



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

# Inspection Report



33 Jellicoe 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.

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: \_\_\_\_\_

**X**

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## Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.

## 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 08/04/2011

Property Address 33 Jellicoe Avenue

City Toronto Prov ON

### Client Information

Client Name Century 21 Brown

Phone 416-232-2100

E-Mail amcminn@trebnet.com

### Inspection Company

Inspector Name Frank Gruszewski, B.Sc., RHI

Company Name Blueprint Building Inspections

Company Address 60 Symons Street

City Toronto Province ON Postal M8V 1T9

Company Phone 416-694-5859 Fax

Company E-Mail info@torontohomeinspections.com

File Name 20110804-13-jellicoe

### Conditions

Others Present Listing Agent Vendor



## General Information (Continued)

Listing Agent \_\_\_\_\_

Name: McMinn, Anne

For Purposes of Inspection, Entrance Faces North

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 29

Weather Sunny Soil Conditions Dry

Space Below Grade Basement

Estimated Age +-80

Building Type Detached, Single Family

Garage Detached

## Introduction to Our Service

### SUPPORT

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

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

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

### WHAT TO EXPECT

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

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

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



## General Information (Continued)

may only occur when the property is occupied and actively used (for example, a shower may not show evidence of a leak if used infrequently, but when used regularly a leak may become quite apparent).

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

The inspection is not an inspection for code conformance or bylaw compliance. While some of the defects included in the report may, in fact, be code issues, they are generally only included if they affect the safety and/or habitability of the building. It is not possible to tell which code was in force at the time of the work. A 25 year old house in original condition may be operating quite acceptably and be perfectly safe, however, would not conform to current codes. Also, different municipalities have variations in codes and bylaws.

It has been estimated that there are approximately 3 million symptoms, clues and items that can be found in a building. With all of these variables it would be impossible for any individual to find and take into consideration every one within the scope of a visual inspection. Therefore, there will be areas where Blueprint will not make a definitive statement. For example, the inspector cannot:

- Predict the future behaviour of systems and components of the building. If there are no visible clues to indicate a past problem, it is unfair to assume we should be able to predict a future problem;
  - Tell you that water or moisture will never seep into your basement or through your roof coverings;
  - Tell you whether mechanical equipment will continue to operate after we leave the property;
  - Describe the condition or operation of mechanical components behind walls or in inaccessible areas;
  - Tell you that heating and air conditioning equipment will keep you comfortable in all areas of your house in all weather conditions;
  - Be assured of the condition of structural components of the building where covered by finishes or inaccessible.
- There are some things that you can be reasonably assured will happen. For example:
- You will be able to find opinions that differ from those of the inspector;
  - You will end up spending money on repairs not noted in the inspection report;
  - If you don't inspect and maintain your roof regularly, it will leak; If you don't inspect and maintain the appropriate surface water management systems you will have moisture in your basement area;
  - If you don't inspect and maintain caulking and grouting around tubs and tiles on a regular basis you will get leaks at, around and under this area;
  - Mechanical items will operate intermittently;
  - Problems will not be found or suspected in the absence of symptoms, clues or signs;
  - Symptoms, clues and signs are often covered up;
  - Some systems and components will operate differently under different weather conditions.

Building Inspectors are generalists in all areas of building construction and building science. As a rule, we do not have specialized knowledge of each area. A useful analogy may be to the medical profession where a general practitioner can give you an overall physical exam, but would not be able to find conditions that did not produce any symptoms or clues. A specialist, on the other hand, may find problems due to his/her specialized knowledge and/or testing procedures.

### FOCUS OF INSPECTION

The inspection is focused on the main structural/mechanical systems and components of the primary building, along with areas that could have an impact on the primary building (ex - lot grading, trees, etc).

The inspector assesses the property objectively, inspecting each system and component to determine whether it is performing the basic function for which it was intended. He/she will note any observable major deficiencies that cause the system or component to perform or operate below its intended function. What one person sees as a major problem could be





## General Information (Continued)

considered as minimally significant to another person, and vice-versa. Further investigation by a specialist may reveal problems or implications not noted by the inspector.

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

The opinions expressed by the inspector, both verbally and in writing will have been determined or deduced by what the inspector has observed. It is certainly possible that a current problem does not leave a visible clue. Unless there are substantial and real visible clues, the inspector will generally not provide "could or might" type scenarios. Millions of "what if" scenarios can be proposed and therefore the inspector will generally not initiate "what-if's" but the inspector will discuss them if you ask "what-if".

Most major or significant problems in a building will be accompanied by more than one symptom or clue, therefore, if some are hidden or obstructed, others may be evident.

Except in a limited manner, the inspector will not undertake any destructive or disruptive testing. The inspector will not bore holes in the walls, floors or ceilings, or take core samples of the roof or other material. The inspector's job is to locate or notice as many items as is physically possible by observation, and then deduce conclusions from the total picture.

Where an inspector has indicated an area is restricted, assume it has not been inspected - you are assuming liability for that area.

### TWO PASS INSPECTION SYSTEM

Blueprint's inspections are performed in two parts or "passes". On the first pass of the house the inspector will go through and around the house on his/her own, systematically inspecting each of the systems and components covered by the inspection, and simultaneously creating a written report describing their findings.

On the second pass of the house, you will be invited to accompany the inspector through the house while he/she verbally describes their findings. The goal of the second pass is to review the inspector's findings and to give you as much information as possible in the time available to assist you in understanding the building. If you have questions, or there are areas not covered by the inspector, please feel free to ask for clarification or further explanation.

The verbal report is intended to clarify the written report. Also, since verbal communications are subject to each person's interpretation (and even frame of mind), the written report will be considered representative of the inspector's findings. Where there are differences between the written report and what you understand the inspector to have said, we assume you will call Blueprint to achieve a satisfactory clarification.

The purpose of this system is to allow the inspector to focus his/her undivided attention on the house and the report during the first pass and to allow as much time and detail as is necessary to perform a comprehensive inspection. On the second pass, the inspector can focus his/her complete and undivided attention on you, to ensure you have all the information you need to feel comfortable with the decision you make about the house.

Some areas hold more importance than others for different people. Some people hold certain areas to be of the highest importance and significance, while other people will consider an entirely different area to be the most important. Our inspectors will focus their second pass discussions on the areas experience has taught us are generally the most important to most people. However, if an area or item of the house is not given enough time by the inspector relative to its importance to you, or you are unclear of consequences or ramifications, we assume you will ask any and all questions necessary to feel comfortable with that item or area. The inspector will also do his/her best to give you maintenance and repair tips during the





## General Information (Continued)

second pass. These are given at the inspector's option, time permitting, and are not an integral part of the inspection.

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

### YOUR RESPONSIBILITIES

Our goal is to point you in the right direction when we find a defect. We will discuss various methods of repair as time allows, but our primary focus is to help you determine when and who to contact to get more detailed information. There are several ways of approaching each item in need of attention. Repairs can be basic and temporary, or more involved and robust in nature. In some cases, building components can be upgraded. Cost is often a factor.

We have learned over the years that only the new owner can prioritize and undertake repairs, based upon preferences and budget. We would like to hold everyone's hand and make sure all repairs are done diligently, but ultimately the owner is responsible for the care and maintenance of their investment. Make sure that you understand all of the information conveyed to you. Ask questions during the inspection. Review this report as soon as possible and investigate further any areas of uncertainty. Call or email us if you have any questions.

Building Inspectors are generalists in all areas of building construction and building science. As a rule, we do not have specialized knowledge of each area. A useful analogy may be to the medical profession where a general practitioner can diagnose most common ailments, but will refer you to a specialist when more detailed testing and diagnosis is the best course of action.

This report indicates some areas where there is a problem or a potential problem in your building - it does not purport to indicate every problem or potential problem that may exist. Since any of these problems may be more extensive or opinions may differ upon a specialized investigation, we do recommend that you check the opinions in this report with a technician or specialist in the appropriate field, especially where indicated in the report.

Blueprint believes our visual inspection and information service to be quite helpful and useful to prospective building owners, as evidenced from comments from past clients. We endeavor to provide a conscientious, comprehensive and thorough visual inspection. However, we also know that some items may be missed during the inspection. If you are dissatisfied for any reason, we expect that you will communicate any concerns and considerations to us immediately upon discovery so that we can help you. Contact us before making any repairs, with reasonable lead time to allow us to attend the property before commencement of repairs. After a repair has been started it may be impossible to assess the prevailing conditions prior to the repair.



## Roof

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

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1. Restrictions: Main roof too high for 20 foot ladder but shingles are the same age as the front porch roof, which was accessible and inspected up close

### Porch Roof Surface

2. Method of Inspection: Ladder at edge
3. Acceptable Material: Asphalt shingle:  
Shingles in good condition showing no wear



4. Approximate Age: Newer (0-5 years): Most roofs are designed to last 15 years. Note that the age estimate is based upon the appearance of the shingles. They may be older or younger, but the wear patterns indicate the age that was recorded by the inspector. Roofs in first few years of life show little wear so they are categorized together in terms of age estimate.

### Main Roof Surface

5. Method of Inspection: Ground level, With telephoto lens
6. Acceptable Unable to Inspect: 1%: The roof surface was clearly visible given the limited inspection method, other than the very top ridge



## Roof (Continued)

7. Acceptable    Material: Asphalt shingle:    Shingles in good condition showing no wear and lying flat
8. Type: Gable
9. Approximate Age: Newer (0-5 years):    Most roofs are designed to last 15 years. Note that the age estimate is based upon the appearance of the shingles. They may be older or younger, but the wear patterns indicate the age that was recorded by the inspector. Roofs in first few years of life show little wear so they are categorized together in terms of age estimate.
10. Tips We highly recommend a roof and flashing tune-up every 3-5 years as materials such as caulking deteriorate more quickly than other components of the roof.
11. Acceptable    Wall Flashing: Metal
12. Acceptable    Plumbing Stacks: Cast Iron
13. Acceptable    Roof Vents: Plastic
14. Acceptable    Gutters: Aluminum
15. Acceptable    Downspouts: Aluminum
16. Acceptable    Leader/Extension: Extensions:    Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation, Make angle of extension steeper to discourage icing up in winter

### Southwest Chimney

17. Acceptable    Chimney: Brick:    Chimney is in good condition and has been rebuilt at top portion.
18. Acceptable    Flue/Flue Cap: Metal liner
19. Acceptable    Chimney Flashing: Aluminum

## 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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1. Restrictions: Deck (below), Vegetation



## Exterior Surface and Components (Continued)

### Main Exterior Surface

2. Acceptable    Type: Brick:    Typical maintenance note: Tuckpointing suggested where mortar has cracked. Tuckpointing involves removal of mortar to a depth equal to the width of the joint, and subsequent repacking of new mortar to ensure a water tight surface.

### Foundation Exterior Surface

3. Acceptable    Type: Sculpted Block

### Windows

4. Acceptable    Window Materials Metal
5. Acceptable    Window Operation Fixed, Sliders
6. Acceptable    Thermal Characteristics Thermal pane at top with single pane sliders at bottom: The top thermal pane portion of the windows is a good thermal barrier, but the single pane sliders are less so. Metal frame windows also conduct cold through their surface more so than new vinyl windows. Since these windows are so sturdy and low in maintenance, we never recommend replacement except as an optional upgrade, but obviously they do not perform thermally as well as EnergyStar rated windows.
7. Acceptable    Window Trim Metal clad wood:  
Maintenance required: recaulk where joints are opening







## Exterior Surface and Components (Continued)

8. Acceptable **Window Sills Concrete:**  
Typical condition: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly, Repair mortar & minor cracks by "tuck-pointing". Note that modern window sills have a drip edge to break surface tension of water, thus preventing it from running down the wall. It is possible to cut little grooves in the underside of the window sills to improve the situation here. The only negative aspect of the current configuration as this time is minor staining of the bricks under the window sill (which can be washed off). Given the age of the house, this is not a "need to do" in the short term.



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9. Acceptable **Fascia:** Aluminum
10. Acceptable **Soffits:** Vented aluminum
11. Acceptable **Door Bell:** Hard wired
12. Acceptable **Entry Doors:** Metal, Storm door: Minor amount of daylight visible from inside at top corner of door - consider improving the weatherstripping.
13. Acceptable, Investigate **Patio Door:** Wood, Storm door: Consider upgrade to an energy efficient door and more secure door.
14. Acceptable **Exterior Lighting:** Surface mount
15. Acceptable **Exterior Electric Outlets:** 110 VAC: Wiring that is supplying the electrical receptacle is indoor wiring and not rated for wet locations or exposure to the UV rays of the sun. However, the wire is shaded under the deck and protected from physical harm as a result, therefore no action required at this time. Suspect that the receptacle is GFCI protected via a GFCI device located in the joists above the laundry area.
16. 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 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 deck, Vegetation
2. Acceptable Driveway: Asphalt
3. Acceptable Steps: Wood: Suggest a handrail be mounted to the rear stairguard
4. Acceptable Porch: Wood
5. Marginal Patio: Concrete: Cracked and unevenly settled at SE corner. A solid surface might impact favourably on basement dampness, because it would prevent moisture saturation of the soil.



6. Acceptable Deck: Wood: Note there are remnants of an old concrete rear porch below the deck



## Lots and Grounds (Continued)

### 7. Marginal

Grading: Inconsistent slope:

Improper soil slope towards foundation - at a minimum, recommend the addition of topsoil to improve grade (usually recommend a minimum slope of 1 inch every 2 feet). Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up. This is THE most common recommendation that we make.



8. Tips When water or dampness enters a basement, it often started out on the roof. The prevention of rainwater running toward the building at ground level is the first line of defense in protecting against basement seepage. Any areas where water can accumulate or run down the foundation wall should be regraded and sealed so that water extends well away from the building. To allow water to run towards the building is to invite problems.

9. Acceptable Fences: Wood, Chain link: Loose gate hinge st SE - minor maintenance.

## Garage/Carport

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

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### Rear Garage

1. Type of Structure: Detached Car Spaces: 1
2. Acceptable Garage Doors: Metal





## Garage/Carport (Continued)

3. Marginal

Door Operation: Manual:

Note that the overhead door does not shut and thus cannot be latched because there is an asphalt ridge along the entrance to the garage. This ridge exists to keep rainwater from entering the garage.



4. Acceptable

Exterior Surface: Block, OSB (oriented strand board): OSB in good condition as is the paint surface, but if paint is allowed to deteriorate, the panels will absorb moisture readily

5. Marginal

Roof: Asphalt shingle: Roof shingles at or near end of useful life

6. Acceptable

Roof Structure: Rafter, Oriented strand board (OSB) decking: Has been rebuilt in the past and looks solid

7. Acceptable

Service Doors: Wood: Permanently sealed

8. Marginal

Walls: Block: There is evidence of previous movement or water damage in the blocks in this very old garage. No immediate action suggested, but at some point an evaluation a masonry specialist should repair the sagged block over the rear man-door and tuck-point the worn mortar.

9. Acceptable

Hose Bibs: With shutoff

10. Investigate

Gutters: Plastic: Eavestroughs only exist on west side of garage - they are absent on the east side. Eavestroughs would be a nice improvement to keep water away from structure, which could lead to moisture damage. Add eavestroughs and downspouts, directing water 3-6 feet away from building.

11. Acceptable

Downspouts: Plastic

12. Acceptable

Leader/Extensions: Extensions

## 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.



## Attic (Continued)

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### Attic

1. Restrictions: 30% visible, Visible from hatch only, Insulation, Small attic access, Chimney in center of attic
2. Method of Inspection: From the attic access
3. Acceptable      Unable to Inspect: 70%
4. Acceptable      Roof Framing: Rafter
5. Acceptable      Sheathing: Dimensional wood
6. Acceptable      Ventilation: Roof vents, Gable vents: Soffit vents are blocked. Ideally, the more attic ventilation you have, the better, and intake air along the soffits would be beneficial. To upgrade ventilation performance, consider clearing to allow for more intake air.
7. Acceptable      Insulation: Loose fill cellulose: R28-32 approximate, which is an acceptable level of insulation, Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling
8. Investigate      Chimney: Masonry: There is a masonry chimney in the attic beside the hatch. It does not protrude through the roof which lowers eventual risk of leaks on the roof and is viewed positively. The weight of the bricks should ideally be transferred directly down the to ground, but the base of the chimney is not visible in the basement. It is located above or close to a weight bearing wall that is supported by a beam and masonry pillar in the basement, so a problem is not suspected with weight at this time, but it is something that can be dealt with by removal or additional support (if required) should any renovations be planned in the future.



## Attic (Continued)

9. Acceptable      Wiring/Lighting: 110 VAC:  
Appears to be newer grounded  
wire and not air cooled knob &  
tube wire. This can be confirmed  
by a licensed electrician while  
doing other work in the house.



## 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: 95 % visible, Ductwork  
2. Acceptable      Structure Type: Wood frame



## Structure (Continued)

### 3. Acceptable

**Foundation: Block:** Block foundations are more impervious to water than brick or stone, but not as good as concrete. Moisture which does enter often does so through the mortar joints. Once moisture does penetrate the block into the cavities within the block, it can take some time before it dries out. Sometimes, a dehumidifier can accelerate this process of drying out if the block is damp. Minor cracking along mortar lines is not uncommon but not considered structural unless it changes or is displaced. Cracks found today are minor and only need to be monitored at this time.

Newer foundations have weeping tile, which is a subsurface drainage facility to take away collected water from the level of the basement or crawlspace floor.

Weeping tile came into common use in the 1940s, so older houses like this do not have it. Newly installed dampness control measures (dimple membrane and weeping tile) along the interior back portion of the foundation should be effective at controlling any possible moisture entry but today's inspection is a one day snapshot - monitor dampness over time. Consider DryLok paint from Rona (see [www.ugl.com](http://www.ugl.com)) and more air-gap membrane to keep any future basement finishes dry.

Suggest removal or trimming of expanding foam in mortar joints - gaps in mortar could be tuckpointed and trimmed foam can be painted over with Dry-Lok.







## Structure (Continued)

4. Investigate Beams: Laminated wood:  
Needs improvement at the rear pillar where one of the pieces of wood is unsupported (just stops short) and has settled. Have evaluated by a professional contractor.



5. Acceptable, Investigate Bearing Walls: Frame: Where the stairs were cut out through the floor, a wood frame wall is supporting the floor joists effectively. As is typical in older homes, the support is on the concrete floor which is non-structural, and ideally the support would extend down to a concrete pier. The 2X4 portion of the wall would be stronger and less prone to future bending if there were three 2X4s at either end of the wall or two 2X6s. This is common in newer homes too and needs only to be monitored. This information is provided for completeness only as no action is necessarily required.

6. Investigate Joists: 2x8: One joist on west wall is not supported at the foundation end (gap visible between the wall and the end of the joist) but no settlement has occurred. Nonetheless, it would be prudent to have repaired by professional contractor when the beam support issue (see above) is addressed.



7. Acceptable Piers/Posts: Masonry pillars



## Structure (Continued)

- 8. Acceptable Floor/Slab: Non-structural concrete
- 9. Acceptable Floor sheathing: Dimensional wood

## Basement

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

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### Basement

- 1. Restrictions: See restrictions for Structure
- 2. Acceptable Floor Drain: Surface drain: Cover loose - suggest securing it with caulking
- 3. Acceptable Shower/Surround: Showerhead only: There is a shower located over the floor drain which could be used if desired
- 4. Defective Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: **One receptacle on back wall is reversed polarity (wires reversed) - this receptacle should be removed and the black and white wires switched.**
- 5. Not Present Vapor Barrier: None: Vapour barriers help keep condensation from accumulating in insulation, which renders it ineffective and can cause rot, mould, etc...
- 6. Not Present Insulation: None visible: No insulation present, Consider adding insulation, possibly getting a reimbursement grant via ecoEnergy audit

### Basement Stairs

- 7. Type Straight
- 8. Investigate Handrails No railing: **Railings should be available to prevent falls. As is common in older homes, the stairs are steep (these stairs were added in after the house was built).**

### Front and sides Invasive Testing(Moisture Probe)

- 9. 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. The 2-3 peak readings in the front and side portions were in areas of chipped mortar or near the water supply pipe (the latter could be condensation).



## Basement (Continued)

### Back portion Invasive Testing(Moisture Probe)

10. Marginal      Reading: 24-40%:    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. Readings above 30% are a warning to deal with the moisture before finishing the area. It is expected that moisture entry will be controlled by the interior membrane and weeping tile, but as mentioned above, Dry-Lok paint and mortar tuckpointing is also suggested before finishing the area.

## 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
4. Acceptable    Water Lines: Copper where visible





## Plumbing (Continued)

5. Defective

Drain Pipes: Cast iron, ABS:

Leak evidence in cast iron pipe in basement, although it appears that the leaks have temporarily sealed themselves because of the corrosion. Suggest that this portion be replaced with ABS plastic before it starts to leak again. A licensed plumber is recommended to evaluate and estimate repairs



6. Acceptable

Interior Service Caps: Stack mounted cleanout

7. Investigate

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).

Use of mechanical "cheater" vent is not uncommon in older buildings. A mechanical vent allows air in behind the draining water to prevent a vacuum via a spring loaded rubber membrane, which reseals to keep in fumes when the vacuum pressure subsides. Although they are only technically allowed in trailers, they can function quite effectively. Suggest that a licensed plumber investigate the





## Plumbing (Continued)

### Vent Pipes: (continued)

venting, as irregularities exist that indicate amateur work.

### Basement Water Heater

8. Acceptable Water Heater Operation: Functional at time of inspection: We suggest that you drain out a bucket of water from the drain valve on the water heater whenever you change your furnace filter. This will help cut down on sediment which will help maintain the unit's efficiency and lifespan. You will also notice any changed in water quality that would signal a need for service by a certified technician.
9. Type: Electric Capacity: 175 Litre
10. Approximate Age: 5 Area Served: Whole building

11. Defective TPRV, Drain Tube, Fittings:  
Brass valve: Missing drain tube will splash hot water at anyone in vicinity if pressure valve releases, Add tube to direct water within 6" of floor. Relatively simple repair. There is corrosion on one of the top fittings where the water supply pipes connect - recommend replacement of fittings before it begins to leak.



## 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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## Electrical (Continued)

1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Service Size Amps: 60
3. Investigate Service: Overhead: Suggest upgrade to 100 amp service from 60 amp, which is not considered adequate by modern standards. Your insurance company may mandate upgrade also. Metal mast mounts on wall are loose, but can be addressed when new service is installed.
4. Acceptable 120 VAC Branch Circuits: Copper
5. Acceptable 240 VAC Branch Circuits: Copper
6. 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. 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). Confirm that air cooled knob & tube is not covered with insulation in the attic, but some newer wire was observed in the the attic so this may have already been dealt with. Ungrounded knob & tube wiring is supplying power to various electrical receptacles (often but not always sideways oriented ones). These outlets appear to be grounded to the naked eye, but some are not, and would be unsafe if an appliance that was plugged in here with a 3 prong cord were to malfunction. Recommend investigation and repairs be performed by a licensed electrician
7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex)
8. Acceptable Ground: Plumbing ground
9. Marginal, Investigate Main Disconnect Size: 60 Amps: 60 amp service is considered inadequate for modern demands of electrical usage, and insurance company may force upgrade. It is possible to replace just the service and not the entire breaker panel because the panel can handle 100 amps. This would make the upgrade less expensive.

### Basement Electric Panel

10. Acceptable Manufacturer: Canadian General Electric
11. Maximum Capacity: Not listed
12. Defective Fuses: Screw type: Several fuses are too great in capacity for the wiring in use - use only 15 amp screw in fuses to avoid overheating circuits

### Basement Electric Panel

13. Acceptable Manufacturer: Westinghouse: Despite other notes above about the 60 amp service to the house, it is possible to upgrade the service without replacing the breaker panel, because it is capable of handling 100 amps. This can lower the cost of the upgrade.
14. Maximum Capacity: 100 Amps
15. Acceptable Breakers: 15, 20, 30, 40 amps: Some breakers unused, which means there is room for expansion.



## 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: Oil burner box restricted - accessible only through viewport

### Basement Heating System

2. Acceptable Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Average life span of a furnace is 20-25 years.
3. Manufacturer: Brock
4. Model Number: MBP-1 Serial Number: 299438
5. Type: Forced air Capacity: 76000 btu/hr
6. Area Served: Whole building Approximate Age: 9
7. Fuel Type: Oil
8. Investigate Oil Burner Box: Typically restricted: Surface mounted wire found in NE bedroom corner along baseboard - should be protected against physical damage but it is in the corner and hard to get to, so there is a lower risk of damage. Recommend inspection by a heating professional as part of annual maintenance.
9. Acceptable Air Filter Disposable: Replace 4- 6 times per year
10. Acceptable Distribution: Metal duct
11. Acceptable Draft Control: Naturally induced, Barometric damper
12. Acceptable Flue Pipe: Metal
13. Acceptable Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.
14. Tank Location: Basement
15. Acceptable Fuel Tank: Oil tank: Oil tank is newer at around 8 years old. Keep in mind that down the road, insurance companies can request replacement (usually after the 15 year mark). Oil delivery companies are expected to inspect the tank every two years - ensure this happens while owning the property. There was a minor smell of oil at the floor around the tank but no significant staining (unable to determine how much or how long ago oil was spilt on the floor).
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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### Exterior AC System

1. Acceptable A/C System Operation:  
Functional: Expected life span in our area is +-15 years. A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system to gain more information on its condition and performance.



2. Acceptable Exterior Unit: Pad mounted
3. Manufacturer: Unitary Products
4. Model Number: BRCS0241BD Serial Number: 010305604
5. Area Served: Whole building Approximate Age: 8-10
6. Type: 220 volt electric Capacity: 2 Ton
7. RLA 12.1 Max Fuse Capacity 25 amp
8. Acceptable Visible Coil: Copper core with aluminum fins



## Air Conditioning (Continued)

- 9. Acceptable Refrigerant Lines: Low pressure and high pressure
- 10. Acceptable Electrical Disconnect: Breaker disconnect: Will require electrical disconnect outside when replacing
- 11. Acceptable Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.

## Kitchen

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

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

### 1st Floor Kitchen

- 2. Not Present Ventilation: None: Suggest installation of venting from exhaust fan to improve and maintain indoor air quality.
- 3. Acceptable Sink: Stainless Steel
- 4. Defective Electrical: 15 amp GFCI, 110 VAC outlets and lighting circuits: **Left countertop receptacle is ungrounded. A licensed electrician is recommended to evaluate and estimate repairs**
- 5. Acceptable Faucets: With shutoffs



## Kitchen (Continued)

6. Marginal

Traps: Trap has cleanout:

Another mechanical vent exists (see Plumbing - venting). There is an incorrect drain configuration. The sideways T-fitting restricts the flow of water from the right bowl. Amateur work - we consider a correctly installed trap and drain to be more reliable. A licensed plumber recommended to replace the trap.



7. Acceptable

Counter Tops: Laminate

8. Acceptable

Ceiling: Drywall/plaster

9. Acceptable

Walls: Drywall/plaster

10. Acceptable

Floor: Linoleum/resilient

## Bathroom

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

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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

2nd floor Bathroom





## Bathroom (Continued)

2. Acceptable Ceiling: Drywall/plaster



3. Acceptable Walls: Drywall/plaster
4. Acceptable Floor: Linoleum/resilient
5. Acceptable Doors: Panel
6. Marginal Electrical: 110 VAC lighting circuits: No receptacle in washroom
7. Acceptable Counter/Cabinet: Laminate
8. Acceptable Sink/Basin: Molded single bowl
9. Acceptable Faucets: With shutoffs
10. Investigate Traps: Trap can be opened (locknuts): "S" Type drain traps are often unvented. Watch for sewer gas smell. Suspect unvented - gurgling sound exists after water drains from sink but no methane smell was detected. A licensed plumber recommended to estimate repairs but can likely wait to be undertaken should bathroom be renovated.
11. Acceptable Tub/Surround: Porcelain/enamel tub: Clawfoot tub has rust at drain - monitor
12. Acceptable Toilets: Lined tank, 6.0 lpf (suspect)
13. Acceptable HVAC Source: Heating system register
14. Acceptable Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior



## Interior Space

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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, Furniture

From first floor Stairs

2. Type Turns and landings

3. Marginal Handrails Picket mount: **Missing railing at top portion above landing**

1st floor, 2nd floor Interior Space

4. Acceptable Ceiling: Drywall/plaster, Panelboard

5. Acceptable Walls: Drywall/plaster

6. Acceptable Floor: Linoleum/resilient, Carpet

7. Acceptable Floor: Hardwood: Hardwood manufacturers recommend 40-50% humidity in winter to prevent shrinkage. This higher humidity can reduce indoor air quality. Use a hygrometer to strike a balance so that windows and walls do not collect condensation. Keep blinds open slightly for the same reason. If situation persists, an HVI certified HRV (Heat Recovery Ventilator) should be considered.

8. Acceptable Doors: Panel

9. Defective Electrical: 15 amp 2 and 3 prong (110 volt) receptacles, 110 volt lighting circuits: **Open or missing ground in 3 of the tested electrical receptacles (one in kitchen, one upstairs and one in dining room - there might be others behind furniture). No action suggested for the 2 prong receptacles. Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands. Surface mounted wire found in corner along baseboard - should be protected against physical damage but it is in the corner and hard to get to, so there is a lower risk of damage. A licensed electrician is recommended to evaluate and estimate repairs.**

10. Acceptable HVAC Source: Heating system register

11. Defective Smoke Detector: Battery operated: **New detectors required on each level of the home. 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

Since the inspection is not focussed on cosmetics but the physical components of the property, this report may seem to some people to be negative. However, the building is generally sound, with a newer roof and heating/cooling systems. As expected with an older structure, other systems need updating or repair, such as the electrical system.

When reviewing the report, take care to understand the difference between what is required in the near term and what can be put off. If there are any questions in this regard, or with respect to anything on the property, feel free to contact the inspector directly. Your questions are most welcome.



## 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.

## Lots and Grounds

Patio: Concrete: Cracked and unevenly settled at SE corner. A solid surface might impact favourably on basement dampness, because it would prevent moisture saturation of the soil.

Grading: Inconsistent slope: Improper soil slope towards foundation - at a minimum, recommend the addition of topsoil to improve grade (usually recommend a minimum slope of 1 inch every 2 feet). 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.

## Garage/Carport

Rear Garage Door Operation: Manual: Note that the overhead door does not shut and thus cannot be latched because there is an asphalt ridge along the entrance to the garage. This ridge exists to keep rainwater from entering the garage.

Rear Garage Roof: Asphalt shingle: Roof shingles at or near end of useful life

Rear Garage Walls: Block: There is evidence of previous movement or water damage in the blocks in this very old garage. No immediate action suggested, but at some point an evaluation a masonry specialist should repair the sagged block over the rear man-door and tuck-point the worn mortar.

## Basement

Back portion Invasive Testing(Moisture Probe) Reading: 24-40%: 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. Readings above 30% are a warning to deal with the moisture before finishing the area. It is expected that moisture entry will be controlled by the interior membrane and weeping tile, but as mentioned above, Dry-Lok paint and mortar tuckpointing is also suggested before finishing the area.

## Electrical

Main Disconnect Size: 60 Amps: 60 amp service is considered inadequate for modern demands of electrical usage, and insurance company may force upgrade. It is possible to replace just the service and not the entire breaker panel because the panel can handle 100 amps. This would make the upgrade less expensive.

## Kitchen

1st Floor Kitchen Traps: Trap has cleanout: Another mechanical vent exists (see Plumbing - venting). There is an incorrect drain configuration. The sideways T-fitting restricts the flow of water from the right bowl. Amateur work - we consider a correctly installed trap and drain to be more reliable. A licensed plumber recommended to replace the trap.

## Bathroom

2nd floor Bathroom Electrical: 110 VAC lighting circuits: No receptacle in washroom

## Interior Space

From first floor Stairs Handrails Picket mount: Missing railing at top portion above landing



## Defective Summary

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

### Basement

Basement Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: **One receptacle on back wall is reversed polarity (wires reversed) - this receptacle should be removed and the black and white wires switched.**

### Plumbing

Drain Pipes: Cast iron, ABS: **Leak evidence in cast iron pipe in basement, although it appears that the leaks have temporarily sealed themselves because of the corrosion. Suggest that this portion be replaced with ABS plastic before it starts to leak again. A licensed plumber is recommended to evaluate and estimate repairs**

Basement Water Heater TPRV, Drain Tube, Fittings: Brass valve: **Missing drain tube will splash hot water at anyone in vicinity if pressure valve releases, Add tube to direct water within 6" of floor. Relatively simple repair. There is corrosion on one of the top fittings where the water supply pipes connect - recommend replacement of fittings before it begins to leak.**

### Electrical

Basement Electric Panel Fuses: Screw type: **Several fuses are too great in capacity for the wiring in use - use only 15 amp screw in fuses to avoid overheating circuits**

### Kitchen

1st Floor Kitchen Electrical: 15 amp GFCI, 110 VAC outlets and lighting circuits: **Left countertop receptacle is ungrounded. A licensed electrician is recommended to evaluate and estimate repairs**

### Interior Space

1st floor, 2nd floor Interior Space Electrical: 15 amp 2 and 3 prong (110 volt) receptacles, 110 volt lighting circuits: **Open or missing ground in 3 of the tested electrical receptacles (one in kitchen, one upstairs and one in dining room - there might be others behind furniture). No action suggested for the 2 prong receptacles. Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands. Surface mounted wire found in corner along baseboard - should be protected against physical damage but it is in the corner and hard to get to, so there is a lower risk of damage. A licensed electrician is recommended to evaluate and estimate repairs.**

1st floor, 2nd floor Interior Space Smoke Detector: Battery operated: **New detectors required on each level of the home. 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.**



## 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.

### Exterior Surface and Components

Patio Door: Wood, Storm door: Consider upgrade to an energy efficient door and more secure door.

### Garage/Carport

Rear Garage Gutters: Plastic: Eavestroughs only exist on west side of garage - they are absent on the east side. Eavestroughs would be a nice improvement to keep water away from structure, which could lead to moisture damage. Add eavestroughs and downspouts, directing water 3-6 feet away from building.

### Attic

Attic Chimney: Masonry: There is a masonry chimney in the attic beside the hatch. It does not protrude through the roof which lowers eventual risk of leaks on the roof and is viewed positively. The weight of the bricks should ideally be transferred directly down to the ground, but the base of the chimney is not visible in the basement. It is located above or close to a weight bearing wall that is supported by a beam and masonry pillar in the basement, so a problem is not suspected with weight at this time, but it is something that can be dealt with by removal or additional support (if required) should any renovations be planned in the future.

### Structure

Beams: Laminated wood: Needs improvement at the rear pillar where one of the pieces of wood is unsupported (just stops short) and has settled. Have evaluated by a professional contractor.

Bearing Walls: Frame: Where the stairs were cut out through the floor, a wood frame wall is supporting the floor joists effectively. As is typical in older homes, the support is on the concrete floor which is non-structural, and ideally the support would extend down to a concrete pier. The 2X4 portion of the wall would be stronger and less prone to future bending if there were three 2X4s at either end of the wall or two 2X6s. This is common in newer homes too and needs only to be monitored. This information is provided for completeness only as no action is necessarily required.

Joists: 2x8: One joist on west wall is not supported at the foundation end (gap visible between the wall and the end of the joist) but no settlement has occurred. Nonetheless, it would be prudent to have repaired by professional contractor when the beam support issue (see above) is addressed.

### Basement

Basement Stairs Handrails No railing: Railings should be available to prevent falls. As is common in older homes, the stairs are steep (these stairs were added in after the house was built).

### Plumbing

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). Use of mechanical "cheater" vent is not uncommon in older buildings. A mechanical vent allows air in behind the draining water to prevent a vacuum via a spring loaded rubber membrane, which reseals to keep in fumes when the vacuum pressure subsides. Although they are only technically allowed in trailers, they can function quite effectively. Suggest that a licensed plumber investigate the venting, as irregularities exist that indicate amateur work.



## Investigate Summary (Continued)

### Electrical

**Service: Overhead:** Suggest upgrade to 100 amp service from 60 amp, which is not considered adequate by modern standards. Your insurance company may mandate upgrade also. Metal mast mounts on wall are loose, but can be addressed when new service is installed.

**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. 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). Confirm that air cooled knob & tube is not covered with insulation in the attic, but some newer wire was observed in the attic so this may have already been dealt with.

Ungrounded knob & tube wiring is supplying power to various electrical receptacles (often but not always sideways oriented ones). These outlets appear to be grounded to the naked eye, but some are not, and would be unsafe if an appliance that was plugged in here with a 3 prong cord were to malfunction. Recommend investigation and repairs be performed by a licensed electrician

**Main Disconnect Size: 60 Amps:** 60 amp service is considered inadequate for modern demands of electrical usage, and insurance company may force upgrade. It is possible to replace just the service and not the entire breaker panel because the panel can handle 100 amps. This would make the upgrade less expensive.

### Heating System

**Basement Heating System Oil Burner Box: Typically restricted:** Surface mounted wire found in NE bedroom corner along baseboard - should be protected against physical damage but it is in the corner and hard to get to, so there is a lower risk of damage. Recommend inspection by a heating professional as part of annual maintenance.

### Air Conditioning

**Exterior AC System Restrictions:**

### Bathroom

**2nd floor Bathroom Traps:** Trap can be opened (locknuts): "S" Type drain traps are often unvented. Watch for sewer gas smell. Suspect unvented - gurgling sound exists after water drains from sink but no methane smell was detected. A licensed plumber recommended to estimate repairs but can likely wait to be undertaken should bathroom be renovated.