



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

Inspection Report



12 Westleigh Crescent
Toronto, ON



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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

Acceptable	Functional with no obvious signs of defect.
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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
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General Information

Property Information

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

Inspection Date 04/26/2013

Property Address 12 Westleigh Crescent

City Toronto Prov ON

Client Information

Client Name Sandra Bridges

E-Mail c/o pkay@trebnet.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 20130426-13-westleigh

Conditions



General Information (Continued)

Listing Agent

Name: Kay, Pat

For Purposes of Inspection, Entrance Faces South

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 12

Weather Sunny Soil Conditions Damp

Space Below Grade Basement

Estimated Age 60

Building Type Detached, Single Family, Bungalow

Garage None

Introduction to Our Service

SUPPORT

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

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

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

WHAT TO EXPECT

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

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

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



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

In a condominium unit such as this, the roof system is not evaluated because it is the responsibility of the condominium corporation. As a result, the roof is totally disclaimed. The corporation has established a reserve fund to deal with repairs and replacement, and we advise the resident to consult further with the condominium corporation on these matters.

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Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle: Roof in good condition showing little wear



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



Roof (Continued)

- 7. Acceptable Valleys: Rolled roof material
- 8. Acceptable Plumbing Stacks: Cast Iron
- 9. Acceptable Stack Flashing: Plastic/rubber
- 10. Acceptable Roof Vents: Plastic
- 11. Acceptable Gutters: Aluminum, Screened
- 12. Acceptable Downspouts: Aluminum
- 13. Improve Leader/Extension: Extensions, Missing at driveway: Extend downspouts to move water away from foundation, Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation, Discharging water against structure at SE corner which could lead to basement dampness if left unchanged, Make angle of extension steeper to discourage icing up in winter



West Chimney

- 14. Acceptable Chimney: Brick: Chimney would benefit from tuck point repairs within the next 5 or so years, although waiting longer could lead to more expensive repairs. For now, consider this a maintenance item that can be deferred a little.



- 15. Acceptable Flue/Flue Cap: Metal liner



Roof (Continued)

16. Acceptable Chimney Flashing: Metal

Exterior Surface and Components

In a condominium unit such as this, the exterior surfaces and components are not evaluated because they are the responsibility of the condominium corporation. As a result, the exterior is totally disclaimed. The corporation has established a reserve fund to deal with repairs and replacement, and we advise the resident to consult further with the condominium corporation on these matters.

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Exterior Surface

1. Acceptable Type: Brick

Exterior Surface

2. Acceptable Type: Block

Windows

3. Acceptable Window Materials Metal

4. Investigate Window Operation Sliders, Hung: Sliding windows do not all close completely. Suspect the windows are installed incorrectly in the tracks (in the wrong order) - this was noted and repaired in the back basement window, but is still an issue at the front living room window. Another less common possibility is that the sliders are the wrong size for the window in terms of width. Will allow exterior air infiltration so should be addressed in the shorter term.

5. Acceptable Thermal Characteristics Thermal Pane and single pane: Single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades

6. Acceptable Window Trim Metal clad

7. Acceptable Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly

Windows

8. Acceptable Window Materials Plastic

9. Acceptable Window Operation Hung

10. Acceptable Thermal Characteristics Thermal Pane

11. Acceptable Window Trim Metal clad



Exterior Surface and Components (Continued)

12. Acceptable Window Sills Brick with mortar joints: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly
-
13. Acceptable Fascia: Aluminum
14. Acceptable Soffits: Aluminum
15. Acceptable, Improve Entry Doors: Metal: Side door: Suggest replacement of door handles to be simple passage sets so that nobody can be locked out, Improve door security by installing a deadbolt.
16. Acceptable Exterior Lighting: Surface mount
17. Marginal Exterior Electric Outlets: 110 VAC: Non-GFCI outlet - suggest replacement
18. Acceptable Exterior Wiring: In conduit
19. Acceptable Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve

Lots and Grounds

In a condominium unit, the lots and grounds are not evaluated because they are usually the responsibility of the condominium corporation. As a result, the exterior, lots and grounds are totally disclaimed. Confirm on the status certificate what the corporation's responsibilities are. The corporation has established a reserve fund to deal with repairs and replacement, and we advise the resident to consult further with the condominium corporation on these matters.

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- | | |
|---------------|--|
| Acceptable | Functional with no obvious signs of defect. |
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1. Acceptable Driveway: Asphalt



Lots and Grounds (Continued)

2. Acceptable, Investigate **Porch:** Concrete, Stone tiled: Monitor the stone, as over time the mortar will wear and loosen. Do not use rock salt in winter (ice melter is best). Stair rise is uneven - this is noted primarily because it is a liability/safety issue in that people could trip. Spaces between pickets in the railing are larger than modern standards, but was likely acceptable when the railing was installed.



3. Marginal **Patio:** Patio slabs: **The patio has settled towards the foundation causing a negative slope into the foundation, Lift stones, add lime screening and ensure adequate slope away from foundation before relaying stones.**
4. Improve **Grading:** Inconsistent 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. This is THE most common recommendation that we make.
-
5. **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.
-
6. Improve **Retaining Walls:** Garden walls: Some shifting from water/freeze damage - minor issue



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: 60% visible, Visible from hatch only, Insulation
2. Method of Inspection: From the attic access
3. Acceptable Unable to Inspect: 40%
4. Acceptable Roof Framing: Rafter
5. Acceptable Sheathing: Dimensional wood
6. Acceptable Ventilation: Roof vents
7. Investigate Insulation: Fiberglass batts: Insulation levels are lower at R12+ but typical for older homes - consider improvements after the first winter in the house. Insulate and weatherstrip attic hatches.
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
9. Acceptable Bathroom Fan Venting: Insulated ducting: It is a good setup in that bathroom fan(s) do not improperly vent into attic, which could cause condensation/moisture damage to the insulation and any wood in the attic

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: 25 % visible, Ductwork, Finishes on ceiling, walls and floor, Storage most walls
2. Acceptable Structure Type: Masonry
3. Acceptable Foundation: Block: Block foundations are more impervious to water than brick or stone, but not as good as concrete. Moisture which does enter often does so through the mortar joints. Once moisture does penetrate the block into the cavities within the block, it can take some time before it dries out. Sometimes, a dehumidifier can accelerate this process of drying out if the block is damp. Today's inspection is a one day snapshot - monitor dampness over time
4. Acceptable Beams: Steel I-Beam
5. Acceptable Joists: 2x8
6. Acceptable Piers/Posts: Poured piers and steel posts
7. Acceptable Floor/Slab: Non-structural concrete
8. Acceptable Floor sheathing: Dimensional wood: Dimensional wood floors are more prone to squeaks in flooring and loosened floor boards.

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 Walls: Block, Paint, Paneling, Drywall or plasterboard
3. Acceptable Floor: Wood sub floor, Carpet
4. Acceptable Floor Drain: Surface drain



Basement (Continued)

5. Marginal

Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Loose hanging switches and receptacles should be firmly affixed to the walls or ceilings. Uncovered boxes should be covered. Relatively minor issues, but because they are hanging on the copper pipes, suggest making this somewhat of a priority. Also, the light switch at the top of the stairs is not a 3-way switch, so the basement lights cannot be shut off from the basement. Consider improving if the basement will be used as a finished space.



6. Acceptable HVAC Source: Heating system register

7. Not Present Insulation: None visible

Basement Stairs

8. Type Turns and landings

9. Acceptable, Improve Handrails Wall mount: No stairguard on open side of stairs - would be useful to prevent falls by children

Average (on foundation at joint between floor and wall) Invasive Testing(Moisture Probe)

10. Acceptable Reading: 10-16%: This information is provided for education and monitoring purposes, as no negative findings were apparent on the day of the inspection:
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. 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, Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time. May have to make use of a dehumidifier on a consistent basis.



Plumbing

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

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

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

2. Acceptable Service Line: Indeterminable:
A very small section of supply pipe is visible but it is restricted beneath a cabinet. It is suspected to be copper, but there is a chance it is galvanized, which restricts water flow more than copper does over time. Having said that, the water pressure in the shower does not drop significantly when water flows elsewhere, so this does not appear to be an issue either way. This information is noted strictly for informational completeness.



3. Acceptable Main Water Shutoff: Basement



Plumbing (Continued)

4. Acceptable **Water Lines:** Copper, upgraded from galvanized: Two galvanized elbows can restrict water pressure - one is at the hose bib at the east wall basement and one is at the water meter. Since these are cold water flow areas of piping, they are low risk and also very common in older homes. Monitor them for any signs of leaks, as you would any fittings in the copper section.



5. Acceptable **Drain Pipes:** ABS, Copper, Cast iron
6. Acceptable, Investigate **Exterior Service Caps:** None: 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 with tree roots or soil infiltration, hence the camera inspection is a good investment in peace of mind
7. Acceptable **Interior Service Caps:** Floor mount cleanout, Stack mounted cleanout
8. Acceptable **Vent Pipes:** ABS, Galvanized, Cast iron: 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 (east) 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. Expect the water heater to last between 15-20 years, and suggest replacement at the 15 year mark.
10. Type: Electric **Capacity:** 38.5 gallon
11. Approximate Age: 9 **Area Served:** Whole building
12. Acceptable **TPRV and Drain Tube:** Brass valve



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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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.

1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
 2. Service Size Amps: 60
 3. Defective Service: Overhead: Suggest upgrade to 100 amp service from 60 amp, which is not considered adequate by modern standards. Your insurance company may mandate upgrade also.
 4. Acceptable 120 VAC Branch Circuits: Copper
 5. Acceptable 240 VAC Branch Circuits: Copper
 6. Defective, Investigate Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex), Ungrounded: Ungrounded cable is feeding 3 prong receptacles, hence they are ungrounded, Originally used as a replacement for knob & tube, ungrounded 2 conductor wire was replaced in the 1950s by 2-conductor wire with a ground. This house has a mix of ungrounded cable and grounded wire. Any ungrounded receptacle should be corrected (can be rewired or replaced with GFCI receptacles). Evaluation by a licensed electrician is recommended
 7. Acceptable Ground: Plumbing ground
-
- Basement Electric Panel
8. Acceptable, Improve Manufacturer: CEB: Minor note - there is a disconnected wire in the panel that connects to a large coiled wire in the ceiling above the panel. It would be easiest to simply remove this wire from the panel.
 9. Maximum Capacity: 125 Amps
 10. Acceptable Main Disconnect Size: 60 amp fuses next to panel
 11. Acceptable, Investigate Breakers: 15, 20, 30, 40 amps: The hot water heater is protected by a 20 amp breaker, but the wire appears to be rated for a maximum 15 amp circuit. Replacement of the breaker is recommended.
 12. Acceptable GFCI: At panel



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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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.
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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: Oil burner box restricted - accessible only through viewport, Oil burner box 30% visible

Basement Heating System

2. Investigate Heating System Operation: Appears functional: Average life span of a furnace is 25 years, and this unit is well past that time frame. However, there are newer components and the life of the unit could continue to be extended. Suggest having the unit cleaned and evaluated in full by a licensed heating contractor. Budget for replacement and consider options for changing over to gas in the future. Some rust/corrosion along the bottom of the cabinet was noted - if this perforates, then a new furnace will be required.
3. Manufacturer: Olsen
4. Type: Forced air Capacity: 100 kbtu/hr input, 77 kbtu/hr output
5. Area Served: Whole building Approximate Age: 38
6. Fuel Type: Oil



Heating System (Continued)

7. Investigate Oil Burner Box: Typically restricted: No cracks visible in exposed area - appears to be newer. The tube from the nozzle to the oil burner box is rusted and perforated and may need replacement. Have evaluated by a licensed HVAC contractor as soon as is feasible.



8. Acceptable Blower Fan: Below heat exchanger
9. Acceptable Air Filter 1" pleated disposable: Dirty, Consider 3M/Filtrete pleated one inch filter (as installed here), which you would replace 4- 6 times per year. Otherwise, inexpensive filters need changing every month
10. Acceptable Distribution: Metal duct
11. Acceptable Draft Control: Naturally induced, Barometric damper



Heating System (Continued)

- 12. Improve Flue Pipe: Metal: Seal small hole in exhaust flue over furnace. Metallic tape will suffice.
- 13. Acceptable, Improve Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.
- 14. Not Inspected Humidifier: Drum style: Drained at time of inspection - would need cleaning and possibly minor repairs to make functional
- 15. Tank Location: Basement (SW)
- 16. Acceptable Fuel Tank: Oil tank: Manufactured in 2002. Older tanks are insurance issues, so the fact this one is 11 years old is positive information. No oil smell noted at the tank, nor are there oil stains.
- 17. 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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Not Present	Item not present or not found.

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

Exterior AC System

- 2. Restrictions: Air temperature in last 24 hours was below 12 degrees Celsius, which means that testing the unit could actually cause compressor damage., Cooling system must be disclaimed - we recommend evaluation of the system by a licensed technician.
- 3. Investigate A/C System Operation: Not operated as cooling: Expected life span in our area is +-15 years, which is the estimated age of this unit. A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system to gain more information on its condition and performance. It is possible to damage the compressor because the outside temperature was below 12 degrees Celsius over the last 24 hours - the unit was not operated. With these restrictions, it is not possible to assess the cooling system or even determine if it is functional. Suspect non-functional, based on the condensate



Air Conditioning (Continued)

A/C System Operation: (continued)

removal notes below. Budget for replacement.

4. Investigate

Condensate Removal: No tube: The fact that the condensate drain has no tube and is taped off leads one to question whether the air conditioner is functional. Consider it otherwise until confirmed as operational by a heating contractor.



5. Acceptable Exterior Unit: Pad mounted

6. Manufacturer: International Comfort Products

7. Area Served: Whole building Approximate Age: 15

8. Type: 220 volt electric Capacity: 1.5 Ton

9. RLA 9.0 Max Fuse Capacity 20 amp

10. Acceptable Visible Coil: Copper core with aluminum fins

11. Acceptable Refrigerant Lines: Low pressure and high pressure

12. Acceptable Electrical Disconnect: Exterior weatherproof box

13. Acceptable Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.



Kitchen

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

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Not Present	Item not present or not found.

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

1st Floor Kitchen

2. Improve Ventilation: Over the stove fan - vented to exterior: Plastic knobs are broken and need replacement - minor
3. Acceptable Sink: Stainless Steel
4. Acceptable Electrical: 110 VAC outlets and lighting circuits
5. Acceptable Faucets: With shutoffs
6. Acceptable Traps: Trap can be opened (locknuts)
7. Acceptable Counter Tops: Laminate
8. Acceptable Ceiling: Plasterboard
9. Acceptable Walls: Plasterboard
10. Acceptable Floor: Linoleum/resilient



Bathroom

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

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Not Present	Item not present or not found.

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

1st floor Bathroom

2. Acceptable Ceiling: Plasterboard
3. Acceptable Walls: Plasterboard
4. Acceptable Floor: Ceramic tile
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. Acceptable Traps: Trap can be opened (locknuts)
10. Acceptable Spa Tub/Surround: Fiberglass tub, Tile surround: Every week under normal use, recommend adding spa conditioner to the water and running as directed to clean out water within hoses and motor.
11. Acceptable Toilets: 6.0 lpf, Lined tank: Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back, so this lined toilet tank can be viewed in a positive light.
12. Acceptable HVAC Source: Heating system register
13. Not Present Ventilation: Window: Consider exhaust fan, ensuring it is vented to exterior



Laundry Room/Area

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

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Basement Laundry Room/Area

1. Acceptable Laundry Tub: PVC
2. Acceptable Laundry Tub Faucet: No shutoffs
3. Acceptable Laundry Tub Drain: ABS

plastic: We know this is nit-picking, but we consider a correctly configured drain to be ideal, and we are required to point out even minor items. The trap is connected with rubber fittings, which are considered less reliable than hard, permanent connections. They will likely work for years without leaking, so simply keep an eye on them.



4. Acceptable Washer Hose Bib: Rotary
5. Acceptable Washer and Dryer Electrical: 110 VAC: No dryer connection, but can easily be added if necessary
6. Acceptable Washer Drain: Drains to ABS drain pipe



Interior Space

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

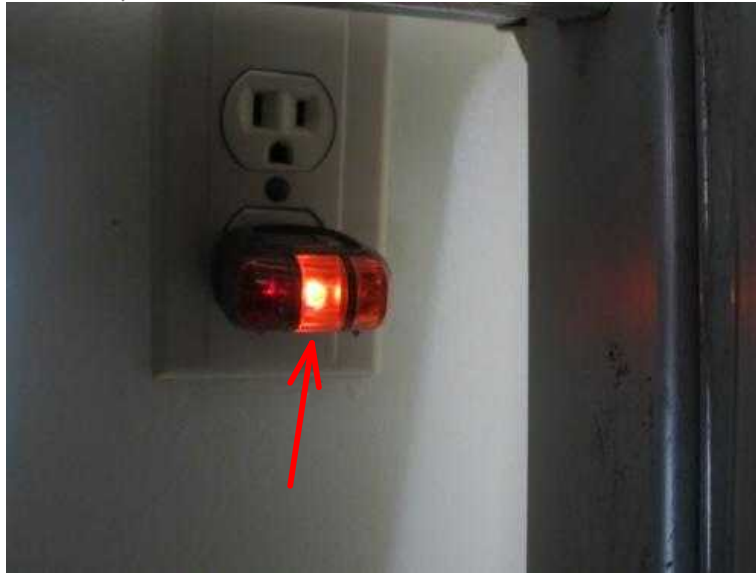
1st floor Interior Space

2. Acceptable Ceiling: Plasterboard, Ceiling tiles
3. Acceptable Walls: Plasterboard: Plasterboard seams are somewhat visible because plasterboard curls/warps over the years - primarily a cosmetic issue. This is very common in homes of this era.
4. Acceptable Floor: Linoleum/resilient, Carpet
5. Acceptable Floor: Hardwood: Hardwood manufacturers recommend 40-50% humidity in winter to prevent shrinkage. This higher humidity can reduce indoor air quality. Use a hygrometer to strike a balance so that windows and walls do not collect condensation. Keep blinds open slightly for the same reason. If situation persists, an HVI certified HRV (Heat Recovery Ventilator) should be considered.
6. Defective Electrical: 15 amp 2 and 3 prong (110 volt) receptacles, 110 volt lighting circuits: **A licensed electrician is recommended to evaluate and estimate repairs, Open or missing ground - ungrounded cable is feeding some 3 prong receptacles. First photo shows a 3-prong receptacle with an electrical tester that is indicating it is ungrounded. Second photo shows a 2-prong receptacle that requires no further action. See Electrical section for further information.**
Also - scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands.



Interior Space (Continued)

Electrical: (continued)



- 7. Acceptable
- 8. Defective

HVAC Source: Heating system register

Smoke Alarm/Detector: Absent: No smoke alarms. Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on ceiling and/or outside sleeping areas. Consider interconnected smoke alarms on every level



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.

Exterior Surface and Components

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

Lots and Grounds

Patio: Patio slabs: The patio has settled towards the foundation causing a negative slope into the foundation, Lift stones, add lime screening and ensure adequate slope away from foundation before relaying stones.

Basement

Basement Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Loose hanging switches and receptacles should be firmly affixed to the walls or ceilings. Uncovered boxes should be covered. Relatively minor issues, but because they are hanging on the copper pipes, suggest making this somewhat of a priority. Also, the light switch at the top of the stairs is not a 3-way switch, so the basement lights cannot be shut off from the basement. Consider improving if the basement will be used as a finished space.



Defective Summary

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Electrical

Service: Overhead: Suggest upgrade to 100 amp service from 60 amp, which is not considered adequate by modern standards. Your insurance company may mandate upgrade also.

Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex), Ungrounded: Ungrounded cable is feeding 3 prong receptacles, hence they are ungrounded, Originally used as a replacement for knob & tube, ungrounded 2 conductor wire was replaced in the 1950s by 2-conductor wire with a ground. This house has a mix of ungrounded cable and grounded wire. Any ungrounded receptacle should be corrected (can be rewired or replaced with GFCI receptacles). Evaluation by a licensed electrician is recommended

Interior Space

1st floor Interior Space Electrical: 15 amp 2 and 3 prong (110 volt) receptacles, 110 volt lighting circuits: A licensed electrician is recommended to evaluate and estimate repairs, Open or missing ground - ungrounded cable is feeding some 3 prong receptacles. First photo shows a 3-prong receptacle with an electrical tester that is indicating it is ungrounded. Second photo shows a 2-prong receptacle that requires no further action.

See Electrical section for further information.

Also - scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands.

1st floor Interior Space Smoke Alarm/Detector: Absent: No smoke alarms. Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on ceiling and/or outside sleeping areas. Consider interconnected smoke alarms on every level



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

Windows Window Operation Sliders, Hung: Sliding windows do not all close completely. Suspect the windows are installed incorrectly in the tracks (in the wrong order) - this was noted and repaired in the back basement window, but is still an issue at the front living room window. Another less common possibility is that the sliders are the wrong size for the window in terms of width. Will allow exterior air infiltration so should be addressed in the shorter term.

Lots and Grounds

Porch: Concrete, Stone tiled: Monitor the stone, as over time the mortar will wear and loosen. Do not use rock salt in winter (ice melter is best). Stair rise is uneven - this is noted primarily because it is a liability/safety issue in that people could trip. Spaces between pickets in the railing are larger than modern standards, but was likely acceptable when the railing was installed.

Attic

Attic Insulation: Fiberglass batts: Insulation levels are lower at R12+ but typical for older homes - consider improvements after the first winter in the house. Insulate and weatherstrip attic hatches.

Plumbing

Exterior Service Caps: None: 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 with tree roots or soil infiltration, hence the camera inspection is a good investment in peace of mind

Electrical

Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex), Ungrounded: Ungrounded cable is feeding 3 prong receptacles, hence they are ungrounded, Originally used as a replacement for knob & tube, ungrounded 2 conductor wire was replaced in the 1950s by 2-conductor wire with a ground. This house has a mix of ungrounded cable and grounded wire. Any ungrounded receptacle should be corrected (can be rewired or replaced with GFCI receptacles). Evaluation by a licensed electrician is recommended

Basement Electric Panel Breakers: 15, 20, 30, 40 amps: The hot water heater is protected by a 20 amp breaker, but the wire appears to be rated for a maximum 15 amp circuit. Replacement of the breaker is recommended.

Heating System

Basement Heating System Heating System Operation: Appears functional: Average life span of a furnace is 25 years, and this unit is well past that time frame. However, there are newer components and the life of the unit could continue to be extended. Suggest having the unit cleaned and evaluated in full by a licensed heating contractor. Budget for replacement and consider options for changing over to gas in the future. Some rust/corrosion along the bottom of the cabinet was noted - if this perforates, then a new furnace will be required.

Basement Heating System Oil Burner Box: Typically restricted: No cracks visible in exposed area - appears to be newer. The tube from the nozzle to the oil burner box is rusted and perforated and may need replacement. Have evaluated by a licensed HVAC contractor as soon as is feasible.



Investigate Summary (Continued)

Air Conditioning

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

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

Exterior AC System A/C System Operation: Not operated as cooling: Expected life span in our area is +-15 years, which is the estimated age of this unit. A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system to gain more information on its condition and performance. It is possible to damage the compressor because the outside temperature was below 12 degrees Celsius over the last 24 hours - the unit was not operated. With these restrictions, it is not possible to assess the cooling system or even determine if it is functional. Suspect non-functional, based on the condensate removal notes below. Budget for replacement.

Exterior AC System Condensate Removal: No tube: The fact that the condensate drain has no tube and is taped off leads one to question whether the air conditioner is functional. Consider it otherwise until confirmed as operational by a heating contractor.



Improve Summary

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Roof

Leader/Extension: Extensions, Missing at driveway: Extend downspouts to move water away from foundation, Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation, Discharging water against structure at SE corner which could lead to basement dampness if left unchanged, Make angle of extension steeper to discourage icing up in winter

Exterior Surface and Components

Entry Doors: Metal: Side door: Suggest replacement of door handles to be simple passage sets so that nobody can be locked out, Improve door security by installing a deadbolt.

Lots and Grounds

Grading: Inconsistent 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. This is THE most common recommendation that we make.

Retaining Walls: Garden walls: Some shifting from water/freeze damage - minor issue

Basement

Basement Stairs Handrails Wall mount: No stairguard on open side of stairs - would be useful to prevent falls by children

Electrical

Basement Electric Panel Manufacturer: CEB: Minor note - there is a disconnected wire in the panel that connects to a large coiled wire in the ceiling above the panel. It would be easiest to simply remove this wire from the panel.

Heating System

Basement Heating System Flue Pipe: Metal: Seal small hole in exhaust flue over furnace. Metallic tape will suffice.
Basement Heating System Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.

Kitchen

1st Floor Kitchen Ventilation: Over the stove fan - vented to exterior: Plastic knobs are broken and need replacement - minor