



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

Inspection Report



130 Lake Crescent
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** _____

INSPECTION COMPANY
REPRESENTATIVE: _____

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

X

Initial here



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Definitions

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Not Present	Item not present or not found.

General Information

Property Information

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

Inspection Date 04/12/2012

Property Address 130 Lake Crescent

City Toronto Prov ON

Client Information

Client Name David Poissant

Phone 416-659-9697 416-760-8069

E-Mail dpoison@hotmail.com

Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Address 60 Symons Street

City Toronto State ON Zip M8V 1T9

Company Phone (888) 812-5552 Fax (416) 694-5859

Company E-Mail info@torontohomeinspections.com

File Name 20120412-10-lake

Conditions

Others Present Vendor



General Information (Continued)

Agent _____

For Purposes of Inspection, Entrance Faces South

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 10-12

Weather Sunny Soil Conditions Dry

Space Below Grade Basement

Estimated Age 60

Building Type Detached, Bungalow, 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, or you can e-mail us at info@torontohomeinspections.com. Our toll-free number is 1-888-812-5552.

WHAT TO EXPECT

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

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

A building inspection is designed to better your odds, it cannot eliminate all risk of buying a building. Some problems will only occur intermittently (for example, during seasonal changes, when the wind is blowing from a specific direction, etc.). Others may only occur when the property is occupied and actively used (for example, a shower may not show evidence of a leak if used infrequently, but when used regularly a leak may become quite apparent).



General Information (Continued)

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

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

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

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

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

FOCUS OF INSPECTION

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

The inspector assesses the property objectively, inspecting each system and component to determine whether it is performing the basic function for which it was intended. He/she will note any observable major deficiencies that cause the system or component to perform or operate below its intended function. What one person sees as a major problem could be considered as minimally significant to another person, and vice-versa. Further investigation by a specialist may reveal problems or implications not noted by the inspector.



General Information (Continued)

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

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

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

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

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

TWO PASS INSPECTION SYSTEM

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

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

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

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

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



General Information (Continued)

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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Main, Addition Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle: Roof in good condition. At front eavestroughs, the troughs are slightly elevated above the roof deck to provide proper drainage slope, and so a drip edge is recommended
3. Type: Hip
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.

, Slope at rear by air conditioner Roof Surface

5. Method of Inspection: On roof
6. Defective Material: Asphalt shingle: **Roof deteriorated and should be replaced. Small area so not a large cost**
7. Type: Shed
8. Approximate Age: 15+ years old with elevated leak risk: **Most roofs are designed to last 15 years. Replace within next year, as leaks have a higher probability.**
9. 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.



Roof (Continued)

10. Marginal

Wall Flashing: Metal: Suggest minor improvement to rear roof flashing. Also, top edge of shingles over rear entrance door should be flashed.



11. Acceptable

Valleys: Asphalt shingle (self - woven)

12. Acceptable

Plumbing Stacks: Cast Iron

13. Acceptable

Stack Flashing: Plastic/rubber

14. Acceptable

Roof Vents: Plastic

15. Acceptable

Electrical Mast: Metal

16. Acceptable

Mast Flashing: Specially designed for electrical masts

17. Acceptable

Gutters: Aluminum

18. Acceptable

Downspouts: Aluminum

19. 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

Central Chimney



Roof (Continued)

20. Marginal Chimney: Brick: Mortar will need tuckpointing in next 2-5 years - minor repair



21. Acceptable Flue/Flue Cap: Metal liner
22. 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.

With respect to termites, the inspector pays close attention to all wood to earth close contact, because termites live in the soil and generally forage for food where wood touches the soil. We recommend separation of all wood from the soil by 18 inches and annual investigation. It is also a good idea to check with local pest control specialists to see if they have any history of termite treatment on the property, and to get them to evaluate the property as specialists in the field. The inspector cannot guarantee that no termites are present on the property.

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Exterior Surface and Components (Continued)

Main Exterior Surface

1. Acceptable, Investigate Type: Brick: Have evaluated/repared by a masonry specialist. Cracks along the mortar in a stepcrack pattern below windows can indicate settlement (not suspected in this case) but often the strongest contributing factor is moisture saturation, freezing and thawing, which causes cracking as the wet mortar expands during freezing. Loose brick in arch over basement window. This is not uncommon in an older brick home.



Back Addition Exterior Surface

2. Marginal Type: Aluminum siding: Joints and window trim have had caulk applied, making the joints highly visible. Suggest recaulking around windows to better protect the building envelope against wind and moisture penetration. Corner trim pieces missing also and need attention to prevent water damage.



Foundation Exterior Surface


3. Acceptable Type: Sculpted Block: Minor and typical cracking - see structure notes.

Windows

4. Acceptable Window Materials Metal



Exterior Surface and Components (Continued)

- | | |
|-----------------|--|
| 5. Marginal | Window Materials Wood: Back window is still a wood window with a storm window attached. Glass is cracked. Older windows are not energy efficient and prone to leaks if not maintained |
| 6. Acceptable | Window Operation Sliders, Fixed |
| 7. Acceptable | Thermal Characteristics Thermal Pane, Single pane: Single pane windows are not considered thermally efficient by modern standards |
| 8. Defective | Window Trim Wood: Moisture damaged. Peeling paint. Existing paint is likely lead-based so take appropriate precautions if sanding or scraping. It may be possible to have the wood trim clad in aluminum. Suggest further investigation with a window or siding specialist. |
| 9. Marginal | Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly, Moisture penetration and damage below surface could be occurring. Seal avenues of moisture penetration. Repair mortar cracks by "tuck-pointing" and monitor over time |
| 10. Investigate | Window Wells Concrete:
Concrete window sills are there to keep water away from the wood in the windows, but a good solution in the future is to remove all wood framing here and install vinyl windows. Soil/gravel level too close to window sill - may allow moisture to rise and penetrate, Wood to soil close contact in known termite area at window wells. Termites live in the soil and forage for food where wood touches soil (especially soft rotted wood). While no actual termite evidence was found today, the risk is still there. Suggest removing the wood to soil contact or treating the soil with a termiticide. Consider consultations with a termite specialist. |
- 
- | | |
|----------------|--|
| 11. Marginal | Fascia: Wood: Paint peeling, Note that paint likely has lead content and sanding it is not advisable. Suggest covering with aluminum |
| 12. Acceptable | Soffits: Wood |
| 13. Acceptable | Entry Doors: Metal |



Exterior Surface and Components (Continued)

14. Marginal Exterior Lighting: Surface mount, Soffit mount: **Rear spot light has damaged piece - suggest replace**



15. Marginal Exterior Electric Outlets: 110 VAC: **Non-GFCI outlet - suggest replacement**
16. Investigate Exterior Wiring: In conduit, Surface mounted wire: **Conduit at rear electrical receptacle is not correct type and has not been installed correctly - water can enter the receptacle box - suggest reconfiguring when replacing the receptacle with a GFCI type. Regarding garage power feed - Buried wire should be 32" deep and run through conduit or buried under rot resistant boards. There is no way for the inspector to confirm correct burial procedures, so use caution(de-energize circuit) if any excavation or garden work is undertaken**
17. 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 porch completely restricted, also restricted under deck



Lots and Grounds (Continued)

2. Marginal Driveway: Asphalt: Typical older driveway with low spots, repairs and frost damage. Uneven settling - water can run towards building and infiltrate or cause damage - take action to prevent this from happening. At a minimum, caulk the joint between the driveway and the house to keep water from entering.
Termite treatment evidence exists where holes were drilled in the driveway alongside the foundation. No current evidence of infestation was found, subject to restrictions.
Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consult a pest control specialist for further inspection, treatment and advice.
3. Marginal Steps: Wood: Rear wood steps have no railing
4. Acceptable Porch: Wood
5. Marginal Deck: Wood: Not anchored below frost line (deck-blocks used as supports) so the deck has shifted up and down and now is not level. Baluster openings too wide for children. Suggest improvements/repairs
6. Marginal Grading: Inconsistent slope: Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up. This is THE most common recommendation that we make.
-
7. Tips When water or dampness enters a basement, it often started out on the roof. The prevention of rainwater running toward the building at ground level is the first line of defense in protecting against basement seepage. Any areas where water can accumulate or run down the foundation wall should be regraded and sealed so that water extends well away from the building. To allow water to run towards the building is to invite problems.
-
8. Acceptable Vegetation: Trees: Standard note for tree planted in front yard: roots can potentially interfere with the function of the main drain pipe. We recommend inspection of the pipes with a camera to confirm they are unobstructed.
9. Acceptable Fences: Wood, Chain link

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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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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Garage/Carport (Continued)

1. Restrictions: Restricted view of wall structure, Storage inside
- Rear Garage
2. Type of Structure: Detached Car Spaces: 1
3. Acceptable Garage Doors: Metal: Door out of plumb and rubs, but is functional.
4. Acceptable Door Operation: Manual
5. Marginal Exterior Surface: Insulbrick: **Some buckling and gaps in insulbrick siding - usually indicates moisture damage at these points. Consider removal and new siding to ensure the garage is in good condition, but this is a project that can be put off for a few years**
6. Defective Roof: Asphalt shingle: **Roof existing beyond design life, A qualified roofing contractor is recommended to evaluate and estimate repairs**
7. Acceptable Roof Structure: Truss
8. Investigate Walls: Exposed framing: While walls appear to be in decent condition, they are in close wood-earth contact in known termite area. Some old termite evidence was found, but no active insect activity was in evidence.
There is likely no proper footing or foundation. In a perfect world, the wood-soil close contact would be eliminated and the garage raised up and place on a concrete footing anchored below the frost line. However, the garage is typical for those that exist in the area.
For your information: Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which ma be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consult a pest control specialist for further inspection, treatment and advice.
9. Investigate Floor/Foundation: Wood: No anchored foundation exists. Close wood-soil contact can lead to rot or insect infestation. Floor is gravel. At some point, consider improving the foundation and pouring a new concrete floor.
10. Acceptable Hose Bibs: With shutoff
11. Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits

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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- | | |
|---------------|--|
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Attic (Continued)

Attic

1. Restrictions: 0% visible, No access because attic sealed shut



2. Method of Inspection: Not inspected - no access
3. Not Inspected Unable to Inspect: 100%
4. Not Inspected Roof Framing: Rafter
5. Not Inspected Sheathing: Dimensional wood
6. Not Inspected Ventilation: Roof vents
7. Investigate Insulation: Restricted (likely none or minimal): Likely minimal insulation, Monitor federal and provincial energy initiatives which can rebate monies paid for insulating buildings. Anecdotal report: homeowner advises vermiculite insulation in attic, which has been tested and contains no asbestos. Cannot confirm this report either way.

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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Structure (Continued)

1. Restrictions: <5 % visible, Finishes on ceiling, walls and floor, Storage along walls

2. Acceptable Structure Type: Wood frame

3. Acceptable Foundation: Block: Block foundations are more impervious to water than brick or stone, but not as good as concrete. Moisture which does enter often does so through the mortar joints. Once moisture does penetrate the block into the cavities within the block, it can take some time before it dries out. Sometimes, a dehumidifier can accelerate this process of drying out if the block is damp. Today's inspection is a one day snapshot - monitor dampness over time

Noted some delta sheeting (air gap membrane - see photo) against foundation under laundry tub inside basement. If this exists throughout the basement, then moisture that does enter would be controlled to some extent. Unfortunately, restrictions in the basement prevent full evaluation (typical). Also noted some rust in the metal framing of the drywall there but dry today - monitor over time.





Structure (Continued)

4. Acceptable, Investigate Addition Structure:
Block and wood:
Addition appears to be primarily an enclosed space under the deck. There is close wood to soil contact here and this presents an elevated risk of termite activity. It would be prudent to remove the wood and investigate below this little add-on. The foundation does not appear to be anchored below the frost line, or if it is, it is moisture damaged. Consider this a mudroom with a shorter life span than the house unless improvements are made.



5. Acceptable Beams: Laminated wood
6. Acceptable Joists: 2x8
7. Acceptable Piers/Posts: Steel posts
8. Acceptable, Investigate Floor/Slab: Non-structural concrete: Termite treatment evidence exists where holes were drilled in the floor. No current evidence of infestation was found, subject to restrictions. Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consult a pest control specialist for further inspection, treatment and advice.
9. Acceptable Floor sheathing: Dimensional wood: Dimensional wood floors are more prone to squeaks in flooring.



Basement

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

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Basement

1. Restrictions: See restrictions for Structure

2. Acceptable Ceiling: Drywall

3. Acceptable Walls: Drywall

4. Acceptable Floor: Linoleum/resilient, Carpet

5. Acceptable Floor Drain: Surface drain

6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits

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

8. Acceptable HVAC Source: Heating system register

9. Not Inspected Insulation: Not visible

Basement Stairs

10. Type Straight

11. Defective Handrails No railing: **Missing railing, Missing stairguard, Safety hazard**

Average Invasive Testing(Moisture Probe)

12. Acceptable Reading: 12-16%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.

High reading Invasive Testing(Moisture Probe)

13. Investigate Reading: 21-22%: **Highest reading was at back wall under stairs, but was only marginally higher and still no signs of mildew or chronic moisture. 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. If it exists throughout the basement, the foundation wrap on the inside may be keeping readings relatively low.**



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: Check with works dept to confirm if supply has been updated from the street.
3. Acceptable Main Water Shutoff: Basement
4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: ABS, Cast iron
6. Investigate Exterior Service Caps: Not visible: Standard note: 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. Suggest checking sewer lines with a camera
7. Acceptable Interior Service Caps: Floor mount cleanout



Plumbing (Continued)

8. Investigate Vent Pipes: Cast iron, ABS:
There are two black plastic ABS pipes coming out of the foundation wall, one near the washroom and one near the laundry room. Suspect these are being used as vent pipes, and they technically are not routed correctly or of appropriate size, even if they function correctly. Consult a plumber to determine if any action is necessary or if the situation can be left as-is for a period of time.
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).



Furnace area Water Heater

9. Acceptable Water Heater Operation: Functional at time of inspection: We suggest that you drain out a bucket of water from the drain valve on the water heater whenever you change your furnace filter. This will help cut down on sediment which will help maintain the unit's efficiency and lifespan. You will also notice any changed in water quality that would signal a need for service by a certified technician.
10. Type: Natural gas Capacity: 33.3 gallons
11. Approximate Age: <10 Area Served: Whole building
12. Acceptable Flue Pipe: Metal
13. Acceptable TPRV and Drain Tube: Brass valve, CPVC tube



Electrical

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

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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections

2. Service Size Amps: 100

3. Acceptable Service: Overhead

4. Acceptable 120 VAC Branch Circuits: Copper

5. Acceptable 240 VAC Branch Circuits: Copper

6. Investigate Knob & Tube Wiring: None visible but may be present: Have the wiring evaluated further by a licensed electrical contractor, who can more accurately estimate repairs or upgrades. This is suggested because there was one ungrounded receptacle found, and two with reversed polarity (possibly ungrounded). Originally the wire in this building may have been knob & tube (currently an insurance issue) or possibly just ungrounded cable. The ungrounded and reversed receptacles may be on original wiring and should be evaluated by an electrician. At any rate, it appears that all other wiring has been upgraded.

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

8. Acceptable Ground: Plumbing ground

Basement Electric Panel

9. Acceptable Manufacturer: Siemens

10. Maximum Capacity: 125 Amps

11. Acceptable Main Disconnect Size: 100 Amps

12. Acceptable Breakers: 15, 20, 40 amps



Electrical (Continued)

13. Defective

Electrical defects Basement:

Simple repairs suggested:

Electrical wire coming out of east basement wall is live and should be terminated in an electrical box to prevent access to the live wires. Protect surface mounted wire on door frame at top of stairs so that it cannot be physically damaged.



Heating System

The visual inspection of a heating system will include operation of the unit if it can safely be done. Age estimates are determined by appearance and decoding of serial numbers, unless the actual date of manufacture is visible on the unit. The age estimate should be considered a best guess, and the recommended course of action for the buyer is to contact the manufacturer with the model and serial number to confirm the age of the system. Finally, keep in mind that a furnace is a machine, and can break down at any time.

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1. Restrictions: Heat exchanger is <5% visible

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.

3. Manufacturer: Trane

4. Type: Forced air Capacity: 80 kbtu/hr input

5. Area Served: Whole building Approximate Age: 9



Heating System (Continued)

6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 4 Burner: Dusty - needs cleaning
8. Acceptable Blower Fan: Below heat exchanger
9. Acceptable Air Filter 1" pleated disposable: Replace 4- 6 times per year
10. Acceptable Distribution: Metal duct
11. Acceptable Draft Control: Motor driven
12. Acceptable Flue Pipe: Metal
13. Acceptable Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.
14. Suspected Asbestos: No

Air Conditioning

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

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1. Restrictions: Air temperature was below 12 degrees Celsius within last 24 hours - operating the unit today could cause permanent damage, Too cool to test unit effectively, so monitor in season, and have unit evaluated by certified technician (annually)

Exterior AC System

2. Restrictions: Air temperature in last 24 hours was below 12 degrees Celsius, which means that testing the unit could actually cause compressor damage. Cooling system must be disclaimed - we recommend evaluation of the system by a licensed technician.
3. Acceptable Condensate Removal: To floor drain
4. Acceptable Exterior Unit: Pad mounted
5. Manufacturer: Trane
6. Area Served: Whole building Approximate Age: 9
7. Type: 220 volt electric Capacity: 1.5 Ton
8. RLA 7.2 Max Fuse Capacity 15 amp



Air Conditioning (Continued)

- | | |
|----------------|---|
| 9. Acceptable | Visible Coil: Copper core with aluminum fins |
| 10. Acceptable | Refrigerant Lines: Low pressure and high pressure |
| 11. Acceptable | Electrical Disconnect: Exterior weatherproof box |
| 12. Acceptable | Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician. |

Laundry Room/Area

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

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1. Restrictions: Typical restrictions - finishes on walls, ceiling, floors. Laundry appliances themselves

Basement Laundry Room/Area

- | | |
|----------------|--|
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floor: Linoleum/resilient |
| 5. Acceptable | Laundry Tub: PVC |
| 6. Acceptable | Laundry Tub Faucet: No shutoffs |
| 7. Acceptable | Laundry Tub Drain: ABS plastic |
| 8. Acceptable | Washer Hose Bib: Rotary: Missing handle for hot water side |
| 9. Acceptable | Washer and Dryer Electrical: 110 VAC: Not set up for electric dryer |
| 10. Acceptable | Dryer Vent: Metal flex: Flex duct restricts air flow and traps more lint than smooth walled rigid ducting - if neglected, could be a fire hazard- suggest replacement. Clean ducting annually. |
| 11. Acceptable | Dryer Gas Line: Black pipe, Flex connector |
| 12. Acceptable | Washer Drain: Wall mounted drain |



Kitchen

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

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

1st Floor Kitchen

2. Acceptable Ventilation: Over the range fan: Suggest installation of venting from exhaust fan to maintain and improve indoor air quality.
3. Acceptable Sink: Stainless Steel
4. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles
5. Acceptable Faucets: With shutoffs
6. Acceptable, Investigate Traps: Trap has cleanout: It is possible that this trap is an unvented S-trap. "S" Type drain traps do not meet modern standards and are probably unvented. Watch for sewer gas smell or gurgling, slow drainage.





Bathroom

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

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

Basement Bathroom

- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Ceramic tile
- 5. Acceptable Doors: Hollow
- 6. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp GFCI
- 7. Acceptable Sink/Basin: Pedestal
- 8. Acceptable Faucets: With shutoffs: Monitor green corrosion on pipes at shutoff - suggest cleaning off with steel wool



- 9. Acceptable Traps: Trap can be opened (locknuts)
- 10. Investigate Shower/Surround: Tile shower pan, Tile surround: Not turned on because of cat litter in shower. Repair damaged threshold tiles
- 11. Acceptable Toilets: Lined tank, 6.0 lpf



Bathroom (Continued)

12. Acceptable HVAC Source: Heating system register

13. Acceptable Ventilation: Electric fan

1st floor Bathroom

14. Acceptable Ceiling: Drywall

15. Acceptable Walls: Drywall

16. Acceptable Floor: Ceramic tile

17. Acceptable Doors: Hollow

18. Acceptable, Investigate Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle: Open or missing ground - suspect ungrounded cable, but it is possible that it may be knob & tube. As wired with a GFCI, this is acceptable, but bears further investigation.



19. Acceptable Counter/Cabinet: Laminate

20. Acceptable Sink/Basin: Porcelain/enamel coated: Minor chip/corrosion

21. Acceptable Faucets: With shutoffs

22. Acceptable Traps: Trap can be opened (locknuts): Rubberized trap - consider replacement with a more permanent fitting if re-doing bathroom.

23. Defective Tub/Surround: Porcelain/enamel tub, Tile surround: **Consider new tile surround at earliest opportunity as tiles are loose. The wall behind the tiles will need to be repaired also. Some minor moisture evidence in washroom below this one, at ceiling fan.**

24. Acceptable Toilets: 6.0/3.0 litres per flush: Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back - monitor

25. Acceptable HVAC Source: Heating system register

26. Acceptable Ventilation: Window



Interior Space

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

1st floor Interior Space

2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Ceramic tile
5. Acceptable Floor: Hardwood: Hardwood manufacturers recommend 40-50% humidity in winter to prevent shrinkage. This higher humidity can reduce indoor air quality. Use a hygrometer to strike a balance so that windows and walls do not collect condensation. Keep blinds open slightly for the same reason. If situation persists, an HVI certified HRV (Heat Recovery Ventilator) should be considered.
6. Acceptable Doors: Hollow
7. Investigate Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: **Reversed polarity, Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands and reduce the risk of octopus wiring and extension cord over-use (known fire hazards).**





Interior Space (Continued)

Electrical: (continued)



- 8. Acceptable
- 9. Marginal

HVAC Source: Heating system register

Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on ceiling outside sleeping areas. Due to age, suggest replacement now



Final Comments

Take note of the termite recommendations to prevent future problems. At this time, there does not appear to be an immediate problem. However past evidence and the existing wood to soil contact dictate a prudent approach.

This building is typical for homes of this age in his area - there are some items in need of attention, but other systems have been upgraded or are in good repair.

Although there are a large number of notes, do not take this as an indictment of the house. These are typical older house issues that any homeowner should be aware of. Items in need of repair should be dealt with as required. Feel free to contact the inspection company for advice or guidance on timing of these items.



Marginal Summary

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

Roof

Wall Flashing: Metal: Suggest minor improvement to rear roof flashing. Also, top edge of shingles over rear entrance door should be flashed.

Central Chimney Chimney: Brick: Mortar will need tuckpointing in next 2-5 years - minor repair

Exterior Surface and Components

Back Addition Exterior Surface Type: Aluminum siding: Joints and window trim have had caulk applied, making the joints highly visible. Suggest recaulking around windows to better protect the building envelope against wind and moisture penetration. Corner trim pieces missing also and need attention to prevent water damage.

Windows Window Materials Wood: Back window is still a wood window with a storm window attached. Glass is cracked. Older windows are not energy efficient and prone to leaks if not maintained

Windows Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly, Moisture penetration and damage below surface could be occurring. Seal avenues of moisture penetration. Repair mortar cracks by "tuck-pointing" and monitor over time

Fascia: Wood: Paint peeling, Note that paint likely has lead content and sanding it is not advisable. Suggest covering with aluminum

Exterior Lighting: Surface mount, Soffit mount: Rear spot light has damaged piece - suggest replace

Exterior Electric Outlets: 110 VAC: Non-GFCI outlet - suggest replacement

Lots and Grounds

Driveway: Asphalt: Typical older driveway with low spots, repairs and frost damage. Uneven settling - water can run towards building and infiltrate or cause damage - take action to prevent this from happening, At a minimum, caulk the joint between the driveway and the house to keep water from entering.

Termite treatment evidence exists where holes were drilled in the driveway alongside the foundation. No current evidence of infestation was found, subject to restrictions.

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

Steps: Wood: Rear wood steps have no railing

Deck: Wood: Not anchored below frost line (deck-blocks used as supports) so the deck has shifted up and down and now is not level. Baluster openings too wide for children. Suggest improvements/repairs

Grading: Inconsistent slope: 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 Exterior Surface: Insulbrick: Some buckling and gaps in insulbrick siding - usually indicates moisture damage at these points. Consider removal and new siding to ensure the garage is in good condition, but this is a project that can be put off for a few years



Marginal Summary (Continued)

Basement

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

Interior Space

1st floor Interior Space Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on ceiling outside sleeping areas. Due to age, suggest replacement now



Defective Summary

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Roof

- , Slope at rear by air conditioner Roof Surface Material: Asphalt shingle: **Roof deteriorated and should be replaced. Small area so not a large cost**
- , Slope at rear by air conditioner Roof Surface Approximate Age: 15+ years old with elevated leak risk: **Most roofs are designed to last 15 years. Replace within next year, as leaks have a higher probability.**

Exterior Surface and Components

Windows Window Trim Wood: **Moisture damaged. Peeling paint. Existing paint is likely lead-based so take appropriate precautions if sanding or scraping. It may be possible to have the wood trim clad in aluminum. Suggest further investigation with a window or siding specialist.**

Garage/Carport

Rear Garage Roof: Asphalt shingle: **Roof existing beyond design life, A qualified roofing contractor is recommended to evaluate and estimate repairs**

Basement

Basement Stairs Handrails No railing: **Missing railing, Missing stairguard, Safety hazard**

Electrical

Electrical defects Basement: **Simple repairs suggested: Electrical wire coming out of east basement wall is live and should be terminated in an electrical box to prevent access to the live wires. Protect surface mounted wire on door frame at top of stairs so that it cannot be physically damaged.**

Bathroom

1st floor Bathroom Tub/Surround: Porcelain/enamel tub, Tile surround: **Consider new tile surround at earliest opportunity as tiles are loose. The wall behind the tiles will need to be repaired also. Some minor moisture evidence in washroom below this one, at ceiling fan.**



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

Main Exterior Surface Type: Brick: Have evaluated/repared by a masonry specialist. Cracks along the mortar in a stepcrack pattern below windows can indicate settlement (not suspected in this case) but often the strongest contributing factor is moisture saturation, freezing and thawing, which causes cracking as the wet mortar expands during freezing. Loose brick in arch over basement window. This is not uncommon in an older brick home.

Windows Window Wells Concrete: Concrete window sills are there to keep water away from the wood in the windows, but a good solution in the future is to remove all wood framing here and install vinyl windows. Soil/gravel level too close to window sill - may allow moisture to rise and penetrate, Wood to soil close contact in known termite area at window wells. Termites live in the soil and forage for food where wood touches soil (especially soft rotted wood). While no actual termite evidence was found today, the risk is still there. Suggest removing the wood to soil contact or treating the soil with a termiticide. Consider consultations with a termite specialist.

Exterior Wiring: In conduit, Surface mounted wire: Conduit at rear electrical receptacle is not correct type and has not been installed correctly - water can enter the receptacle box - suggest reconfiguring when replacing the receptacle with a GFCI type. Regarding garage power feed - Buried wire should be 32" deep and run through conduit or buried under rot resistant boards. There is no way for the inspector to confirm correct burial procedures, so use caution(de-energize circuit) if any excavation or garden work is undertaken

Garage/Carport

Rear Garage Walls: Exposed framing: While walls appear to be in decent condition, they are in close wood-earth contact in known termite area. Some old termite evidence was found, but no active insect activity was in evidence. There is likely no proper footing or foundation. In a perfect world, the wood-soil close contact would be eliminated and the garage raised up and place on a concrete footing anchored below the frost line. However, the garage is typical for those that exist in the area.

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

Rear Garage Floor/Foundation: Wood: No anchored foundation exists. Close wood-soil contact can lead to rot or insect infestation. Floor is gravel. At some point, consider improving the foundation and pouring a new concrete floor.

Attic

Attic Insulation: Restricted (likely none or minimal): Likely minimal insulation, Monitor federal and provincial energy initiatives which can rebate monies paid for insulating buildings. Anecdotal report: homeowner advises vermiculite insulation in attic, which has been tested and contains no asbestos. Cannot confirm this report either way.

Structure

Addition Structure: Block and wood: Addition appears to be primarily an enclosed space under the deck. There is close wood to soil contact here and this presents an elevated risk of termite activity. It would be prudent to remove the wood and investigate below this little add-on. The foundation does not appear to be anchored below the frost line, or if it is, it is moisture damaged. Consider this a mudroom with a shorter life span than the house unless improvements are made.



Investigate Summary (Continued)

Floor/Slab: Non-structural concrete: Termite treatment evidence exists where holes were drilled in the floor. No current evidence of infestation was found, subject to restrictions.

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Basement

High reading Invasive Testing(Moisture Probe) Reading: 21-22%: Highest reading was at back wall under stairs, but was only marginally higher and still no signs of mildew or chronic moisture. 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. If it exists throughout the basement, the foundation wrap on the inside may be keeping readings relatively low.

Plumbing

Exterior Service Caps: Not visible: Standard note: 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. Suggest checking sewer lines with a camera

Vent Pipes: Cast iron, ABS: There are two black plastic ABS pipes coming out of the foundation wall, one near the washroom and one near the laundry room. Suspect these are being used as vent pipes, and they technically are not routed correctly or of appropriate size, even if they function correctly. Consult a plumber to determine if any action is necessary or if the situation can be left as-is for a period of time.

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).

Electrical

Knob & Tube Wiring: None visible but may be present: Have the wiring evaluated further by a licensed electrical contractor, who can more accurately estimate repairs or upgrades. This is suggested because there was one ungrounded receptacle found, and two with reversed polarity (possibly ungrounded). Originally the wire in this building may have been knob & tube (currently an insurance issue) or possibly just ungrounded cable. The ungrounded and reversed receptacles may be on original wiring and should be evaluated by an electrician. At any rate, it appears that all other wiring has been upgraded.

Air Conditioning

Exterior AC System Restrictions: Air temperature was below 12 degrees Celsius within last 24 hours - operating the unit today could cause permanent damage, Too cool to test unit effectively, so monitor in season, and have unit evaluated by certified technician (annually)

Exterior AC System Restrictions: Air temperature in last 24 hours was below 12 degrees Celsius, which means that testing the unit could actually cause compressor damage. Cooling system must be disclaimed - we recommend evaluation of the system by a licensed technician.



Investigate Summary (Continued)

Kitchen

1st Floor Kitchen Traps: Trap has cleanout: It is possible that this trap is an unvented S-trap. "S" Type drain traps do not meet modern standards and are probably unvented. Watch for sewer gas smell or gurgling, slow drainage.

Bathroom

Basement Bathroom Shower/Surround: Tile shower pan, Tile surround: Not turned on because of cat litter in shower. Repair damaged threshold tiles

1st floor Bathroom Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle: Open or missing ground - suspect ungrounded cable, but it is possible that it may be knob & tube. As wired with a GFCI, this is acceptable, but bears further investigation.

Interior Space

1st floor Interior Space Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: Reversed polarity, Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands and reduce the risk of octopus wiring and extension cord over-use (known fire hazards).