structure, A qualified contractor is recommended to evaluate and estimate repairs

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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Main Attic

- 1. **Restrictions:** Visible from hatch only, Insulation, 50% visible
- 2. **Method of Inspection:** From the attic access
- 3. Marginal **Unable to Inspect:** 50%: NOTES: common attic, hatch not insulated or weatherstripped - suggest correction
- 4. Acceptable **Roof Framing:** Rafter
- 5. Acceptable **Sheathing:** Dimensional wood
- 6. Defective **Ventilation:** None: Recommend ventilation be installed when doing roof
- 7. Acceptable **Insulation:** Loose fill rockwool
- 8. Acceptable **Insulation:** Fiberglass batts: R32 approximate
- 9. Not Present **Vapor Barrier:** Not visible
- 10. Acceptable **Wiring/Lighting:** 110 VAC



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Structure

In most cases, there is very little structure visible and this is purely a visual inspection. The structure above the suspended ceiling was viewed from two points, from a ladder by lifting ceiling tiles. Keep in mind that the location of components, sheer size and number of structural components prevents viewing of them all. The buyer is assuming the risk of areas hidden from view.

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- 1. Restrictions:** Storage along walls, Storage in furnace area, Throughout all houses, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections, Ductwork, 40% visible, Basement wall finishes
- 2. Acceptable** **Structure Type:** Masonry
- 3. Acceptable** **Foundation:** Stone: Older foundations typically have no weeping tile (subsurface drainage control) and are prone to higher humidity levels at the foundation, Since inspection is one-day snapshot of building conditions, it is important to monitor the basement for moisture continuously, Water is penetrating foundation
- 4. Acceptable** **Bearing Walls:** Exterior walls
- 5. Acceptable** **Joists:** 2x8: No evidence of insect damage where visible today
- 6. Marginal** **Floor/Slab:** Non-structural concrete: Areas with peeling paint must be monitored for moisture, Damaged concrete (minor), A qualified contractor is recommended to evaluate and estimate repairs
- 7. Acceptable** **Floor sheathing:** Dimensional wood

Basement

While the typical home buyer is most concerned with finished living spaces in the basement, the home inspector is most concerned with the mechanical systems and basement dampness. Take note of all restrictions during the inspection and in the report. Storage, finishes and areas with limited access have all been known to hide minor and significant defects that were evident when the restrictions were removed. Keep in mind that a visual inspection has its limitations.

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Basement (Continued)

Basement

1. **Restrictions:** See restrictions for Structure
2. Acceptable **Unable to Inspect:** 60%: Investigate when basement clear of storage
3. Acceptable **Ceiling:** Exposed framing
4. Acceptable **Walls:** Paint and paneling
5. Acceptable **Floor:** Painted concrete
6. Acceptable **Floor Drain:** Surface drain with trap seal primer: Convenience feature: The trap seal primer is a little tube that feeds water into the floor surface drain, preventing methane sewer gas from entering the basement should the trap dry out. The water going in to the trap most commonly comes from a tube fed by the laundry tub faucet or a toilet.
7. Not Present **Smoke Detector:** Missing: No smoke alarms - suggest a smoke alarm on each level of the building
8. Marginal **Moisture Location:** All visible walls - used 1 times: Effluouescence, Flaked masonry, A qualified contractor is recommended to evaluate and estimate repairs

Basement Stairs

9. **Type** Straight
10. Defective **Handrails** Poor railing: Safety hazard

Average Invasive Testing(Moisture Probe)

11. Marginal **Reading:** 25-40: Readings above 30% are a warning to deal with the moisture before finishing the area, Effluouescence noted on wall, Monitor exterior drainage to ensure that water runs away from foundation

Crawl Space

In a crawlspace, the home inspector is most concerned with structure, mechanical systems and dampness. Take note of all restrictions during the inspection and in the report. Storage, finishes and areas with limited access have all been known to hide minor and significant defects that were evident when the restrictions were removed. Keep in mind that a visual inspection has its limitations.

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1. **Restrictions:** Viewed from area of access hatch only, Storage against walls, 90% visible

Exterior Crawl Space

2. **Method of Inspection:** From the access
3. Acceptable **Unable to Inspect:** 10%: Remove storage
4. Acceptable **Access:** Wood door
5. Defective **Moisture Barrier:** Not visible: No moisture or vapor barrier present
6. Defective **Insulation:** Safe and Sound: Wrong insulation - not designed for thermal resistance but for resistance to sound travel and fire spread



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Crawl Space (Continued)

Average Invasive Testing(Moisture Probe)

7. Acceptable **Reading: 10%:** Readings are acceptable today, but monitor continuously, 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.

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.

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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: Confirm with Public Works that supply has been changed over because the pipe below ground is not visible and therefore cannot be confirmed as upgraded
3. Acceptable **Main Water Shutoff:** Front of building
4. Marginal **Water Lines:** Copper: Freeze risk under addition
5. Acceptable **Drain Pipes:** Cast iron: Consider camera inspection to evaluate condition of sewer line - typical recommendation for older homes
6. Acceptable **Drain Pipes:** Lead
7. Acceptable **Drain Pipes:** ABS
8. Investigate **Exterior Service Caps:** Not visible: 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.
9. Acceptable **Vent Pipes:** Cast iron

Basement Water Heater

10. Acceptable **Water Heater Operation:** Functional at time of inspection
11. **Type:** Electric **Capacity:** 175 litre
12. **Approximate Age:** less than 10 years (suspect) **Area Served:** Whole building
13. Acceptable **TPRV and Drain Tube:** Brass



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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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 2. **Service Size Amps:** 100
 3. Acceptable **Service:** Copper
 4. Acceptable **120 VAC Branch Circuits:** Copper
 5. Acceptable **240 VAC Branch Circuits:** Copper
 6. Investigate **Knob & Tube Wiring:** Suspect removed: There was originally knob & tube wiring in this building, but there is no evidence that it still is present. Confirm with an electrician when doing other work that the old wiring has been removed. Knob & tube wiring is ungrounded older wiring that has become an insurance issue. Most insurance companies charge a premium when knob & tube is present, or demand upgrades (partial or complete) within a set time frame. Although the wire itself is not unsafe (as per various regulatory bodies), it can be unsafe if altered improperly.
 7. Acceptable **Conductor Type:** BX (armoured cable), NMD-90 (Romex)
 8. Acceptable **Ground:** Plumbing ground only
-
- Basement Electric Panel**
9. Acceptable **Manufacturer:** Siemens
 10. **Maximum Capacity:** 125 Amps
 11. Acceptable **Main Breaker Size:** 100 Amps
 12. Acceptable **Breakers:** Copper
 13. Acceptable **Fuses:**



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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: Storage - cannot open covers

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 and confirm the age
3. **Manufacturer:** Olsen
4. **Type:** Forced air **Capacity:**
5. **Area Served:** Whole building **Approximate Age:** Indeterminable (suspect 2-3 years old)
6. **Fuel Type:** Oil
7. Not Inspected **Heat Exchanger:** Restricted: Recommend inspection by a certified heating technician as part of a regular maintenance program
8. **Unable to Inspect:** 100%
9. Acceptable **Blower Fan:** Beside heat exchanger
10. Acceptable **Air Filter** disposable: Replace 4- 6 times per year, Suggest 3M pleated one inch filter
11. Acceptable **Distribution:** Metal duct
12. Acceptable **Draft Control:** Barometric damper
13. Marginal **Flue Pipe:** Metal: Small holes can exhaust fumes into house
14. Acceptable **Thermostats:** Mechanical
15. Marginal **Humidifier:** Drum type: Needs cleaning and new evaporating pad
16. Acceptable **Fuel Tank:** Oil tank: Manufactured less than 15 years ago, which is a positive. No oil smell on day of inspection
17. **Tank Location:** Basement
18. **Suspected Asbestos:** No



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Fireplace/Wood Stove

Only a 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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Living Room Fireplace

1. Acceptable **Freestanding Stove:** Electric

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 home 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:** Specification label unreadable - faded or otherwise illegible in areas - take all information as best guess scenario

Exterior AC System

2. Acceptable **A/C System Operation:** Functional: The average life expectancy for an air conditioning unit is 15 years. Monitor its effectiveness annually and have serviced by a certified technician as part of a regular maintenance schedule.
3. **Manufacturer:** International Comfort Products
4. **Model Number:** kac024aka1 **Serial Number:** 023120233
5. **Area Served:** Whole building **Approximate Age:** 5 (suspect)
6. **Type:** 220 volt electric **Capacity:** 2 Ton



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Air Conditioning (Continued)

- 7. RLA 10.3 Max Fuse Capacity 20
- 8. Acceptable **Visible Coil:** Copper core with aluminum fins
- 9. Acceptable **Refrigerant Lines:** Low pressure and high pressure
- 10. Acceptable **Electrical Disconnect:** Exterior weatherproof box
- 11. Acceptable **Air Filter** Same as heating system filter - See Heating Section

Laundry Room/Area

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

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Basement Laundry Room/Area

- 1. Acceptable **Electrical:** 15 amp 3 prong receptacles
- 2. Acceptable **Laundry Tub:** Concrete: Prone to cracking - monitor
- 3. Acceptable **Laundry Tub Drain:** ABS into lead: Older drains such as these may not be directed or vented properly - monitor for leaks, suds at floor drain or methane smell
- 4. Acceptable **Washer Hose Bib:** Rotary
- 5. Acceptable **Washer and Dryer Electrical:** 110-120 VAC
- 6. Acceptable **Dryer Vent:** Metal flex: Restrictive to air flow as compared to smooth wall ducting - consider improvement
- 7. Acceptable **Washer Drain:** Drains to laundry tub

Kitchen

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

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

- | | |
|----------------------|---|
| Acceptable | <i>Functional with no obvious signs of defect.</i> |
| Not Present | <i>Item not present or not found.</i> |
| Not Inspected | <i>Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.</i> |
| Marginal | <i>Item is not fully functional and requires repair or servicing.</i> |
| Defective | <i>Item needs immediate repair or replacement. It is unable to perform its intended function.</i> |
| Investigate | <i>Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.</i> |



80 Old House Crescent

Kitchen (Continued)

- 1. Restrictions:** Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards
-
- Kitchen**
- 2. Not Present **Ventilation:** Unvented: Suggest ventilation be added to lower humidity levels in kitchen and improve indoor air quality
 - 3. Acceptable **Sink:** Porcelain Coated
 - 4. Marginal **Electrical:** 15 amp 3 prong receptacles: Exposed wiring must be protected from physical damage - consult licensed electrician at the same time as wall repair is investigated
 - 5. Marginal **Faucets/Traps:** Uses washers, has shutoffs: Wall problem from moisture penetration - needs further investigation and repair to determine extent and cost of necessary work
 - 6. Acceptable **Plumbing Drains:** Plastic with cleanout
 - 7. Acceptable **Ceiling:** Plaster and lath
 - 8. Acceptable **Walls:** Plaster and lath
 - 9. Acceptable **Floor:** Linoleum/resilient
 - 10. Acceptable **HVAC Source:** Heating system register: Located at interior wall, better at exterior walls

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.

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

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

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

1st floor Bathroom

- 2. Acceptable **Ceiling:** Drywall
- 3. Acceptable **Walls:** Drywall
- 4. Acceptable **Floor:** Linoleum/resilient
- 5. Acceptable **Electrical:** 15 amp GFCI
- 6. Acceptable **Sink/Basin:** Molded single bowl
- 7. Acceptable **Faucets/Traps:** Plastic trap/Washerless fixtures
- 8. Acceptable **Toilets:** Unlined tank
- 9. Acceptable **HVAC Source:** Heating system register
- 10. Acceptable **Ventilation:** Electric fan

2nd floor main Bathroom

- 11. Acceptable **Ceiling:** Drywall
- 12. Acceptable **Walls:** Paint and paneling
- 13. Acceptable **Floor:** Ceramic tile



80 Old House Crescent

Bathroom (Continued)

- | | |
|----------------|---|
| 14. Acceptable | Electrical: 15 amp GFCI |
| 15. Acceptable | Sink/Basin: Pedestal |
| 16. Marginal | Faucets/Traps: Plastic trap/Fixtures use washers: "S" Type drain traps do not meet today's standards, A licensed plumber recommended to estimate repairs |
| 17. Acceptable | Tub/Surround: Porcelain tub and ceramic tile surround |
| 18. Marginal | Faucets/Traps: Uses washers: Inexpensive faucet - loose operation, A licensed plumber recommended to estimate repairs |
| 19. Acceptable | Toilets: Lined tank |
| 20. Marginal | HVAC Source: Heating system register: Interior wall, better at exterior walls |
| 21. Acceptable | Ventilation: Electric fan & window |

Interior Space

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

- | | |
|---------------|--|
| Acceptable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Investigate | Item not within scope of inspection OR requires specialization OR cannot fully determine its condition. |

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

Basement Central Vacuum

2. Marginal **Exhaust** Exterior: Break in pipe, Exhausting dust to interior, Indoor air quality issue
3. Acceptable **Electrical** 15 amp 3 prong receptacle

From first floor Stairs

4. Type Straight
5. Marginal **Handrails** Wall mount: Low stairguard at top of stairs (typical for older homes)

Throughout Interior Space

6. Acceptable **Ceiling:** Plaster and lath
7. Acceptable **Ceiling:** Drywall
8. Acceptable **Walls:** Plaster and lath
9. Acceptable **Walls:** Drywall
10. Acceptable **Floor:** Hardwood
11. Acceptable **HVAC Source:** Heating system register
12. Not Present **Smoke Detector:** Missing: No smoke alarms - suggest a smoke alarm on each level of the building, Ceiling mounted is best