



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

Inspection Report



71 Braeburn Drive
Markham, ON



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Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
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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.

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 05/06/2013

Property Address 71 Braeburn Drive

City Markham Prov ON

Client Information

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 20130507-10-braeburn

Conditions

Others Present Listing Agent Vendor

Listing Agent

Name: Han, Isaac



General Information (Continued)

Name: Rupp, Richard

For Purposes of Inspection, Entrance Faces West

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 21

Weather Sunny Soil Conditions Dry

Space Below Grade Basement

Estimated Age 35

Building Type Detached

Garage Attached

Introduction to Our Service

SUPPORT

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

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

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

WHAT TO EXPECT

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

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

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



General Information (Continued)

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

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

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

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

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

FOCUS OF INSPECTION

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

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



General Information (Continued)

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

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

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

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

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

TWO PASS INSPECTION SYSTEM

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

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

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

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

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



General Information (Continued)

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

YOUR RESPONSIBILITIES

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

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

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

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

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



Roof

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: Essentially new shingles
3. Type: Hip
4. Approximate Age: New: Suspect this roof has a design life of 20+ years.
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
7. Acceptable Valleys: Metal
8. Acceptable Plumbing Stacks: ABS
9. Acceptable Stack Flashing: Plastic/rubber
10. Acceptable Roof Vents: Plastic, Turbine: Best configuration is a ridge vent with unobstructed soffit intake vents and no other vents. Turbine vents depressurize the house on a windy day, and air can be drawn into the house down chimney flues or through other unintended openings. Investigate other ventilation options.
11. Acceptable Gutters: Aluminum
12. Acceptable Downspouts: Aluminum
13. Acceptable Leader/Extension: Underground pipes, Extensions: When downspouts discharge into the underground pipes, the water can spill into the surrounding soil, especially if the pipes are clay, angled or older. This water tries to enter the basement. Also, this water can sit in the weeping tiles around the foundation and add humidity at the interior base of the walls. Monitor the function of the downspout in winter and during heavy rains to confirm that water is flowing freely

Northeast Chimney

14. Acceptable Chimney: Brick
15. Acceptable Flue/Flue Cap: Clay
16. Acceptable Chimney Flashing: Metal: Could optionally add a cricket or saddle to the top edge to more effectively direct water away from the top edge of the double flue chimney



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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1. Restrictions: Deck

Main Exterior Surface

2. Acceptable Type: Brick veneer: Minor typical cracking emanating from window sills - monitor and see notes on sills under Windows (below)



Foundation Exterior Surface

3. Acceptable Type: Parged, Concrete

Windows

4. Acceptable Window Materials Plastic, Metal
5. Acceptable Window Operation Casement, Sliders
6. Acceptable Thermal Characteristics Thermal Pane, Single pane: Single pane windows are not considered thermally efficient by modern standards



Exterior Surface and Components (Continued)

- 7. Acceptable Window Trim Metal clad
- 8. Acceptable Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly
- 9. Acceptable Window Wells Metal
- 10. Acceptable Fascia: Wood
- 11. Acceptable Soffits: Wood, Vented
- 12. Acceptable Entry Doors: Wood
- 13. Acceptable, Investigate Patio Door: Sliding: South side: Fogged between panes of glass - lost vacuum seal.
Replacement of glass is the only way to restore thermal efficiency, but may not be as cost-effective as a cosmetic repair that involves flushing the windows and installing small valves to prevent future fogging.
- 14. Acceptable Exterior Lighting: Surface mount
- 15. Acceptable Exterior Electric Outlets: 110 VAC GFCI, 110 VAC
- 16. Acceptable Exterior Wiring: In conduit: Buried wire should be 32" deep and run through conduit or buried under rot resistant boards. There is no way for the inspector to confirm correct burial procedures, so use caution if any excavation or garden work is undertaken in the front
- 17. 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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- Improve Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
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- 1. Restrictions: Under deck
- 2. Acceptable Driveway: Asphalt
- 3. Defective Steps: Wood: Missing handrails (safety, liability)



Lots and Grounds (Continued)

4. Improve

Porch: Stone tiled, Patio slabs: Area to the left of the porch has low lying area that should be raised to prevent moisture seepage into soil and basement., or potential damage to the brick wall. Note there are no signs of water seepage or damage now, this is a preventative measure at this time.



5. Investigate

Deck: Wood: There is some shifting along the side deck, away from the wall. The anchorage points of the posts cannot be confirmed as being concrete and below the frost line without excavation. Given the age of the deck structure and the grading, it is suggested that further investigation be undertaken to make repairs as needed.



6. Improve

Grading: Moderate 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.

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

8. Acceptable **Retaining Walls: Wood**



Lots and Grounds (Continued)

9. Defective Retaining Walls: Stone wall system: **At rear of yard, the retaining wall is leaning and will need repair within next few years. Have wall evaluated for stability and to determine costs.**

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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1. Restrictions: Drywall, Storage inside

Front Garage

2. Type of Structure: Attached Car Spaces: 2
3. Acceptable Garage Doors: Metal
4. Acceptable Door Operation: Mechanized
5. Acceptable, Improve Ceiling: Drywall: Caulk at all holes, electrical fixtures, switches, etc to improve gas-proofing (separation of air in garage from air on house).
6. Acceptable Walls: Drywall
7. Acceptable Floor/Foundation: Concrete: Concrete shrinkage cracks are typical, non-structural, and happen most often in the first few months after installation. Monitor cracks for changes.
8. Acceptable Hose Bibs: With shutoff
9. Marginal Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: **Extension cord used as permanent wiring should be replaced in garage with a dedicated receptacle. A licensed electrician is recommended to evaluate and estimate repairs**

Attic

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



Attic (Continued)

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Two hatches Attic

1. Restrictions: 60% visible, Visible from hatch only, Insulation
2. Method of Inspection: From the attic access





Attic (Continued)

Method of Inspection: (continued)



- 3. Acceptable Unable to Inspect: 40%
- 4. Acceptable Roof Framing: Rafter
- 5. Acceptable Sheathing: Plywood
- 6. Acceptable, Investigate Ventilation: Roof vents: Ventilation was a problem, as evidenced by stains on wood in attic, but appears to have been corrected (turbine vents have been added). Watch for ice or frost on the nails in the attic in the winter. Cannot determine if soffit vents are blocked or unblocked by insulation. They should not be restricted, allowing intake air to enter the attic. Best configuration is a ridge vent with unobstructed soffit intake vents and no other vents.



- 7. Acceptable, Improve Insulation: Loose fill fibreglass, Fiberglass batts: Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling, R24-36 approximate, because insulation levels are not even, but overall this is an acceptable level of insulation. Consider improvements if necessary after living through the first winter.



Attic (Continued)

- 8. Investigate Wiring/Lighting: NMD-90 (Romex): Confirm potlights are installed within metal boxes to prevent overheating. These boxes are not visible because of insulation.
- 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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- 1. Restrictions: 10-15 % visible, Ductwork, Insulation/vapour retarder, Finishes on ceiling, walls and floor, Storage along walls
- 2. Acceptable Structure Type: Wood frame
- 3. Acceptable Foundation: Poured concrete: Concrete is prone to cracking, but is generally a sound choice for foundations. Cracks in concrete foundations are generally shrinkage cracks, and if they allow moisture penetration, then an epoxy injection will seal it. Two crack repairs were found and appeared sound (more might be discovered behind restrictions). 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: Plywood



Basement

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

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Basement

1. Restrictions: See restrictions for Structure
 2. Acceptable Ceiling: Drywall
 3. Acceptable Walls: Drywall
 4. Acceptable Floor: Concrete, Parquet hardwood
 5. Acceptable Floor Drain: Surface drain
 6. Investigate Windows: Metal, Vinyl: Framing around front basement window is incomplete. Since fasteners are not visible (and almost never are), suggest completing the interior finishing/framing to make it completely secure.
 7. Acceptable, Investigate Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Surface mounted and loose hanging wire should be routed correctly. Uncovered junction boxes. These are common issues in unfinished areas of basements and should be dealt with when feasible - it is not an immediate hazard. A licensed electrician is recommended to evaluate and estimate repairs
 8. Acceptable Smoke Detector: Battery operated, Combination smoke/carbon monoxide
 9. Acceptable HVAC Source: Heating system register
 10. Acceptable Vapor Barrier: Paper: Typical note: Vapour barriers help keep condensation from accumulating in insulation, which renders it ineffective and can cause rot, mould, etc... Paper not as effective as plastic as a vapour barrier but better than no vapour barrier.
 11. Acceptable Insulation: Fiberglass Batts
- From Sub-basement and backsplitted basement Stairs
12. Type Straight
 13. Acceptable Handrails Wall mount
- Average (on foundation at joint between floor and wall) Invasive Testing(Moisture Probe)
14. Acceptable Reading: 16-22%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. Readings on north and front sides were closer to 22%, whereas readings on south side were closer to 16%, Highest readings were right in the joint between floor and wall, and indicate humidity in



Basement (Continued)

Reading: (continued)

weeping tile area - typically higher here.

Plumbing

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

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

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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable Service Line: Copper
3. Acceptable Main Water Shutoff: Basement, Furnace area
4. Acceptable Water Lines: Copper, PEX: According to most if not all available sources of information, PEX plastic tubing, which is heat treated to strengthen it, is reliable for use in plumbing when properly installed.
5. Acceptable Drain Pipes: ABS
6. Acceptable Interior Service Caps: Stack mounted cleanout
7. Acceptable Vent Pipes: ABS: Venting refers to the introduction of air from above a fixture. All fixtures should eventually connect to the plumbing stack on the roof so that atmospheric pressure can help push water down the drain, so that methane gas is vented harmlessly to the exterior, and so that air can be introduced into the drain lines to prevent a vacuum that can inadvertently suck a trap dry as water rushes past from another draining fixture (Bernoulli Principle).

Furnace area 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.



Plumbing (Continued)

- 9. Type: Natural gas Capacity: 50 US Gal. = 189 Litres
- 10. Approximate Age: 8 Area Served: Whole building
- 11. Acceptable Flue Pipe: ABS: Exhaust flue may eventually have to be replaced by white plastic (class IIA gas vent)
- 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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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.
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: 200
 - 3. Acceptable Service: Underground
 - 4. Acceptable 120 VAC Branch Circuits: Copper
 - 5. Acceptable 240 VAC Branch Circuits: Copper
 - 6. Acceptable, Investigate Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex): Wiring has not been properly routed (where visible, wires are not all stapled, surface mounted and are hanging loosely). Evaluation by a licensed electrician is recommended
 - 7. Acceptable Ground: Plumbing ground
-
- Basement (NW) Electric Panel
- 8. Acceptable Manufacturer: Cutler-Hammer
 - 9. Maximum Capacity: 200 Amps
 - 10. Acceptable Main Disconnect Size: 200 Amps
 - 11. Investigate Breakers: 15, 30, 40 amps: Some minor defects - unbridged 40 amp breaker, overfused 30 amp breaker (wire only rated for 15 amps), open panel knockouts in main cover, and labelling incomplete (common). Have evaluated/repared by licensed electrician



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.

Basement Heating System

1. Investigate Heating System Operation:
Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Average life span of a furnace is 20-25 years. Cleaning recommended. No gas-fitters tag so cannot confirm installed by licensed gas fitter. Ensure that the previously sealed opening in the side of the furnace, which has been sealed with metallic tape, is sound and that it does not affect the viability of the furnace. Have evaluated by an HVAC specialist.



2. Manufacturer: Lennox
3. Type: Forced air Capacity: 75 kbtu/hr input
4. Area Served: Whole building Approximate Age: 13
5. Fuel Type: Natural gas
6. Acceptable Blower Fan: Below heat exchanger
7. Acceptable Air Filter Washable: Clean filter once a month, Consider 3M pleated one inch filter, which you would replace 4- 6 times per year.
8. Acceptable Distribution: Metal duct



Heating System (Continued)

- 9. Acceptable Draft Control: Motor driven
- 10. Acceptable Flue Pipe: ABS: Exhaust flue may eventually have to be replaced by white plastic (class IIA gas vent)
- 11. Acceptable Thermostats: Programmable
- 12. Acceptable Humidifier: Drum style: Disconnected at time of inspection, Humidifiers can help to prevent shrinkage of hardwood - see Interior section of report.
- 13. Suspected Asbestos: No

Air Conditioning

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

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- 1. Restrictions: Restricted by deck built around unit.

Exterior AC System

- 2. Restrictions: Faceplate unreadable/inaccessible - unable to determine key information such as capacity or age.
- 3. Acceptable A/C System Operation: Functional: Expected life span in our area is +-15 years, and this unit may be older than that. Unable to access the unit due to the deck being built around it. A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system to gain more information on its condition and performance. The unit is near or past the end of the manufacturer's expected design life. Budget for replacement in next few years or so
- 4. Acceptable Condensate Removal: To floor drain
- 5. Investigate Exterior Unit: Pad mounted: Location under deck is less than ideal - restricts air flow and can negatively impact efficiency
- 6. Manufacturer: Westinghouse
- 7. Area Served: Whole building Approximate Age: Suspect older than 15-20
- 8. Type: 220 volt electric Capacity: Indeterminate
- 9. RLA Indeterminate Max Fuse Capacity Indeterminate



Air Conditioning (Continued)

- | | |
|----------------|---|
| 10. Acceptable | Visible Coil: Copper core with aluminum fins |
| 11. Acceptable | Refrigerant Lines: Low pressure and high pressure |
| 12. Acceptable | Electrical Disconnect: Breaker disconnect: Will require electrical disconnect outside when replacing the unit |
| 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. |

Fireplace/Wood Stove

Only a gas or W.E.T.T. certified technician can inspect fireplaces and stoves within our jurisdiction. As a result, these systems must be disclaimed - we recommend that the services of a properly certified technician be contracted. Any observations from a cursory inspection are provided as a courtesy and should not be assumed to be complete.

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1. Restrictions: Interior of flue not visible from basement unit (storage in front of unit). Appears to be stuffed with insulation.

Ground floor (rear) Fireplace



Fireplace/Wood Stove (Continued)

2. Acceptable Fireplace Construction:
Brick: Unit has not been used



3. Type: Wood burning
4. Acceptable Flue: Clay
5. Acceptable Damper: Metal
6. Investigate Hearth: Flush mounted: Must be constructed to prevent heat transfer to wood structure, May require improvements - consult a fireplace specialist.

Basement Fireplace

7. Acceptable Fireplace Construction: Flue exists only
8. Type: Roughed in
9. Acceptable Flue: Clay

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)

Sub basement Laundry Room/Area

1. Acceptable Laundry Tub: PVC
2. Acceptable Laundry Tub Faucet: No shutoffs
3. Acceptable Laundry Tub Drain: ABS plastic: Noted for completeness but not anticipated to cause any issues: the sideways T fitting to the left of the laundry tub should be oriented vertically - can restrict water flow from the right side (laundry tub)



4. Acceptable Washer Hose Bib: Ball valves
5. Acceptable Washer and Dryer Electrical: 110-220 VAC
6. Acceptable Dryer Vent: Metal flex, Plastic: Clean annually.



7. Acceptable Washer Drain: Drains to ABS drain pipe



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. Acceptable Ventilation: Over the stove fan - vented to exterior
3. Acceptable Sink: Stainless Steel
4. Acceptable Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles
5. Acceptable Faucets: With shutoffs
6. Acceptable Traps: Trap can be opened (locknuts)
7. Acceptable Counter Tops: Post formed laminate
8. Acceptable Ceiling: Drywall
9. Acceptable Walls: Drywall
10. Acceptable Floor: Limestone, marble or similar

Bathroom

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

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Bathroom (Continued)

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

Basement Bathroom

- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Marble or similar
- 5. Acceptable Doors: Hollow
- 6. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
- 7. Acceptable Sink/Basin: Molded single bowl
- 8. Acceptable Faucets: With shutoffs
- 9. Acceptable, Improve Traps: Trap can be opened: Pop up sink stopper is a bit sticky - may need cleaning
- 10. Acceptable Shower/Surround: Manufactured unit
- 11. Acceptable Toilets: 6.0 lpf
- 12. Acceptable HVAC Source: Heating system register
- 13. Acceptable Ventilation: Electric fan

2nd floor Bathroom

- 14. Acceptable Ceiling: Drywall
- 15. Acceptable Walls: Drywall
- 16. Acceptable Floor: Marble or similar
- 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 can be opened
- 22. Acceptable Spa Tub/Surround: Fiberglass tub, Water jets: Motor access exists, but is sealed today. Ensure that instructions for unit are available after purchase. Shower only tested today, Every week under normal use, recommend adding spa conditioner to the water and running as directed to clean out water within hoses and motor.
- 23. Acceptable Toilets: 6.0 lpf
- 24. Acceptable HVAC Source: Heating system register

2nd floor (master) Bathroom

- 25. Acceptable Ceiling: Drywall
- 26. Acceptable Walls: Drywall
- 27. Acceptable Floor: Marble or similar
- 28. Acceptable Doors: Hollow
- 29. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle
- 30. Acceptable Sink/Basin: Molded single bowl
- 31. Acceptable Faucets: With shutoffs
- 32. Acceptable Traps: Trap can be opened
- 33. Acceptable Shower/Surround: Manufactured unit



Bathroom (Continued)

34. Investigate Spa Tub/Surround: Fiberglass tub, Water jets: Unit unplugged and plug should not be accessible from tub as it is now. Hot water faucet not connected. Installations should be completed safely before use. Every week under normal use, recommend adding spa conditioner to the water and running as directed to clean out water within hoses and motor.



35. Acceptable Toilets: 6.0 lpf
36. Acceptable HVAC Source: Heating system register
37. Acceptable Ventilation: Electric fan
38. Acceptable Ventilation: Electric fan

Interior Space

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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, Furniture
From front entrance Stairs
-
2. Type Straight



Interior Space (Continued)

3. Defective Handrails No railing: **Liability issue and safety hazard that should be addressed**



From first floor, From ground floor (rear) Stairs

4. Type Straight
5. Acceptable Handrails Picket mount, Wall mount
- 1st floor, Ground floor (rear), 2nd floor Interior Space
6. Acceptable Ceiling: Drywall
7. Acceptable Walls: Drywall
8. Acceptable Floor: Limestone, marble or similar
9. Acceptable Floor: Hardwood, Parquet 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.
10. Acceptable Doors: Hollow
11. Acceptable Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits
12. Acceptable HVAC Source: Heating system register
13. Acceptable Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor ceiling and/or outside sleeping areas. 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.

Garage/Carport

Front Garage Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: **Extension cord used as permanent wiring should be replaced in garage with a dedicated receptacle. A licensed electrician is recommended to evaluate and estimate repairs**



Defective Summary

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Lots and Grounds

Steps: Wood: Missing handrails (safety, liability)

Retaining Walls: Stone wall system: At rear of yard, the retaining wall is leaning and will need repair within next few years. Have wall evaluated for stability and to determine costs.

Interior Space

From front entrance Stairs Handrails No railing: Liability issue and safety hazard that should be addressed



Investigate Summary

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

Exterior Surface and Components

Patio Door: Sliding: South side: Fogged between panes of glass - lost vacuum seal. Replacement of glass is the only way to restore thermal efficiency, but may not be as cost-effective as a cosmetic repair that involves flushing the windows and installing small valves to prevent future fogging.

Lots and Grounds

Deck: Wood: There is some shifting along the side deck, away from the wall. The anchorage points of the posts cannot be confirmed as being concrete and below the frost line without excavation. Given the age of the deck structure and the grading, it is suggested that further investigation be undertaken to make repairs as needed.

Attic

Two hatches Attic Ventilation: Roof vents: Ventilation was a problem, as evidenced by stains on wood in attic, but appears to have been corrected (turbine vents have been added). Watch for ice or frost on the nails in the attic in the winter.

Cannot determine if soffit vents are blocked or unblocked by insulation. They should not be restricted, allowing intake air to enter the attic. Best configuration is a ridge vent with unobstructed soffit intake vents and no other vents.

Two hatches Attic Wiring/Lighting: NMD-90 (Romex): Confirm potlights are installed within metal boxes to prevent overheating. These boxes are not visible because of insulation.

Basement

Basement Windows: Metal, Vinyl: Framing around front basement window is incomplete. Since fasteners are not visible (and almost never are), suggest completing the interior finishing/framing to make it completely secure.

Basement Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Surface mounted and loose hanging wire should be routed correctly. Uncovered junction boxes. These are common issues in unfinished areas of basements and should be dealt with when feasible - it is not an immediate hazard. A licensed electrician is recommended to evaluate and estimate repairs

Electrical

Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex): Wiring has not been properly routed (where visible, wires are not all stapled, surface mounted and are hanging loosely). Evaluation by a licensed electrician is recommended

Basement (NW) Electric Panel Breakers: 15, 30, 40 amps: Some minor defects - unbridged 40 amp breaker, overfused 30 amp breaker (wire only rated for 15 amps), open panel knockouts in main cover, and labelling incomplete (common). Have evaluated/repared by licensed electrician

Heating System

Basement Heating System Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit. Average life span of a furnace is 20-25 years. Cleaning recommended. No gas-fitters tag so cannot confirm installed by licensed gas fitter.

Ensure that the previously sealed opening in the side of the furnace, which has been sealed with metallic tape, is sound and that it does not affect the viability of the furnace. Have evaluated by an HVAC specialist.



Investigate Summary (Continued)

Air Conditioning

Exterior AC System Exterior Unit: Pad mounted: Location under deck is less than ideal - restricts air flow and can negatively impact efficiency

Fireplace/Wood Stove

Ground floor (rear) Fireplace Hearth: Flush mounted: Must be constructed to prevent heat transfer to wood structure, May require improvements - consult a fireplace specialist.

Bathroom

2nd floor (master) Bathroom Spa Tub/Surround: Fiberglass tub, Water jets: Unit unplugged and plug should not be accessible from tub as it is now. Hot water faucet not connected. Installations should be completed safely before use.

Every week under normal use, recommend adding spa conditioner to the water and running as directed to clean out water within hoses and motor.



Improve Summary

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

Lots and Grounds

Porch: Stone tiled, Patio slabs: Area to the left of the porch has low lying area that should be raised to prevent moisture seepage into soil and basement., or potential damage to the brick wall. Note there are no signs of water seepage or damage now, this is a preventative measure at this time.

Grading: Moderate 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.

Garage/Carport

Front Garage Ceiling: Drywall: Caulk at all holes, electrical fixtures, switches, etc to improve gas-proofing (separation of air in garage from air on house).

Attic

Two hatches Attic Insulation: Loose fill fibreglass, Fiberglass batts: Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling, R24-36 approximate, because insulation levels are not even, but overall this is an acceptable level of insulation. Consider improvements if necessary after living through the first winter.

Bathroom

Basement Bathroom Traps: Trap can be opened: Pop up sink stopper is a bit sticky - may need cleaning