



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

# Inspection Report



87 Edgecroft Road  
Etobicoke, 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 OAHl (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



## Table of Contents

Definitions	2
General Information	2
Roof	7
Exterior Surface and Components	10
Lots and Grounds	13
Garage/Carport	14
Attic	17
Structure	18
Basement	19
Plumbing	21
Electrical	22
Heating System	24
Air Conditioning	25
Laundry Room/Area	26
Kitchen	27
Bathroom	30
Interior Space	35
Summary	39



## Definitions

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

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

## 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 06/05/2012

Property Address 87 Edgcroft Road

City Etobicoke Prov ON

### Client Information

Client Name Jessica Cherny Halford

### Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Address 60 Symons Street

City Toronto State ON Zip M8V 1T9

Company Phone 416-694-5859 Fax

Company E-Mail info@torontohomeinspections.com

File Name 20120605-10-edgcroft

### Conditions

Others Present Selling Agent Vendor Other Other showing

Listing Agent

Name: Podgorski, Jerry



## General Information (Continued)

Company: Royal LePage

Address: 3031 Bloor St E

Office Phone: 416-236-1871

For Purposes of Inspection, Entrance Faces North

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 20

Weather Sunny Soil Conditions Damp (rained last 2 days)

Space Below Grade Basement

Estimated Age 60-65

Building Type Detached, Bungalow

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



## General Information (Continued)

occur intermittently (for example, during seasonal changes, when the wind is blowing from a specific direction, etc.). Others may only occur when the property is occupied and actively used (for example, a shower may not show evidence of a leak if used infrequently, but when used regularly a leak may become quite apparent).

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

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

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

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

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

### FOCUS OF INSPECTION

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

The inspector assesses the property objectively, inspecting each system and component to determine whether it is performing the basic function for which it was intended. He/she will note any observable major deficiencies that cause the





## General Information (Continued)

system or component to perform or operate below its intended function. What one person sees as a major problem could be considered as minimally significant to another person, and vice-versa. Further investigation by a specialist may reveal problems or implications not noted by the inspector.

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

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

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

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

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

### TWO PASS INSPECTION SYSTEM

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

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

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

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

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





## General Information (Continued)

comfortable with that item or area. The inspector will also do his/her best to give you maintenance and repair tips during the second pass. These are given at the inspector's option, time permitting, and are not an integral part of the inspection.

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

### YOUR RESPONSIBILITIES

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

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

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

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

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



## Roof

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

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

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

### Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle: Typical wear and tear - expanded seams, edges wearing, raised edges and fishmouthing, commencement of brittleness. Expect replacement in next 4-5 years approximately





## Roof (Continued)

Material: (continued)



3. Type: Hip
4. Approximate Age: 10-11 years, (entering last third of life cycle): 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.
5. Tips **Flashed areas require reapplication of elastomeric caulking in short term. 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.**
6. Acceptable Wall Flashing: Metal
7. Acceptable Valleys: Metal
8. Acceptable Plumbing Stacks: ABS
9. Acceptable Stack Flashing: Plastic/rubber





## Roof (Continued)

10. Improve

Roof Vents: Plastic, Metal:  
Separated seams exist now,  
Recommend a flashing tuneup in  
the short term, and then every 4-5  
years thereafter.



11. Acceptable

Electrical Mast: Metal

12. Acceptable

Mast Flashing: Metal

13. Improve

Gutters: Aluminum: Leaves in  
troughs are holding water back.  
Clean out and monitor drainage.



14. Acceptable

Downspouts: Aluminum

15. 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, Minor damage (dented) at SW corner, Ice may form on driveway in winter - monitor (keep asphalt blacktopped to accelerate melting).



## Roof (Continued)

### West Chimney

16. Acceptable Chimney: Brick: Monitor eavestroughs for leaks against brick - stains exist on chimney below roof line but these could be older and no damage has resulted at this time.



17. Acceptable Flue/Flue Cap: Clay at top (where visible), Metal liner  
18. Acceptable Chimney Flashing: Metal

## Exterior Surface and Components

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

*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.*

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

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



## Exterior Surface and Components (Continued)

### Main Exterior Surface

1. Acceptable, Improve Type: Brick: Milkbox should be secured because it is a security risk. Can be opened and then the interior door locks are accessible. Consider adding insulation onto the space also.

### Foundation Exterior Surface

2. Acceptable Type: Block

### Front Windows

3. Acceptable Window Materials Metal
4. Acceptable Window Operation Fixed top with single pane sliders at bottom
5. Acceptable, Improve Thermal Characteristics Thermal Pane, Single pane: 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.
6. Acceptable, Improve Window Trim Metal clad: Minor cracking in caulk now. It is important to monitor and maintain exterior caulking to ensure weather resistance. Caulk should be evaluated at least annually and repaired as needed.
7. Acceptable Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly

### Throughout Windows

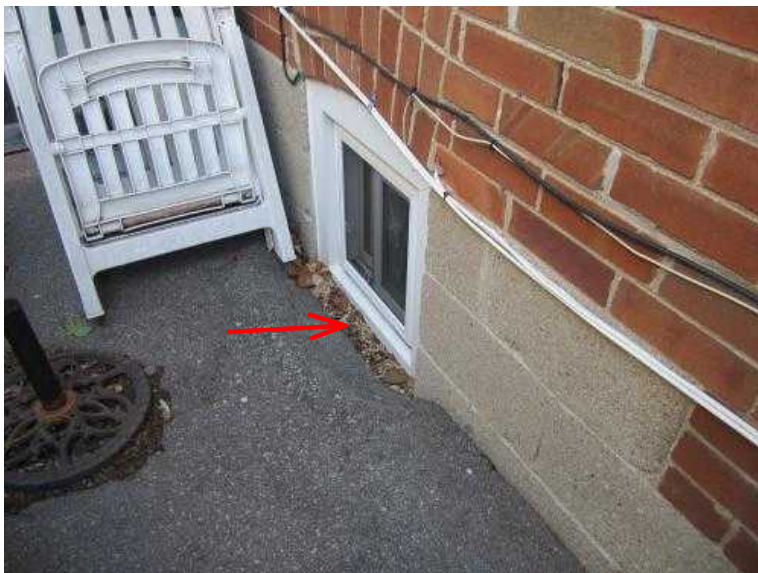
8. Acceptable Window Materials Plastic
9. Acceptable Window Operation Sliders, Hinged
10. Acceptable Thermal Characteristics Thermal Pane
11. Acceptable Window Trim Metal clad
12. Acceptable Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly



## Exterior Surface and Components (Continued)

13. Marginal

Window Wells Asphalt: Keep clear of debris/leaves and monitor drainage, Investigate options for adding window wells if dampness occurs



14. Acceptable

Fascia: Aluminum

15. Acceptable

Soffits: Vented aluminum: Typical older house note: Intake air vents in soffits are blocked. Ideally, soffits have unblocked soffit vents that allow air flow into the attic space from below, aiding attic ventilation.

16. Acceptable, Improve

Entry Doors: Wood, Storm door: Consider upgrade to energy efficient doors. Minor bubble in paint on front door - minor maintenance note.

17. Acceptable

Exterior Lighting: Surface mount

18. Acceptable

Exterior Electric Outlets: 110 VAC GFCI

19. Investigate

Exterior Wiring: In conduit, Buried: 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 if any excavation or garden work is undertaken, Non-GFCI circuit for garage - suggest installation of GFCI at start of circuit for ground fault protection.

20. 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.*

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

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

1. Acceptable Driveway: Asphalt: Caulk joints between hard surfaces and walls (including west side at asphalt walkway) to keep water and melting snow from running down foundation wall

2. Marginal Steps: Concrete: **Missing handrails (safety, liability)**



3. Marginal Porch: Concrete: **Missing handrails (liability, safety issue). Moisture damage to side surface - monitor**
4. Acceptable Patio: Paving stone
5. Acceptable Grading: Minor slope: Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up (example - front walkway)

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



## Garage/Carport

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.

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

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

1. Restrictions: Storage against exterior (east side), Storage inside

Rear Garage

2. Type of Structure: Detached Car Spaces: 1

3. Acceptable Garage Doors: Metal

4. Acceptable Door Operation: Mechanized

5. Marginal Exterior Surface: Wood siding:  
Some rot noted in bottom panels.  
Keep water away from structure  
and repair as needed.



6. Marginal Roof: Asphalt shingle: Roof needs repair in next year or two

7. Acceptable Roof Structure: Rafter, Dimensional board decking



## Garage/Carport (Continued)

8. Acceptable Walls: Wood frame: The few areas of exposed framing were sound - no obvious signs of rot or decay.



9. Acceptable Floor/Foundation: Concrete: Unable to confirm depth of footings. May just be slab on grade. Keep water away from structure to lessen risk of water creating any adverse effects on the garage. Lower lying areas need addition of soil and downspouts should be extended. Some green stains were visible at concrete where it touches the ground, indicating moisture accumulates in this area.







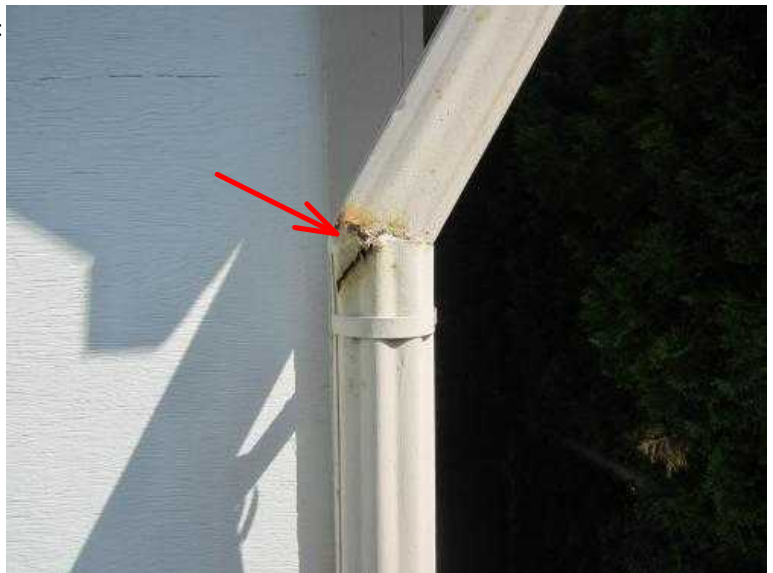
## Garage/Carport (Continued)

10. Investigate Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: See Exterior Electrical notes regarding buried wire. Non-GFCI circuit -recommend GFCI circuit be installed. Wiring stapled to the wood framing/walls should ideally be protected to prevent physical damage (since it is within reach, and garages are locations where sharp instruments and gardening tools are stored).



11. Acceptable Gutters: Galvanized: Some corrosion - prone to leaks but not raining so cannot confirm that they do not leak at joints

12. Acceptable, Improve Downspouts: Galvanized: Some corrosion - prone to leaks but not raining so cannot confirm that they do not leak at joints



13. Improve Leader/Extensions: None: Extend downspouts to move water away from structure



## 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.*

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

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

### Attic

1. Restrictions: 60% visible, Visible from hatch only, Insulation
2. Method of Inspection: Inside near the hatch area
3. Acceptable Unable to Inspect: 40%
4. Acceptable Roof Framing: Rafter
5. Acceptable Sheathing: Dimensional wood
6. Acceptable Ventilation: Gable vents, Roof vents
7. Improve Insulation: Fiberglass batts, Loose fill fiberglass: While there is an adequate amount of insulation in the attic, the loose fill has been moved (possibly from wiring work in the attic) and should be leveled out to even the average level of insulation value. Add weatherstripping to hatch door
8. Acceptable Vapor Barrier: Paper: A vapour barrier minimizes moisture condensation within the layers of insulation.  
Typical older house note: Paper not as effective as plastic and ideally the paper barrier should not be buried in the middle of the insulation.



## Attic (Continued)

### 9. Acceptable, Investigate Exhaust Fan

**Venting:** Insulated ducting: It is a good setup in one way, in that the bathroom fan does not improperly vent into attic, which could cause condensation/moisture damage to the insulation and any wood in the attic. However, the exhaust fan vents into the plastic plumbing stack, which is unusual. There isn't any obvious negative implication of this configuration, but it would be a good idea to keep an eye on condensation stains around the bathroom and bedroom ceilings. When reroofing, have the roofer add a collared vent and connect the exhaust ducting to this, just to be safe.



## 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.*

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

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

1. Restrictions: 1-2 % visible, Ductwork, Finishes on ceiling, walls and floor, Storage along walls

2. Acceptable Structure Type: Masonry



## 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.
- 4. Not Inspected **Beams:** Restricted
- 5. Acceptable **Joists:** 2x8
- 6. Not Inspected **Piers/Posts:** Restricted
- 7. Acceptable **Floor/Slab:** Non-structural concrete, Wooden sub-floor
- 8. Acceptable **Floor sheathing:** Dimensional wood

## Basement

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

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

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

### Basement

- 1. Restrictions: See restrictions for Structure
- 2. Acceptable **Ceiling:** Ceiling tiles, Drywall
- 3. Acceptable **Walls:** Drywall
- 4. Acceptable **Floor:** Ceramic tile, Linoleum/resilient
- 5. Acceptable **Floor Drain:** Surface drain: Pour a bucket of water into the drain monthly, with a teaspoon of bleach, to keep water in the trap and smells out of the house.
- 6. Investigate **Doors:** Hollow: If you want the basement apartment to function as a separate standalone unit, then certain retrofit fire code issues should be addressed. One of these is that the door at the top of the stairs should be a self-closing fire door (solid wood or metal - with a fire rating label on the spine).
- 7. Investigate **Electrical:** 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: Reversed polarity in several circuits, including the laundry room. A licensed electrician is recommended to evaluate and estimate repairs
- 8. Investigate **Smoke Detector:** Battery operated: Suggest interconnected smoke alarms on every level because this can lessen the requirements for fire ratings in the fire separations. If the alarm goes off in the basement, then the alarm on the main level would also sound an alarm. Requires the services of a





## Basement (Continued)

### Smoke Detector: (continued)

licensed electrician.

- 9. Acceptable HVAC Source: Heating system register
- 10. Acceptable Vapor Barrier: Plastic: Note that the plastic vapour barrier in the furnace room is not necessary and suggest that it be removed (for various reasons).
- 11. Acceptable Insulation: Fiberglass Batts
- 12. Acceptable Moisture Location: Visible foundation walls: Stains, peeling paint, efflorescence (white salty looking mineral deposits) exist, indicating previous or possibly ongoing dampness issues. However, moisture readings in the foundation wall were low for a home of this age (see below), especially considering the recent rainfall. Monitor, as this inspection is a one-day snapshot of the house as a whole.

### Basement Stairs

- 13. Type Turns and landings: Noted that the peel and stick tiles have minor gaps and may loosen more over time. Very minor point.
- 14. Defective Handrails No railing: Missing railing, Liability issue and safety hazard that should be addressed in the short term

### Average Invasive Testing(Moisture Probe)

- 15. Acceptable Reading: 14-18%: 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 or spring-like conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.  
Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Readings above 30% are a warning to deal with the moisture before finishing the area or rot will eventually cause problems. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof"sections

### Cold room Invasive Testing(Moisture Probe)

- 16. Acceptable, Investigate Reading: 16-24%: 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 or spring-like conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.  
Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Previously painted with a damp proofing paint. Readings above 30% are a warning to deal with the moisture before finishing the area or rot will eventually cause problems. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof"sections



## 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.

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

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

1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable Service Line: Copper
3. Acceptable Main Water Shutoff: Basement
4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: ABS, Copper
6. Acceptable Exterior Service Caps: Not visible: With all old homes, we suggest checking sewer lines with a camera - a nominal cost. Note that older plumbing drain systems are more prone to blockage or problems, hence the camera inspection is a good investment in peace of mind
7. Investigate Vent Pipes: ABS: Typically in older houses, basement plumbing fixtures such as laundry tubs and washroom sinks are unvented or vented improperly. Suspect the wr sink and laundry tub are not vented correctly in this case. Watch for a gurgling sound when the sinks drain, and/or a methane smell (less likely).  
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).



## Plumbing (Continued)

8. Investigate Gas Service Lines: Black pipe, Copper: One open gas pipe (no gas flowing) in electrical closet - unknown if connected to live gas lines and simply shut off. Recommend insertion of a plug to terminate the gas pipe just in case. This would be recommended by any competent gas-fitter and is a very simple procedure.



### 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. Manufacturer: GSW
11. Type: Natural gas Capacity: 40 US Gal. = 150 Litres
12. Approximate Age: 11 Area Served: Whole building
13. Acceptable Flue Pipe: Metal, Shared flue with furnace
14. 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.*

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

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



## 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: 100
  3. Acceptable Service: Overhead, Copper
  4. Acceptable 120 VAC Branch Circuits: Copper
  5. Acceptable 240 VAC Branch Circuits: Copper
  6. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex), Ungrounded cable
  7. Investigate Conductor Type: Ungrounded cable: Ungrounded cable is feeding 3 prong receptacles, hence they are ungrounded - GFCI receptacles can be installed at the start of the circuit to protect receptacles downstream. Some are also reversed polarity. Originally used as a replacement for knob & tube, ungrounded 2 conductor wire was replaced in the 1950s by 2-conductor wire with a ground. Evaluation by a licensed electrician is recommended. Scarcity of electrical receptacles also noted. Suggest addition of new grounded receptacles where required, to meet modern electrical demands.
  8. Acceptable Ground: Plumbing ground
- Basement, Closet Electric Panel
- 
9. Acceptable Manufacturer: Square D: Keep front of electrical panel clear of storage, or put any storage on wheels so that it can easily be rolled out.
  10. Maximum Capacity: 100 Amps
  11. Acceptable Main Disconnect Size: 100 Amps
  12. Defective Breakers: 15, 20, 30, 40, 60 amps: Some overfusing (20 amp and 60 amp breakers are being used to supply wire that is rated for only 15 amps and 40 amps respectively). Photo shows junction box where 60 amp cable is spliced into a 40 amp cable. Bridged breakers are designed to trip together if one side of the circuit is overloaded, and are typically used for wires that are 14/3 (3 conductors plus a ground) to ensure that all devices on a circuits are de-energized at the same time. This is a safety consideration for an electrician working on the circuit, but there are two cases of unbridged breakers. Minor reconfiguration of wiring is recommended for this. Stripped panel screw on top left corner (minor). Have evaluated/repared by licensed electrician.





## Electrical (Continued)

## 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.*

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

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

1. Restrictions: Heat exchanger is <5% visible, Storage around furnace

### 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: Carrier
4. Type: Forced air Capacity: 53 kbtu/hr
5. Area Served: Whole building Approximate Age: 11
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 3 Burner
8. Acceptable Blower Fan: Below heat exchanger
9. Acceptable Air Filter One inch: Suggest 3M pleated one inch filter, 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: Programmable
14. Acceptable Humidifier: Flow through type: Rust and stains on furnace ductwork likely date back to a previous drum style humidifier - monitor
15. 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.

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

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

### 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. Watch for ice/frost on the larger copper pipe/fittings, which is a symptom indicating need for repair if it occurs.
2. Acceptable, Investigate Condensate Removal: Electric pump, Plastic tube: Eventual destination of condensation is unknown, as it runs into a wall in the basement.
3. Acceptable Exterior Unit: Pad mounted
4. Model Number: 38TKB018300 Serial Number: 1301E30699
5. Area Served: Whole building Approximate Age: 11
6. Type: 220 volt electric Capacity: 1.5 Ton
7. RLA 8.6 Max Fuse Capacity
8. Acceptable Visible Coil: Copper core with aluminum fins
9. Acceptable, Improve Refrigerant Lines: Low pressure and high pressure: Insulation deteriorated and less effective than intended
10. Acceptable Electrical Disconnect: Exterior weatherproof box
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.





## 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.*

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

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

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

### Basement Laundry Room/Area

2. Acceptable Laundry Tub: PVC
3. Acceptable Laundry Tub Faucet: No shutoffs: Suggest securing the faucet to a block of wood and then to the wall so that unwanted stresses cannot be put on the copper piping.
4. Investigate Laundry Tub Drain: Copper:

An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are common. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor or more likely, a gurgling sound.



5. Acceptable Washer Hose Bib: Rotary





## Laundry Room/Area (Continued)

6. Defective Washer and Dryer  
Electrical: 110-220 VAC:  
Reversed polarity, Evaluation by a  
licensed electrician is  
recommended



7. Acceptable Dryer Vent: Metal flex: Flex duct restricts air flow and traps more lint than smooth walled rigid ducting - suggest replacement. Clean ducting annually.
8. Acceptable Washer Drain: Drains to laundry tub

## Kitchen

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

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

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

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

### Basement Kitchen

2. Acceptable, Investigate Ventilation: Over the stove fan - vented to exterior: The exhaust duct from the kitchen exhaust fan and the bathroom fan tie into one exhaust vent on the exterior wall. This can allow blowback from one into the other - suggest the installation of a one-way check valve to prevent



## Kitchen (Continued)

### Ventilation: (continued)

this, or just add a new exhaust vent in the wall.

- 3. Acceptable Sink: Stainless Steel
- 4. Investigate Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: Neither 15 amp split receptacles (formerly used to allow high draw appliances to plugged in without tripping breaker/fuses) nor 20 amp GFCI receptacles (currently used to allow high draw appliances to function in tandem while providing protection against ground fault shock) - suggest adding the latter.



- 5. Acceptable Faucets: With shutoffs
- 6. Acceptable, Improve Traps: Trap can be opened (locknuts): There is an incorrect drain configuration. The sideways T-fitting restricts the flow of water from the left bowl. This can cause water to come up into the left bowl from the drain. Amateur work - we consider a correctly installed trap and drain to be more reliable. A licensed plumber recommended to replace the trap.



- 7. Acceptable Counter Tops: Laminate
- 8. Acceptable Ceiling: Ceiling tiles
- 9. Acceptable Walls: Drywall
- 10. Acceptable Floor: Ceramic tile



## Kitchen (Continued)

### 1st Floor Kitchen

11. Acceptable Ventilation: Over the stove fan - vented to exterior

12. Acceptable Sink: Stainless Steel

13. Acceptable, Investigate Electrical: 20 amp GFCI circuits, 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: 20 amp GFCI may not be fed by a 12 gauge cable - have evaluated and repaired if needed by a licensed electrician. Also, this 20 amp GFCI protects the 15 amp grounded receptacle to the right of the sink. In other words, if the GFCI trips due to a detected ground fault, the receptacle to the right of the sink also is shut off. However, the switch that operates the light is separately powered but exists in the same device box. It is possible for an electrician to shut off the power to one circuit but still work on an energized electrical box unexpectedly because two circuits should not run into one box - this is a shock hazard to the electrician. A licensed electrician is recommended to evaluate and estimate repairs



14. Acceptable Faucets: No shutoffs

15. Acceptable Traps: Trap can be opened (locknuts)



## Kitchen (Continued)

16. Acceptable Counter Tops: Marble or marble-like: Suggest adding flexible caulk at seam between countertop and tile backsplash. Minor cracks/seams by faucet - no action required unless it changes.



17. Acceptable Ceiling: Drywall  
18. Acceptable Walls: Drywall  
19. Acceptable Floor: Slate tile or similar

## Bathroom

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

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

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

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

### Basement Bathroom

2. Acceptable Ceiling: Drywall  
3. Acceptable Walls: Drywall



## Bathroom (Continued)

4. Acceptable, Improve Floor: Ceramic tile: Add a piece of quarter round trim to prevent toe stubs at the toilet. Suspect this was done to keep the toilet level on a non-level floor.



5. Acceptable Doors: Hollow  
6. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle  
7. Acceptable Sink/Basin: Pedestal  
8. Acceptable Faucets: With shutoffs  
9. Investigate Traps: Trap can be opened (locknuts): Unable to confirm vented correctly, but no vent visible behind the wall in the electrical closet - see plumbing venting section.







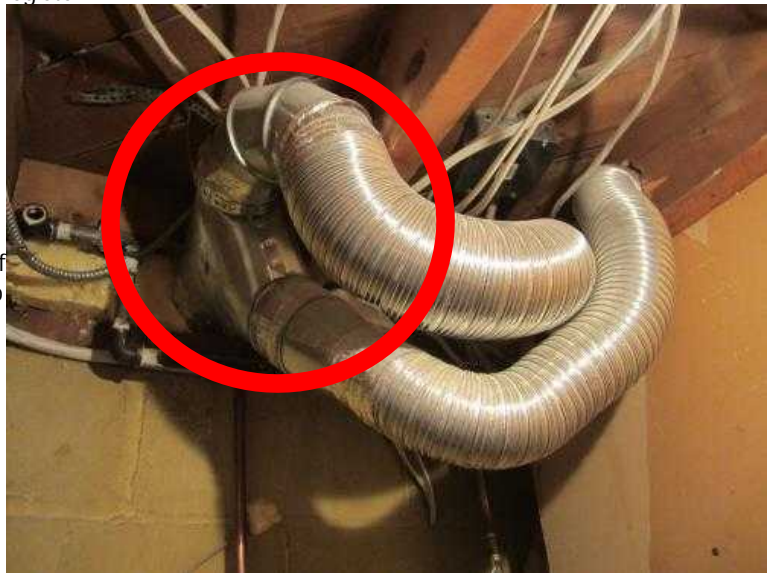
## Bathroom (Continued)

10. Defective Shower/Surround: Fiberglass pan, Fiberglass surround:  
Replace old caulking at the shower pan. This type of unit is prone to leaking in outside corners - some staining and slightly elevated moisture readings in wall beside bathroom door. The drywall here is softened from repeated moisture. Needs repair in the short term



11. Acceptable Toilets: Lined tank, 6.0 lpf  
12. Acceptable HVAC Source: Heating system register

13. Acceptable, Investigate Ventilation: Electric fan: The exhaust duct from the kitchen exhaust fan and the bathroom fan tie into one exhaust vent on the exterior wall. This can allow blowback from one into the other - suggest the installation of a one-way check valve to prevent this, or just add a new exhaust vent in the wall.



### 1st floor Bathroom

14. Acceptable Ceiling: Drywall  
15. Acceptable Walls: Drywall  
16. Acceptable Floor: Ceramic tile



## Bathroom (Continued)

17. Acceptable

Floor Drain: Surface drain:  
Pour a bucket of water into the  
drain monthly, with a teaspoon of  
bleach, to keep water in the trap  
and smells out of the house.



18. Acceptable

Doors: Hollow

19. Acceptable

Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles

20. Acceptable

Counter/Cabinet: One piece with sink

21. Acceptable

Sink/Basin: Molded single bowl

22. Acceptable

Faucets: With shutoffs

23. Acceptable

Traps: Trap can be opened (locknuts)

24. Marginal

Tub/Surround: Fiberglass tub, Tile surround: Caulk tile surround (all 90 degree joints), Fill tub with water during the application and curing of any new caulk. It was noted that the tub deck can be depressed by hand, implying that there is no bracing below this. As a result, the caulking will be less long-lived and reliable when installed. The grout joints in the corner were slightly larger than desirable and showed some cracking - consider regrouting with polymer-modified grout. Window in shower is primarily plastic - ensure that all joints are well caulked to prevent moisture entry, and that the wood framing is also covered with caulk. The hinge for the window is showing some surface corrosion.





## Bathroom (Continued)

Tub/Surround: (continued)





## Bathroom (Continued)

Tub/Surround: (continued)



25. Acceptable Toilets: Lined tank, 6.0 lpf  
26. Acceptable HVAC Source: Heating system register  
27. Acceptable Ventilation: Electric fan

## Interior Space

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

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

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

### 1st floor Interior Space

2. Improve Closet: Standard size: Closet doors have locking handles - someone could be locked in the closet by accident. Replace handle set.
3. Acceptable Ceiling: Drywall
4. Acceptable Walls: Drywall
5. Acceptable Floor: Ceramic tile
6. 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



## Interior Space (Continued)

Floor: (continued)

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.

7. Acceptable

Doors: Hollow

8. Defective

Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: **Open or missing ground - ungrounded cable (visible in circle in the fourth photo), but not knob & tube. Add GFCIs to provide level of protection against ground faults. Reversed polarity in some receptacles also. 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. A licensed electrician is recommended to evaluate and estimate repairs**





## Interior Space (Continued)

Electrical: (continued)





## Interior Space (Continued)

Electrical: (continued)



9. Acceptable HVAC Source: Heating system register
10. Investigate Smoke Detector: Battery operated: Suggest interconnected smoke alarms on every level because of basement dwelling unit - will lessen fire code retrofit requirements that are not currently met. Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically.

## Final Comments

The electrical items noted in the report should be deemed priority items, but not all of these items are particularly hazardous in the short term. The ungrounded receptacles should be the primary focus, but we still feel all electrical shortcomings should be evaluated by a licensed electrician.

To qualify as a legal basement apartment, it may be necessary to hire a consultant to discuss all of the items that would need upgrading. Things like fire separations, including doors, alarm systems, and electrical repairs would all be addressed. As it is, some items have been noted within the body of the report, but this was not an exhaustive retrofit inspection, so do not take this information as complete.

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

Tips **Flashed areas require reapplication of elastomeric caulking in short term. 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.**

### Exterior Surface and Components

Throughout Windows Window Wells Asphalt: **Keep clear of debris/leaves and monitor drainage, Investigate options for adding window wells if dampness occurs**

### Lots and Grounds

Steps: Concrete: **Missing handrails (safety, liability)**

Porch: Concrete: **Missing handrails (liability, safety issue). Moisture damage to side surface - monitor**

### Garage/Carport

Rear Garage Exterior Surface: Wood siding: **Some rot noted in bottom panels. Keep water away from structure and repair as needed.**

Rear Garage Roof: Asphalt shingle: **Roof needs repair in next year or two**

### Bathroom

1st floor Bathroom Tub/Surround: Fiberglass tub, Tile surround: **Caulk tile surround (all 90 degree joints), Fill tub with water during the application and curing of any new caulk. It was noted that the tub deck can be depressed by hand, implying that there is no bracing below this. As a result, the caulking will be less long-lived and reliable when installed. The grout joints in the corner were slightly larger than desirable and showed some cracking - consider regrouting with polymer-modified grout.**

**Window in shower is primarily plastic - ensure that all joints are well caulked to prevent moisture entry, and that the wood framing is also covered with caulk. The hinge for the window is showing some surface corrosion.**



## Defective Summary

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

### Basement

Basement Stairs Handrails No railing: Missing railing, Liability issue and safety hazard that should be addressed in the short term

### Electrical

Basement, Closet Electric Panel Breakers: 15, 20, 30, 40, 60 amps: Some overfusing (20 amp and 60 amp breakers are being used to supply wire that is rated for only 15 amps and 40 amps respectively). Photo shows junction box where 60 amp cable is spliced into a 40 amp cable. Bridged breakers are designed to trip together if one side of the circuit is overloaded, and are typically used for wires that are 14/3 (3 conductors plus a ground) to ensure that all devices on a circuit are de-energized at the same time. This is a safety consideration for an electrician working on the circuit, but there are two cases of unbridged breakers. Minor reconfiguration of wiring is recommended for this. Stripped panel screw on top left corner (minor). Have evaluated/repared by licensed electrician.

### Laundry Room/Area

Basement Laundry Room/Area Washer and Dryer Electrical: 110-220 VAC: Reversed polarity, Evaluation by a licensed electrician is recommended

### Bathroom

Basement Bathroom Shower/Surround: Fiberglass pan, Fiberglass surround: Replace old caulking at the shower pan. This type of unit is prone to leaking in outside corners - some staining and slightly elevated moisture readings in wall beside bathroom door. The drywall here is softened from repeated moisture. Needs repair in the short term

### Interior Space

1st floor Interior Space Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: Open or missing ground - ungrounded cable (visible in circle in the fourth photo), but not knob & tube. Add GFCIs to provide level of protection against ground faults. Reversed polarity in some receptacles also. 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. A licensed electrician is recommended to evaluate and estimate repairs



## Investigate Summary

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

### Exterior Surface and Components

**Exterior Wiring:** In conduit, Buried: 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 if any excavation or garden work is undertaken, Non-GFCI circuit for garage - suggest installation of GFCI at start of circuit for ground fault protection.

### Garage/Carport

**Rear Garage Electrical:** 15 amp 3 prong receptacles, 110 volt lighting circuits: See Exterior Electrical notes regarding buried wire. Non-GFCI circuit -recommend GFCI circuit be installed. Wiring stapled to the wood framing/walls should ideally be protected to prevent physical damage (since it is within reach, and garages are locations where sharp instruments and gardening tools are stored).

### Attic

**Attic Exhaust Fan Venting:** Insulated ducting: It is a good setup in one way, in that the bathroom fan does not improperly vent into attic, which could cause condensation/moisture damage to the insulation and any wood in the attic. However, the exhaust fan vents into the plastic plumbing stack, which is unusual. There isn't any obvious negative implication of this configuration, but it would be a good idea to keep an eye on condensation stains around the bathroom and bedroom ceilings. When reroofing, have the roofer add a collared vent and connect the exhaust ducting to this, just to be safe.

### Basement

**Basement Doors:** Hollow: If you want the basement apartment to function as a separate standalone unit, then certain retrofit fire code issues should be addressed. One of these is that the door at the top of the stairs should be a self-closing fire door (solid wood or metal - with a fire rating label on the spine).

**Basement Electrical:** 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: Reversed polarity in several circuits, including the laundry room. A licensed electrician is recommended to evaluate and estimate repairs

**Basement Smoke Detector:** Battery operated: Suggest interconnected smoke alarms on every level because this can lessen the requirements for fire ratings in the fire separations. If the alarm goes off in the basement, then the alarm on the main level would also sound an alarm. Requires the services of a licensed electrician.

**Cold room Invasive Testing(Moisture Probe) Reading:** 16-24%: 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 or spring-like conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.

Effluorescence noted on wall, which shows that some dampness has been in the walls previously, Previously painted with a damp proofing paint.

Readings above 30% are a warning to deal with the moisture before finishing the area or rot will eventually cause problems. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof"sections

### Plumbing

**Vent Pipes:** ABS: Typically in older houses, basement plumbing fixtures such as laundry tubs and washroom sinks are unvented or vented improperly. Suspect the wr sink and laundry tub are not vented correctly in this case. Watch for a gurgling sound when the sinks drain, and/or a methane smell (less likely).

Venting refers to the introduction of air from above a fixture. All fixtures should eventually connect to the plumbing



## Investigate Summary (Continued)

### Vent Pipes: (continued)

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).

**Gas Service Lines: Black pipe, Copper:** One open gas pipe (no gas flowing) in electrical closet - unknown if connected to live gas lines and simply shut off. Recommend insertion of a plug to terminate the gas pipe just in case. This would be recommended by any competent gas-fitter and is a very simple procedure.

### Electrical

**Conductor Type: Ungrounded cable:** Ungrounded cable is feeding 3 prong receptacles, hence they are ungrounded - GFCI receptacles can be installed at the start of the circuit to protect receptacles downstream. Some are also reversed polarity. Originally used as a replacement for knob & tube, ungrounded 2 conductor wire was replaced in the 1950s by 2-conductor wire with a ground.

Evaluation by a licensed electrician is recommended.

Scarcity of electrical receptacles also noted. Suggest addition of new grounded receptacles where required, to meet modern electrical demands.

### Air Conditioning

**Exterior AC System Condensate Removal: Electric pump, Plastic tube:** Eventual destination of condensation is unknown, as it runs into a wall in the basement.

### Laundry Room/Area

**Basement Laundry Room/Area Laundry Tub Drain: Copper:** An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are common. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor or more likely, a gurgling sound.

### Kitchen

**Basement Kitchen Ventilation: Over the stove fan - vented to exterior:** The exhaust duct from the kitchen exhaust fan and the bathroom fan tie into one exhaust vent on the exterior wall. This can allow blowback from one into the other - suggest the installation of a one-way check valve to prevent this, or just add a new exhaust vent in the wall.

**Basement Kitchen Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles:** Neither 15 amp split receptacles (formerly used to allow high draw appliances to plugged in without tripping breaker/fuses) nor 20 amp GFCI receptacles (currently used to allow high draw appliances to function in tandem while providing protection against ground fault shock) - suggest adding the latter.

**1st Floor Kitchen Electrical: 20 amp GFCI circuits, 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles:** 20 amp GFCI may not be fed by a 12 gauge cable - have evaluated and repaired if needed by a licensed electrician. Also, this 20 amp GFCI protects the 15 amp grounded receptacle to the right of the sink. In other words, if the GFCI trips due to a detected ground fault, the receptacle to the right of the sink also is shut off. However, the switch that operates the light is separately powered but exists in the same device box. It is possible for an electrician to shut off the power to one circuit but still work on an energized electrical box unexpectedly because two circuits should not run into one box - this is a shock hazard to the electrician. A licensed electrician is recommended to evaluate and estimate repairs



## Investigate Summary (Continued)

### Bathroom

Basement Bathroom Traps: Trap can be opened (locknuts): Unable to confirm vented correctly, but no vent visible behind the wall in the electrical closet - see plumbing venting section.

Basement Bathroom Ventilation: Electric fan: The exhaust duct from the kitchen exhaust fan and the bathroom fan tie into one exhaust vent on the exterior wall. This can allow blowback from one into the other - suggest the installation of a one-way check valve to prevent this, or just add a new exhaust vent in the wall.

### Interior Space

1st floor Interior Space Smoke Detector: Battery operated: Suggest interconnected smoke alarms on every level because of basement dwelling unit - will lessen fire code retrofit requirements that are not currently met. Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically.





## Improve Summary

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

### Roof

**Roof Vents: Plastic, Metal:** Separated seams exist now, Recommend a flashing tuneup in the short term, and then every 4-5 years thereafter.

**Gutters: Aluminum:** Leaves in troughs are holding water back. Clean out and monitor drainage.

### Exterior Surface and Components

**Main Exterior Surface Type: Brick:** Milkbox should be secured because it is a security risk. Can be opened and then the interior door locks are accessible. Consider adding insulation onto the space also.

**Front Windows Thermal Characteristics Thermal Pane, Single pane:** 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.

**Front Windows Window Trim Metal clad:** Minor cracking in caulk now. It is important to monitor and maintain exterior caulking to ensure weather resistance. Caulk should be evaluated at least annually and repaired as needed.

**Entry Doors: Wood, Storm door:** Consider upgrade to energy efficient doors. Minor bubble in paint on front door - minor maintenance note.

### Garage/Carport

**Rear Garage Downspouts: Galvanized:** Some corrosion - prone to leaks but not raining so cannot confirm that they do not leak at joints

**Rear Garage Leader/Extensions: None:** Extend downspouts to move water away from structure

### Attic

**Attic Insulation: Fiberglass batts, Loose fill fibreglass:** While there is an adequate amount of insulation in the attic, the loose fill has been moved (possibly from wiring work in the attic) and should be leveled out to even the average level of insulation value. Add weatherstripping to hatch door

### Air Conditioning

**Exterior AC System Refrigerant Lines: Low pressure and high pressure:** Insulation deteriorated and less effective than intended

### Kitchen

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

### Bathroom

**Basement Bathroom Floor: Ceramic tile:** Add a piece of quarter round trim to prevent toe stubs at the toilet. Suspect this was done to keep the toilet level on a non-level floor.



## Improve Summary (Continued)

### Interior Space

1st floor Interior Space Closet: Standard size: Closet doors have locking handles - someone could be locked in the closet by accident. Replace handle set.