



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

# Inspection Report



89 Argyle Street  
Toronto, ON

## TERMS OF INSPECTION....

Address of Service: \_\_\_\_\_

Date of Service: \_\_\_\_\_ Weather Conditions: \_\_\_\_\_

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

Mailing Address:  x

Home Phone:  x  Mobile:  x  Work Phone:  x

E-Mail:  x  Inspection Fee: \_\_\_\_\_

Closing Date:  x  Payment Method: ☐ Cash ☐ Cheque

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

#### 1. THE INSPECTION:

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

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

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

### 3. THE REPORT:

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

### 4. THE CLIENT:

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

### 5. LIMITATIONS OF LIABILITY:

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

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

SIGNATURE OF  
CLIENT or REPRESENTATIVE: **X** \_\_\_\_\_

INSPECTION COMPANY  
REPRESENTATIVE: \_\_\_\_\_

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

**X**

Initial here



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## Definitions

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

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Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
Improve	Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
Not Inspected	Item was not inspected for safety reasons, due to lack of power, or it was inaccessible or disconnected at time of inspection.
Not Present	Item not present or not found.

## General Information

### Property Information

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

Inspection Date 10/03/2012

Property Address 89 Argyle Street

City Toronto Prov ON

### Client Information

Client Name Mr. Gerardo Perez

Phone 905-808-0689 416-745-2300

E-Mail gperez@remaxwest.com

### Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Address 60 Symons Street

City Toronto State ON Zip M8V 1T9

Company Phone 416-694-5859 Fax

Company E-Mail info@torontohomeinspections.com

File Name 20121003-10-argyle

### Conditions



## General Information (Continued)

Others Present Listing Agent

Agent

For Purposes of Inspection, Entrance Faces North

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 15

Weather Overcast, Drizzling Soil Conditions Damp

Space Below Grade Basement

Estimated Age 60-70

Building Type Rowhouse

Garage Detached

## Introduction to Our Service

### SUPPORT

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

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

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

### WHAT TO EXPECT

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

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

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



## General Information (Continued)

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

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

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

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

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

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

### FOCUS OF INSPECTION

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

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





## General Information (Continued)

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

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

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

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

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

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

### TWO PASS INSPECTION SYSTEM

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

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

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

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

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





## General Information (Continued)

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

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

### YOUR RESPONSIBILITIES

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

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

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

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

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



## Roof

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

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### Porch Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle: Typical wear and tear - expanded seams, edges wearing, minor edge curl, commencement of brittleness. Expect replacement within next 5 years approximately
3. Type: Shed
4. Approximate Age: 10-15 years old, in last third of typical 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.

### Top flat, Main, Rear lower Roof Surface

5. Method of Inspection: On roof
6. Acceptable Material: Rolled roof material (EPDM): Most flat roofs are designed to last 20 years, but this can be stretched out with proper maintenance. Suggest a qualified flat roofing contractor be contracted to do a maintenance tune-up and evaluation now and every 5 years at a minimum thereafter. There is some alligator cracking developing in the EPDM membrane, and this shows a drying out of the surface. Consider a specifically designed aluminum coloured paint to reflect the UV rays of the sun.
7. Type: Flat
8. Approximate Age: 10-15 years old, entering final third of typical life cycle: Note that the age estimate is based upon the appearance. Suspect that this roof has a design life of 20 years.
9. Tips We highly recommend a roof and flashing tune-up every 3-5 years as materials such as caulking deteriorate more quickly than other components of the roof.



## Roof (Continued)

10. Marginal

Wall and Ridge Flashing: Metal, Rolled roof material: **Prone to possible leaks where peeling - professional attention required, Minor separations exist now, Recommend a flashing tuneup in the short term, and then every 4-5 years thereafter. To delay maintenance is an invitation to leaks**



11. Acceptable Plumbing Stacks: Cast Iron

12. Acceptable Stack Flashing: Tar

13. Acceptable, Improve Gutters: Aluminum: Loose at rear over back door (lower roof) - needs to be re-secured.

14. Acceptable, Improve Downspouts: Aluminum: At rear, the downspout that discharges onto the lower roof is blocked by leaves - needs cleaning now & annually.



## Roof (Continued)

15. Acceptable Leader/Extension: Extensions: Monitor during/after rain to confirm downspouts move water away from foundation. Prone to freezing in winter - monitor

### Southeast Chimney

16. Acceptable Chimney: Brick  
17. Acceptable Flue/Flue Cap: Metal liner  
18. Acceptable Chimney Flashing: Rolled roof material

## Exterior Surface and Components

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

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

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1. Restrictions: Rear: sides of house between houses

### Exterior Surface

2. Acceptable Type: Brick veneer

### Exterior Surface



## Exterior Surface and Components (Continued)

3. Acceptable, Improve **Type:** Aluminum siding:  
Gaps not properly sealed at openings and at window trim - suggest the services of a professional caulking company to improve the weather tightness.



### Windows

4. Acceptable **Window Materials** Metal
5. Acceptable **Window Operation** Hung, Sliders
6. Marginal **Thermal Characteristics** Single pane: *Single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades*
7. Acceptable **Window Trim** Metal clad, Wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed. Minor caulk improvements within the next year are suggested - see siding notes above.
8. Acceptable **Window Sills** Brick with mortar joints, Metal clad: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly



## Exterior Surface and Components (Continued)

9. Marginal Fascia: Aluminum: Loose at back SE corner (top). Also loosened by an animal at junction between two top flat roofs. Needs repair to maintain animal resistance.



10. Acceptable Soffits: Vented aluminum
11. Acceptable Door Bell: Hard wired
12. Acceptable, Improve Entry Doors: Wood: Consider upgrade to energy efficient door
13. Defective Rear Doors: Wood, Storm door: Some signs of air infiltration around the doors. Consider upgrade to energy efficient doors, especially at the hollow basement walkout door. Add a deadbolt to improve building security.
14. Acceptable Exterior Lighting: Surface mount
15. Acceptable Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve. Shutoff in basement is missing a handle.

## Lots and Grounds

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

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## Lots and Grounds (Continued)

1. Restrictions: No access under porch, Newer tiles on patio, area in front of rear mudroom.

2. Acceptable Steps: Tile covered

3. Acceptable, Investigate Porch: Tiled: Front

brick needs repair where moisture damaged (freezing in winter is the likely culprit). No urgency to this repair - monitor. Front railing is loose at the base. Wood to soil close contact under porch in known termite area. No evidence of termites on the property on the day of the inspection, but risk factors remain.

Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls.

They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consider consulting a pest control







## Lots and Grounds (Continued)

Porch: (continued)

specialist for further inspection, treatment and advice.

4. Marginal      Patio: Tiled: Loose tiles and grout - some minor tile damage - chips, cracking. Will not stand up well to our winters - suggest ongoing repairs and eventual replacement

5. Defective      Grading: Negative slope: Ensure grading slopes away from structures. Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up (such as the settled concrete at the top/side of the rear basement walkout). Caulk at the edges of the concrete where it touches the house (this water will try and enter the basement). This is THE most common recommendation that we make.



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.

7. Defective      Vegetation: Wood stump: Wood stump should be removed, especially in known termite area (no signs of termites today).

8. Marginal      Basement Stairwell: Block, Parged: Wall shows signs of previous frost heave, but parging that has been applied on walls is more or less intact, so the rate of movement is not great. Keep water away from the top areas and monitor for future movement (which would not be surprising). Typical information note: Cannot determine if exposed foundation is underpinned below lowered frost line (typical information note), so inspector looks for evidence of movement in wall. In this case there was no signs of movement.

9. Acceptable      Basement Stairwell Drain: Surface drain: No water visible in drain, which is good, because less freeze probability. Ensure drain is never blocked by leaves or ice. Some moisture evidence just inside the door - monitor and repair the situation if it occurs again.



## Garage/Carport

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

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Not Present	Item not present or not found.

1. Restrictions: Restricted view of roof structure, Storage inside, Exterior side walls not visible

### Rear Garage

2. Type of Structure: Detached Car Spaces: 1
3. Acceptable Garage Doors: Metal
4. Acceptable Door Operation: Manual
5. Acceptable Exterior Surface: Block
6. Acceptable Roof: Metal
7. Acceptable Roof Structure: Rafter
8. Acceptable, Improve Service Doors: Wood: Improve door security into backyard.
9. Acceptable Floor/Foundation: Concrete
10. Defective Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Use of extension cords, wired on plugs, surface mounted wire - all of these are generally unsafe practices. Non-GFCI circuit -recommend GFCI circuit be installed, A licensed electrician is recommended to evaluate and estimate repairs





## Garage/Carport (Continued)

- 11. Marginal Gutters: Aluminum: **Gutters loose, spikes or straps missing**
- 12. Acceptable Downspouts: Aluminum
- 13. Not Present Leader/Extensions: None: Extend downspouts to move water away from foundation

## Attic

*Only portions of the attic are visible. Areas within the attic are restricted from view by the insulation, structural members, irregular attic and roof configurations and poor lighting.*

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### Attic

- 1. Restrictions: 0% visible, Minimal attic space and no access
- 2. Not Inspected Ventilation: Soffit vents: Cannot determine if soffit vents are blocked or unblocked by insulation. They should not be restricted, allowing intake air to enter the attic.
- 3. Not Inspected Insulation: Restricted: **Likely minimal insulation**

## Structure

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

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## Structure (Continued)

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

2. Acceptable Structure Type: Wood frame

3. Acceptable Foundation: Block, Concrete:  
Older concrete foundations are more porous than newer poured concrete, and typically allow dampness to permeate it. Older foundations have no weeping tile to drain exterior moisture. 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. Note that some wood was part of the foundation wall at the front under the electrical panel, and we recommend removal.



4. Acceptable Joists: 2x12

5. Not Present Piers/Posts: Not visible: No posts in basement. Note there is a wall removed upstairs, and the post at that location is not supported by a post in the basement, and likely never was. No obvious issues exist, but monitor for signs of cracks in drywall at this area, which could indicate settlement and potential to improve support in basement.



## Structure (Continued)

6. Acceptable Floor/Slab: Non-structural concrete, Dug-out basement: Concrete curb indicates that basement was dug out - moisture readings negligible at this location.



7. Acceptable Floor sheathing: Dimensional wood

## Basement

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

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### Basement

1. Restrictions: See restrictions for Structure
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable, Investigate Floor: Linoleum/resilient, Laminate: Laminate shows signs of previous moisture damage - monitor





## Basement (Continued)

5. Acceptable Floor Drain: Surface drain

6. Acceptable, Defective Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: One ungrounded receptacle needs repair - is the receptacle with a cracked cover plate and wood screws holding in the cover. A licensed electrician is recommended to evaluate and estimate repairs



7. Acceptable Smoke Detector: Battery operated: Note that detector COULD be replaced with a hard-wired type, which can activate alarms on other floors if it activates and is interconnected.



8. Acceptable HVAC Source: Heating system register

9. Not Inspected Insulation: Fiberglass Batts: [Level of insulation not confirmed.](#)

### Basement Stairs

10. Type Straight

11. Defective Handrails No railing: **Missing railing, Liability issue and safety hazard that should be addressed in the short term**



## Basement (Continued)

### Average Invasive Testing(Moisture Probe)

12. Acceptable Reading: 8-14%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.

### Peaks Invasive Testing(Moisture Probe)

13. Marginal Reading: 26-30%: Highest readings were in wall beside water heater, at back door, near furnace where condensate from air conditioner is discharging. These all could be caused by something other than basement dampness. Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. May have to make use of a dehumidifier on a consistent basis. Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. 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, Needs further investigation, as conditions are conducive to rot/mould growth. May have to remove some sections of drywall where stained.







## Basement (Continued)

Reading: (continued)



## Plumbing

As with many building systems, much of the plumbing system is hidden from view. The inspector will operate all fixtures possible and evaluate the visible portions, but problems with venting, leaks or other defects may be discovered after the buyer occupies the property. Even a property that is vacant will restrict the inspector because no current usage pattern exists. We reiterate that the inspection is a visual inspection of all systems on the day of the inspection, and the unique usage patterns of different users may result in the discovery of undetected problems.

Fire protection (and alarm) systems must be inspected as per the requirements of the Fire Code by a certified technician. If the inspector observes any leaks or obvious wiring defects, they will be noted in the report, but this is not the focus of the inspection and the systems must be disclaimed.

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

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



## Plumbing (Continued)

2. Acceptable Service Line: Copper: Check with works dept to see if supply has been updated. All copper where visible. Potential freeze risk in pipe that runs behind the drywall in the front foundation wall.
3. Acceptable Main Water Shutoff: Basement, Front of building
4. Acceptable Water Lines: Copper: No visible piping that is older galvanized - only copper is visible (but restricted by wall and ceiling finishes).
5. Acceptable Drain Pipes: ABS, Cast iron
6. Investigate Exterior Service Caps: Older mushroom cap: Check with public works to see what work has been done under permit and to find out if any work is recommended, Suggest checking sewer lines with a camera
7. Acceptable, Investigate Vent Pipes: ABS, Cast iron: Suggest that a licensed plumber investigate the venting, as irregularities exist that are typical in older homes. Watch for gurgling or sucking sounds from drains, or sewer gas smells.  
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).

### Basement, Closet Water Heater

8. Acceptable Water Heater Operation: Functional at time of inspection: We suggest that you drain out a bucket of water from the drain valve on the water heater whenever you change your furnace filter. This will help cut down on sediment which will help maintain the unit's efficiency and lifespan. You will also notice any changed in water quality that would signal a need for service by a certified technician. Expect the water heater to last between 15-20 years, and suggest replacement at the 15 year mark.
9. Type: Natural gas Capacity: 40 US Gal. = 150 Litres
10. Approximate Age: 10 Area Served: Whole building
11. Acceptable, Investigate Flue Pipe: Metal: Note - cannot see flue connection at chimney or furnace flue because of wall finishes. Clearance from combustible finishes may be an issue.
12. Acceptable TPRV and Drain Tube: Brass valve, CPVC tube

## Electrical

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

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## 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
  4. Acceptable 120 VAC Branch Circuits: Copper
  5. Acceptable 240 VAC Branch Circuits: Copper
  6. Acceptable Knob & Tube Wiring: Suspect removed
  7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex)
  8. Acceptable Ground: Plumbing ground
- Basement, Closet Electric Panel
- 
9. Acceptable, Improve Manufacturer: Siemens: Closet location is less than ideal because 3 feet in front of panel should be kept clear
  10. Maximum Capacity: 125 Amps
  11. Acceptable Main Disconnect Size: 100 Amps
  12. Acceptable Breakers: 15, 30, 40 amps

## Heating System

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

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Not Present	Item not present or not found.

1. Restrictions: Pilot light out - inspector is restricted from operating any system that is shut down, Heat exchanger is 0% visible

### Basement Heating System

2. Investigate Heating System Operation: Appears functional - not operated as heating: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Cleaning recommended, Have the furnace technician re-light the pilot and ensure that the furnace is in good working order. The inspector is not permitted to re-light the pilot. Furnace nearing the end of its design life, Budget for replacement. Average life span of a furnace is



## Heating System (Continued)

Heating System Operation: (continued)

20-25 years.

3. Manufacturer: Evcon
4. Model Number: AGU12520A Serial Number: 940829027
5. Type: Forced air Capacity: 100 kbtu/hr output
6. Area Served: Whole building Approximate Age: 18
7. Fuel Type: Natural gas
8. Investigate Heat Exchanger: 5 Burner: Recommend inspection by a certified heating technician
9. Acceptable Blower Fan: Below heat exchanger
10. Acceptable Air Filter 1" pleated disposable: Replace 4- 6 times per year, Suggest 3M pleated one inch filter
11. Acceptable Distribution: Metal duct
12. Acceptable Draft Control: Motor driven
13. Acceptable, Investigate Flue Pipe: Metal: Note that while no problems are suspected, the junction between the hot water heater, the furnace flue and the chimney is not visible. There is a fire code requirement to have your flue inspected annually by a competent person, so suggest doing so at the time of furnace maintenance.  
Some moisture stains at joint in flue in furnace room - monitor.
14. Acceptable Thermostats: Programmable
15. Acceptable Humidifier: Drum style: Disconnected at time of inspection
16. Suspected Asbestos: No

## Air Conditioning

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

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## Air Conditioning (Continued)

### Exterior AC System

1. Acceptable, Investigate 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. These units are known for their reliability, but any machine that is older can fail. While functional today, it is possible that the unit could fail or continue to run. Due to age, budget funds to be set aside for replacement. Watch for ice/frost on the larger copper pipe/fittings, which is a symptom of a problem.
2. Acceptable, Improve Condensate Removal: To floor drain: Was loose and causing minor rot/water stains in wood wall framing in furnace room.
3. Acceptable, Improve Exterior Unit: Pad mounted: Unit not level - re-set the slab it is on to make the unit level.
4. Manufacturer: Keeprite
5. Model Number: SSC-19-ID Serial Number: 6191241356
6. Area Served: Whole building Approximate Age: 18-20+
7. Type: 220 volt electric Capacity: 1.5 Ton
8. FLA 9.9 Max Fuse Capacity 25 amp
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Acceptable, Improve Electrical Disconnect: Breaker disconnect: White wire feeding the unit should be physically protected from damage (should be in conduit). Also, wire may not be rated for exterior use. Will require electrical disconnect outside when replacing
12. Acceptable Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.

## Laundry Room/Area

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

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## Laundry Room/Area (Continued)

1. Restrictions: Wall finishes and laundry appliances themselves

### Basement Laundry Room/Area

2. Acceptable Washer Hose Bib: Rotary
3. Acceptable Washer and Dryer Electrical: 110-220 VAC
4. Acceptable, Improve Dryer Vent: Plastic flex: Flex duct restricts air flow and traps more lint than smooth walled rigid ducting - suggest replacement. Clean ducting annually.
5. Investigate Washer Drain: Drains to ABS drain pipe: **Not vented - consult a plumber if any venting/drainage issues arise. See plumbing section on vents.**

## Kitchen

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

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

### Kitchen

2. Acceptable, Improve Ventilation: Over the stove fan - vented to exterior: Fan motor is also discharging air into the kitchen. Typically these fans have a fan that can be re-oriented to only discharge air out one exhaust port. Suspect the fan was not changed from manufacturer's orientation. This means the microwave would have to be removed, the cover removed, the fan cage rotated, and then reassembled and installed. This is a simple job for a handyman.
3. Acceptable Sink: Stainless Steel
4. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp split receptacles
5. Acceptable Faucets: With shutoffs





## Kitchen (Continued)

6. Defective

Traps: Trap has cleanout:  
There is an incorrect drain configuration. The sideways Y-fitting restricts the flow of water from the right bowl. This can cause water to come up into the left bowl from the drain (from the dishwasher also). 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: Granite or similar

8. Acceptable

Ceiling: Drywall

9. Marginal

Walls: Drywall, Tile: 2-3 tiles behind the faucet are loose and need to be re-installed. Caulk at the tile to countertop connection.



10. Acceptable

Floor: Ceramic tile





## Bathroom

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

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

### Basement Bathroom

- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall, Tile
- 4. Acceptable Floor: Ceramic tile: Water stains on floor could be condensation from water pipes. Less likely but possible is water entry from the front window. Monitor.



- 5. Acceptable Doors: Hollow
- 6. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle



## Bathroom (Continued)

7. Acceptable, Investigate Counter/Cabinet:  
One piece with sink:  
Clean mildew off of tiles  
below sink and monitor.  
Looks like older stains,  
but with no exhaust fan,  
condensation can cause  
unhealthy air.



8. Acceptable Sink/Basin: Molded single bowl  
9. Acceptable Faucets: With shutoffs  
10. Acceptable, Investigate Traps: Trap has cleanout: "S" Type drain traps do not meet modern standards and are probably unvented. Watch for sewer gas smell or gurgling, slow drainage.  
11. Acceptable, Improve Tub/Surround: Fiberglass tub, Porcelain/enamel tub, Tile surround: Caulk tile surround (all 90 degree joints). Loose tub spout can be secured better so no stress is placed on copper fittings in wall.  
12. Acceptable Toilets: 6.0 lpf, Lined tank  
13. Defective Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior. Window will not function well and there are signs of condensation in this room.

### 2nd floor Bathroom

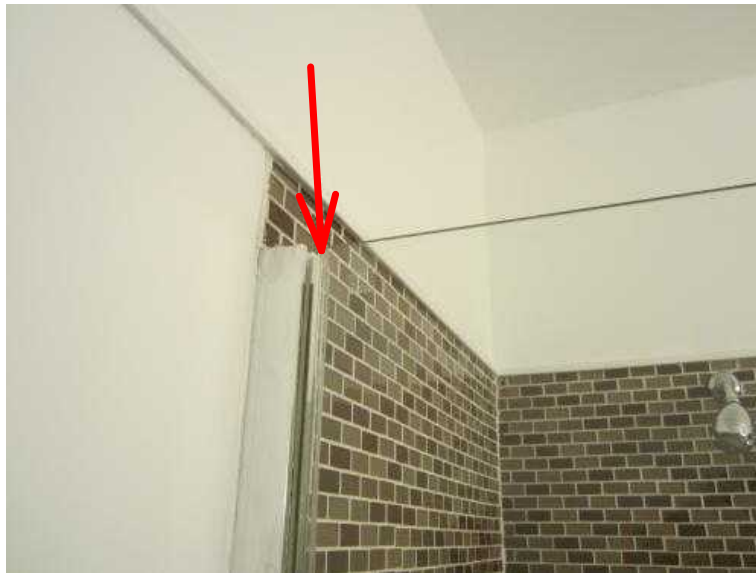
14. Acceptable Ceiling: Drywall  
15. Acceptable Walls: Drywall, Tile  
16. Acceptable Floor: Ceramic tile  
17. Acceptable Doors: Hollow  
18. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle  
19. Acceptable Sink/Basin: Molded single bowl  
20. Acceptable Faucets: With shutoffs  
21. Acceptable Traps: Trap has cleanout: Drains slowly - possibly hair clog in drain - use cleanout to open and clean out the trap.  
Possible "S" Type drain - these traps do not meet modern standards if they are not vented. Watch for sewer gas smell or gurgling, slow drainage.



## Bathroom (Continued)

22. Defective

Shower/Surround: Fiberglass pan, Glass surround: **Glass surround is loose and separated - allows moisture to exit the shower - needs repair. Tiles loose at bottom and uncaulked. Suggest repair before use, as may allow moisture leakage into wall and floor structure.**



23. Acceptable

Toilets: 6.0 lpf, Lined tank

24. Acceptable

HVAC Source: Heating system register

25. Acceptable

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



## Interior Space

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

From first floor Stairs

2. Type Straight, Turns at top

3. Acceptable, Investigate Handrails Picket mount, Wall mount: Stairguard at top has more than a 4" gap between pickets. If infants are in the house, then this should be corrected to prevent heads getting stuck.

Interior Space

4. Acceptable Ceiling: Drywall/plaster

5. Acceptable Walls: Drywall/plaster

6. Acceptable Floor: Stone tile or similar

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

8. Acceptable Doors: Hollow

9. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits: Several light bulbs have burnt out - this is a common problem for these types of bulbs. Light switch in centre bedroom is located inconveniently behind door on hinge side.

10. Acceptable HVAC Source: Heating system register

11. Investigate Smoke Detector: Hard wired, Absent: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas. Suggest interconnected smoke alarms on every level



## Marginal Summary

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### Roof

Wall and Ridge Flashing: Metal, Rolled roof material: **Prone to possible leaks where peeling - professional attention required, Minor separations exist now, Recommend a flashing tuneup in the short term, and then every 4-5 years thereafter. To delay maintenance is an invitation to leaks**

### Exterior Surface and Components

Windows Thermal Characteristics Single pane: **Single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades**

Fascia: Aluminum: **Loose at back SE corner (top). Also loosened by an animal at junction between two top flat roofs. Needs repair to maintain animal resistance.**

### Lots and Grounds

Patio: Tiled: **Loose tiles and grout - some minor tile damage - chips, cracking. Will not stand up well to our winters - suggest ongoing repairs and eventual replacement**

Basement Stairwell: Block, Parged: **Wall shows signs of previous frost heave, but parging that has been applied on walls is more or less intact, so the rate of movement is not great. Keep water away from the top areas and monitor for future movement (which would not be surprising).**

**Typical information note: Cannot determine if exposed foundation is underpinned below lowered frost line (typical information note), so inspector looks for evidence of movement in wall. In this case there was no signs of movement.**

### Garage/Carport

Rear Garage Gutters: Aluminum: **Gutters loose, spikes or straps missing**

### Basement

Peaks Invasive Testing(Moisture Probe) Reading: 26-30%: **Highest readings were in wall beside water heater, at back door, near furnace where condensate from air conditioner is discharging. These all could be caused by something other than basement dampness.**

**Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. May have to make use of a dehumidifier on a consistent basis. Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. 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, Needs further investigation, as conditions are conducive to rot/mould growth. May have to remove some sections of drywall where stained.**

### Kitchen

Kitchen Walls: Drywall, Tile: **2-3 tiles behind the faucet are loose and need to be re-installed. Caulk at the tile to countertop connection.**



## Defective Summary

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### Exterior Surface and Components

Rear Doors: Wood, Storm door: Some signs of air infiltration around the doors. Consider upgrade to energy efficient doors, especially at the hollow basement walkout door. Add a deadbolt to improve building security.

### Lots and Grounds

Grading: Negative slope: Ensure grading slopes away from structures. Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up (such as the settled concrete at the top/side of the rear basement walkout). Caulk at the edges of the concrete where it touches the house (this water will try and enter the basement).

This is THE most common recommendation that we make.

Vegetation: Wood stump: Wood stump should be removed, especially in known termite area (no signs of termites today).

### Garage/Carport

Rear Garage Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Use of extension cords, wired on plugs, surface mounted wire - all of these are generally unsafe practices. Non-GFCI circuit - recommend GFCI circuit be installed, A licensed electrician is recommended to evaluate and estimate repairs

### Basement

Basement Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: One ungrounded receptacle needs repair - is the receptacle with a cracked cover plate and wood screws holding in the cover. A licensed electrician is recommended to evaluate and estimate repairs

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

### Kitchen

Kitchen Traps: Trap has cleanout: There is an incorrect drain configuration. The sideways Y-fitting restricts the flow of water from the right bowl. This can cause water to come up into the left bowl from the drain (from the dishwasher also). 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 Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior. Window will not function well and there are signs of condensation in this room.

2nd floor Bathroom Shower/Surround: Fiberglass pan, Glass surround: Glass surround is loose and separated - allows moisture to exit the shower - needs repair. Tiles loose at bottom and uncaulked. Suggest repair before use, as may allow moisture leakage into wall and floor structure.





## 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.

### Lots and Grounds

**Porch: Tiled:** Front brick needs repair where moisture damaged (freezing in winter is the likely culprit). No urgency to this repair - monitor. Front railing is loose at the base.  
Wood to soil close contact under porch in known termite area. No evidence of termites on the property on the day of the inspection, but risk factors remain.  
Termites (subterranean kind) live in the ground and typically forage for old, rotted wood, which may be found in basements, exterior wall finishes or window frames, porches, decks, tree stumps or debris, or even garden dividers and retaining walls. They also can be found in cemeteries, along railway tracks, and wood piles. They require close wood to soil contact in order to access the wood they feed on. Since termites dry out when exposed to air, they build sand coloured shelter tubes when they hit the open air. Any found shelter tubes should be broken - if termites are active, they will rebuild them. Any wood to soil close contact should be eliminated. Consider consulting a pest control specialist for further inspection, treatment and advice.

### Basement

**Basement Floor: Linoleum/resilient, Laminate:** Laminate shows signs of previous moisture damage - monitor

### Plumbing

**Exterior Service Caps: Older mushroom cap:** Check with public works to see what work has been done under permit and to find out if any work is recommended, Suggest checking sewer lines with a camera

**Vent Pipes: ABS, Cast iron:** Suggest that a licensed plumber investigate the venting, as irregularities exist that are typical in older homes. Watch for gurgling or sucking sounds from drains, or sewer gas smells.

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).

**Basement, Closet Water Heater Flue Pipe: Metal:** Note - cannot see flue connection at chimney or furnace flue because of wall finishes. Clearance from combustible finishes may be an issue.

### Heating System

**Basement Heating System Heating System Operation:** Appears functional - not operated as heating: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Cleaning recommended, Have the furnace technician re-light the pilot and ensure that the furnace is in good working order. The inspector is not permitted to re-light the pilot.

Furnace nearing the end of its design life, Budget for replacement. Average life span of a furnace is 20-25 years.

**Basement Heating System Heat Exchanger: 5 Burner:** Recommend inspection by a certified heating technician

**Basement Heating System Flue Pipe: Metal:** Note that while no problems are suspected, the junction between the hot water heater, the furnace flue and the chimney is not visible. There is a fire code requirement to have your flue inspected annually by a competent person, so suggest doing so at the time of furnace maintenance.

Some moisture stains at joint in flue in furnace room - monitor.





## Investigate Summary (Continued)

### Air Conditioning

Exterior AC System 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. These units are known for their reliability, but any machine that is older can fail. While functional today, it is possible that the unit could fail or continue to run. Due to age, budget funds to be set aside for replacement. Watch for ice/frost on the larger copper pipe/fittings, which is a symptom of a problem.

### Laundry Room/Area

Basement Laundry Room/Area Washer Drain: Drains to ABS drain pipe: Not vented - consult a plumber if any venting/drainage issues arise. See plumbing section on vents.

### Bathroom

Basement Bathroom Counter/Cabinet: One piece with sink: Clean mildew off of tiles below sink and monitor. Looks like older stains, but with no exhaust fan, condensation can cause unhealthy air.

Basement Bathroom Traps: Trap has cleanout: "S" Type drain traps do not meet modern standards and are probably unvented. Watch for sewer gas smell or gurgling, slow drainage.

### Interior Space

From first floor Stairs Handrails Picket mount, Wall mount: Stairguard at top has more than a 4" gap between pickets. If infants are in the house, then this should be corrected to prevent heads getting stuck.

Interior Space Smoke Detector: Hard wired, Absent: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas. Suggest interconnected smoke alarms on every level



## Improve Summary

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### Roof

Gutters: Aluminum: Loose at rear over back door (lower roof) - needs to be re-secured.

Downspouts: Aluminum: At rear, the downspout that discharges onto the lower roof is blocked by leaves - needs cleaning now & annually.

### Exterior Surface and Components

Exterior Surface Type: Aluminum siding: Gaps not properly sealed at openings and at window trim - suggest the services of a professional caulking company to improve the weather tightness.

Entry Doors: Wood: Consider upgrade to energy efficient door

### Garage/Carport

Rear Garage Service Doors: Wood: Improve door security into backyard.

### Electrical

Basement, Closet Electric Panel Manufacturer: Siemens: Closet location is less than ideal because 3 feet in front of panel should be kept clear

### Air Conditioning

Exterior AC System Condensate Removal: To floor drain: Was loose and causing minor rot/water stains in wood wall framing in furnace room.

Exterior AC System Exterior Unit: Pad mounted: Unit not level - re-set the slab it is on to make the unit level.

Exterior AC System Electrical Disconnect: Breaker disconnect: White wire feeding the unit should be physically protected from damage (should be in conduit). Also, wire may not be rated for exterior use. Will require electrical disconnect outside when replacing

### Laundry Room/Area

Basement Laundry Room/Area Dryer Vent: Plastic flex: Flex duct restricts air flow and traps more lint than smooth walled rigid ducting - suggest replacement. Clean ducting annually.

### Kitchen

Kitchen Ventilation: Over the stove fan - vented to exterior: Fan motor is also discharging air into the kitchen.

Typically these fans have a fan that can be re-oriented to only discharge air out one exhaust port. Suspect the fan was not changed from manufacturer's orientation. This means the microwave would have to be removed, the cover removed, the fan cage rotated, and then reassembled and installed. This is a simple job for a handyman.

### Bathroom

Basement Bathroom Tub/Surround: Fiberglass tub, Porcelain/enamel tub, Tile surround: Caulk tile surround (all 90 degree joints). Loose tub spout can be secured better so no stress is placed on copper fittings in wall.