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

Inspection Report

43 Denison Avenue
Toronto, ON

Table of Contents

Definitions	2
General Information	2
Roof	7
Exterior Surface and Components	8
Lots and Grounds	9
Garage/Carport	10
Attic	10
Structure	11
Basement	12
Plumbing	14
Electrical	15
Heating System	16
Air Conditioning	17
Laundry Room/Area	18
Kitchen	18
Bathroom	19
Interior Space	20
Summary	22

Definitions

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

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

General Information

Property Information

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

Inspection Date 10/02/2013
Property Address 43 Denison Avenue
City Toronto 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 20131002-12-denison

Conditions

Others Present Listing Agent Vendor

Listing Agent

Name: Podgorski, Jerry

General Information (Continued)

Company: Royal LePage
Office Phone: 416-236-1871

For Purposes of Inspection, Entrance Faces West
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 20
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Estimated Age 40
Building Type Semi-Detached, Single Family
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

General Information (Continued)

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

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

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

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

- Predict the future behaviour of systems and components of the building. If there are no visible clues to indicate a past problem, it is unfair to assume we should be able to predict a future problem;
- Tell you that water or moisture will never seep into your basement or through your roof coverings;
- Tell you whether mechanical equipment will continue to operate after we leave the property;
- Describe the condition or operation of mechanical components behind walls or in inaccessible areas;
- Tell you that heating and air conditioning equipment will keep you comfortable in all areas of your house in all weather conditions;
- Be assured of the condition of structural components of the building where covered by finishes or inaccessible.

There are some things that you can be reasonably assured will happen. For example:

- You will be able to find opinions that differ from those of the inspector;
- You will end up spending money on repairs not noted in the inspection report;
- If you don't inspect and maintain your roof regularly, it will leak; If you don't inspect and maintain the appropriate surface water management systems you will have moisture in your basement area;
- If you don't inspect and maintain caulking and grouting around tubs and tiles on a regular basis you will get leaks at, around and under this area;
- Mechanical items will operate intermittently;
- Problems will not be found or suspected in the absence of symptoms, clues or signs;
- Symptoms, clues and signs are often covered up;
- Some systems and components will operate differently under different weather conditions.

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

FOCUS OF INSPECTION

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

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

General Information (Continued)

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

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

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

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

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

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

TWO PASS INSPECTION SYSTEM

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

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

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

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

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

General Information (Continued)

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

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

YOUR RESPONSIBILITIES

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

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

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

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

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

Roof

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Too high for 20 foot ladder, Porch - Metal roofs are not walked because of their slippery nature, and too likely to damage roof if pulling up a ladder

Main Roof Surface

2. Method of Inspection: With telephoto lens
3. Acceptable Unable to Inspect: 10%: Height of roof and no lower roof to pull ladder up onto. Viewed from ground with telephoto lens and appears to be in good condition.
4. Acceptable Material: Asphalt shingle: Shingles lying flat and showing little wear, as is typical for roofs in this age range.
5. Type: Hip
6. Approximate Age: 4-6 years, (entering the middle third of typical life cycle): Most roofs are designed to last 15 years.

Porch Roof Surface

7. Method of Inspection: Ladder at eaves
8. Acceptable Material: Metal
9. Type: Shed
10. Approximate Age: Indeterminable: Roof should last many more years - typical wear
11. 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.
12. Acceptable Wall Flashing: Metal
13. Acceptable Plumbing Stacks: ABS
14. Acceptable Stack Flashing: Plastic/rubber
15. Acceptable Roof Vents: Aluminum
16. Acceptable Gutters: Aluminum
17. Acceptable Downspouts: Aluminum
18. Acceptable Leader/Extension: Extensions: Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation, Make angle of

Roof (Continued)

Leader/Extension: (continued)
extension steeper to discourage icing up in winter

Back Chimney

19. Acceptable — Chimney: Brick
20. Acceptable — Flue/Flue Cap: Metal liner
21. Acceptable — Chimney Flashing: Aluminum

Exterior Surface and Components

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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.

Main Exterior Surface

1. Acceptable — Type: Brick: Tuckpointing required where mortar has cracked, but this is minor in scope and can be deferred for a few years. Area that should be monitored is the 2nd floor front window. Tuckpointing involves removal of mortar to a depth equal to the width of the joint, and subsequent repacking of new mortar to ensure a water tight surface

Foundation Exterior Surface

2. Acceptable — Type: Parged coating: Minor cracking in parging can be repaired by painting or reparging. If left alone, will get worse over time.

Windows

3. Acceptable — Window Materials Wood, Metal
4. Acceptable — Window Operation Hung, Awning, Sliders
5. Acceptable, Investigate — Thermal Characteristics Single pane: Single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades (starting with the single pane sliders that have no weatherstripping), but even the most energy efficient windows still allow a fair amount of heat loss.
6. Acceptable — Window Trim Metal clad

Exterior Surface and Components (Continued)

7. Acceptable — Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly. Minor cracking in sill in front 2nd floor bedroom can easily be repaired (considered a minor repair at this point).

8. Acceptable — Fascia: Aluminum
9. Acceptable — Soffits: Vented aluminum
10. Acceptable — Entry Doors: Wood, Storm door: Consider upgrade to energy efficient doors
11. Acceptable — Exterior Lighting: Surface mount
12. Acceptable — Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve

Lots and Grounds

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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. Acceptable — Driveway: Asphalt: Monitor exterior drainage during rain to ensure surface drain works
2. Acceptable — Steps: Concrete
3. Acceptable — Patio/Walkway: Concrete: Concrete is well installed in that the surface slopes to the center away from the structure.
   Suggest adding flexible concrete caulking at the joint between the concrete and the foundation to limit the possibility of melting snow or rain from running down the joint and against the foundation.
4. Acceptable — Grading: Concrete, Negative slope on driveway: 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. Acceptable — Exterior Surface Drain: Driveway: Confirm functional during rain fall

Lots and Grounds (Continued)

7. Acceptable Fences: Chain link, Wrought iron

Garage/Carport

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Storage inside

Front Garage

2. Type of Structure: Tuck under Car Spaces: 1
3. Acceptable Garage Doors: Aluminum
4. Acceptable Ceiling: Drywall: Caulk at electrical fixtures, switches, etc to improve gas-proofing
5. Acceptable Walls: Block
6. 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.
7. Acceptable Hose Bibs: With shutoff
8. Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits

Attic

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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.

Attic (Continued)

Not Present Item not present or not found.

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: Plywood
6. Acceptable Ventilation: Roof and soffit vents, Soffit baffles
7. Acceptable, Improve Insulation: Loose fill fibreglass: R24-28 approximate, which is acceptable, but on the low side of acceptable - consider upgrading. Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling
8. Investigate Bathroom Fan Venting: Not visible: The bathroom exhaust fan venting is not visible in the attic. Ideally, the bathroom fan(s) do not improperly vent into attic, which could cause condensation/moisture damage to the insulation and any wood in the attic. Suspect the venting is covered with insulation and that this is why it is not visible. The insulation would minimize the risk of condensation, and condensation is desirable to avoid.

Structure

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: 15-20 % visible, Ductwork, Storage, Finishes on ceiling, walls and floor
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.

Structure (Continued)

4. Acceptable, Investigate Differential Movement: Stair step cracks, No movement or displacement noted: Not an uncommon issue. Does not have the appearance of a significant problem and may never need repair. However, cracks will require monitoring, Suggest tuckpointing first. There is a possibility that the cracks were caused by settlement of the foundation, but over 40 years, there has not been a lot of movement. If they show changes after tuckpointing, then further investigation will be required.

5. Acceptable Bearing Walls: Exterior walls
6. Acceptable Joists: 2x8
7. Acceptable Floor/Slab: Non-structural concrete
8. Acceptable Floor sheathing: Dimensional wood

Basement

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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.

Basement (Continued)

Basement

1. Restrictions: See restrictions for Structure
2. Acceptable Ceiling: Ceiling tiles: Some stains on the ceiling tiles, but no long term problems have been noted. Cannot explain each individual stain, and thus the inspection attempts only to see if there is an ongoing problem. In this case, none were noted. You can paint the tiles or replace them if you wish.
3. Acceptable Walls: Paneling
4. Acceptable Floor: Painted concrete
5. Acceptable Floor Drain: Surface drain with trap seal primer
6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits
7. Defective Smoke Detector: Battery operated: Battery missing, 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.
8. Acceptable HVAC Source: Heating system register
9. Acceptable, Investigate Moisture Location: Cold room (SW corner room): Effluourescense (a powdery residue that is the result of mineral salts being drawn out of masonry) shows an ongoing moisture issue. Clean it off and scrub away stains, then monitor over time after exterior sources are dealt with. Wall can be repainted also - suggest using DryLok paint (www.ugl.com) available at Rona. Stains, peeling paint, efflourescence (white salty looking mineral deposits) exist, indicating previous or possibly ongoing dampness issues. Suspect this may be an issue that existed before the concrete walkway was replaced, and could also be a condensation issue in a closed off room. Tested dry today on the day of inspection.

Basement Stairs

10. Type Turns and landings
11. Acceptable Handrails Picket mount

Average Invasive Testing(Moisture Probe)

12. Acceptable Reading: 14-16%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.

Highest reading Invasive Testing(Moisture Probe)

13. Investigate Reading: 24%: Reading was highest in the wall beside the toilet. Indicates higher humidity behind the wall. In order to conclusively tell what the cause is, the wall should be opened up at the bottom and investigated. here was also a high of 24% in the "cold room" at the base of the wall, but again, this is only marginally higher than elsewhere.
Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.
May have to make use of a dehumidifier on a consistent basis, and may have to investigate further. This is not an uncommon issue with block foundations, and is much lower than what would be found with a brick or stone foundation.

Plumbing

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

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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. Acceptable Service Line: Copper
3. Acceptable Main Water Shutoff: Basement, Front of building
4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: ABS
6. 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

7. 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.
8. Type: Natural gas Capacity: 40 US Gal. = 150 Litres
9. Approximate Age: 3 Area Served: Whole building
10. Acceptable Flue Pipe: Metal
11. Acceptable TPRV and Drain Tube: Brass valve, CPVC tube

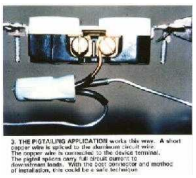
Electrical

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: 100
3. Acceptable Service: Underground
4. Acceptable 120 VAC Branch Circuits: Copper, Aluminum
5. Acceptable 240 VAC Branch Circuits: Copper, Aluminum
6. Acceptable, Investigate Aluminum Wiring: Present throughout: Aluminum wiring is higher maintenance because connectors need to be tightened every few years. Recommend wiring update for aluminum wiring by a licensed electrician. This means that the terminations need to be tightened at each terminal screw. Aluminum paste must also be used at any copper connections, along with connectors rated specifically for aluminum wiring. This "tune-up" should be performed now and every 4-5 years. This may be an insurance issue that leads to higher premiums.



7. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex)
8. Acceptable Ground: Plumbing ground

Garage Electric Panel

9. Acceptable Manufacturer: Amalgamated Electric
10. Maximum Capacity: 100 Amps
11. Acceptable Main Disconnect Size: 100 amp fused disconnect
12. Defective Fuses: Screw type, Cartridges: Several fuses are too great in capacity for the wiring in use - use only 15 amp (blue) screw in fuses to avoid overheating circuits
13. Defective Electrical defects Basement : Ungrounded receptacle on the wall by the water supply pipe on the basement front wall - minor electrical repair

Heating System

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Heat exchanger is 0% visible

Basement Heating System

2. Acceptable Heating System Operation: Appears functional: Consult a heating technician to develop an annual maintenance program to maximize the life of the unit.
3. Manufacturer: Luxaire
4. Type: Forced air Capacity: 64 kbtu/hr
5. Area Served: Whole building Approximate Age: 6
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 4 Burner
8. Acceptable Blower Fan: Below heat exchanger
9. Acceptable Air Filter 1" pleated disposable: Consider 3M pleated one inch filter, 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: Motor driven
12. Acceptable Flue Pipe: White plastic (class IIA gas vent)
13. Acceptable Thermostats: Programmable
14. Not Present Humidifier: Removed
15. Suspected Asbestos: No

Air Conditioning

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Coils in air handler plenum restricted as is the case in almost all installations.

Exterior AC System

2. Acceptable A/C System Operation: Functional: Expected life span in our area is +-15 years, so this unit should reasonably be expected to last many years (although any machine can break down prematurely). A qualified air conditioning contractor is recommended to evaluate and do annual maintenance on system to gain more information on its condition and performance.
3. Acceptable Condensate Removal: To floor drain
4. Acceptable Exterior Unit: Pad mounted
5. Manufacturer: Carrier
6. Area Served: Whole building Approximate Age: 1
7. Type: 220 volt electric Capacity: 2 Ton
8. RLA 13.5 Max Fuse Capacity 25 amp
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Acceptable Electrical Disconnect: Exterior weatherproof box
12. Acceptable Air Filter Same as heating system filter - See Heating Section: As a matter of good maintenance, we recommend checking the air filter monthly and cleaning or replacing as necessary. Change filter regularly in cooling season also. An ineffective filter will allow accumulation of dust on evaporator coil, and will lower cooling effectiveness and possibly lifespan of system. If cleanliness of evaporator in ductwork is questionable, consider having the system cleaned by a certified technician.

Laundry Room/Area

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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.

Basement Laundry Room/Area

1. Acceptable Laundry Tub: PVC
2. Acceptable Laundry Tub Faucet: No shutoffs
3. Acceptable Laundry Tub Drain: ABS plastic, Has cleanout
4. Acceptable Washer Hose Bib: Rotary
5. Acceptable, Improve Washer and Dryer Electrical: 110 VAC: No dryer hookup
6. Not Present Dryer Vent: None
7. Acceptable Washer Drain: Drains to laundry tub

Kitchen

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards, as well as appliances themselves

Kitchen (Continued)

1st Floor Kitchen

2. Acceptable — Ventilation: Over the range fan, Vented
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. Marginal — Counter Tops: Laminate: Minor chips in the surface. Surface laminate slightly raised at seams, which is the result of moisture penetration. Also water damage under the faucet (visible from below). These conditions can cause unsanitary conditions. Consider a new countertop
8. Marginal — Cabinets: Laminate and composite materials: Water damage to the finishes - cosmetic in nature

Bathroom

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

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards

Basement Bathroom

2. Acceptable — Ceiling: Drywall or plasterboard
3. Acceptable — Walls: Drywall or plasterboard
4. Acceptable — Floor: Ceramic tile
5. Acceptable — Doors: Hollow
6. Acceptable, Improve — Electrical: 110 VAC lighting circuits: There is no electrical receptacle. Suggest adding one, and it should be a GFCI type receptacle.
7. Acceptable — Sink/Basin: Molded single bowl, Wall mount
8. Acceptable — Faucets: No shutoffs
9. Acceptable — Traps: Trap has cleanout
10. Defective — Toilets: 13.2 lpf, Unlined tank: There is a leak at the wax seal on the floor - relatively minor and inexpensive plumbing repair. However, noted some elevated moisture in the wall beside the toilet. This could be water that is wicking up from the floor, or possibly coming in through the foundation. Cannot determine for sure within the confines of this visual inspection.

Bathroom (Continued)

Toilets: (continued)
Consider replacement with low water flush toilet, which may be eligible for government rebates, Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back - monitor

11. Acceptable Ventilation: Window

2nd floor Bathroom

12. Acceptable Ceiling: Drywall or plasterboard: Loose or peeling paint - ususally caused by high humidity or improper paint types. Can be difficult to repair and prevent reoccurrence.
13. Acceptable Walls: Drywall or plasterboard
14. Acceptable Floor: Ceramic tile
15. Acceptable Doors: Hollow
16. Acceptable, Improve Electrical: 110 VAC lighting circuits: There is no electrical receptacle. The one in the light fixture does not work. Suggest adding one, and it should be a GFCI type receptacle.
17. Acceptable Counter/Cabinet: Laminate
18. Marginal Sink/Basin: Porcelain/enamel coated: Has corrosion underneath the sink at the overflow - monitor over time for leaks, and consider replacement
19. Acceptable Faucets: No shutoffs
20. Acceptable Traps: Trap can be opened (locknuts)
21. Acceptable, Improve Tub/Surround: Porcelain/enamel tub, Tile surround: Caulking may become questionable due to mold/mildew growth and we recommend cleaning or replacement of caulking
22. Acceptable Toilets: Unlined tank, 13.2 lpf: Consider replacement with low water flush toilet, which may be eligible for government rebates, Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back - monitor
23. Acceptable Ventilation: Electric fan

Interior Space

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

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Investigate	Item not within scope of inspection OR requires specialization OR cannot fully determine its condition.
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: Typical restrictions - finishes on walls, ceiling, floors and storage in cupboards, Furniture

From first floor Stairs

2. Type Turns and landings
3. Acceptable Handrails Picket mount

Interior Space (Continued)

1st floor, 2nd floor Interior Space

4. Acceptable — Ceiling: Drywall or plasterboard
5. Acceptable — Walls: Drywall or plasterboard: Cracks in hallway can be grooved out deeper and then patched - not expected to continue. Similar repairs to the wall at the back corner in the kitchen and the ceiling line appear to be minor in nature.
6. Acceptable — Floor: Linoleum/resilient
7. Acceptable — Floor: Hardwood: Hardwood manufacturers recommend 40-50% humidity in winter to prevent shrinkage. This higher humidity can reduce indoor air quality. Use a hygrometer to strike a balance so that windows and walls do not collect condensation. Keep blinds open slightly for the same reason. If situation persists, an HVI certified HRV (Heat Recovery Ventilator) should be considered.
8. Acceptable — Doors: Hollow
9. Acceptable — Electrical: 15 amp 3 prong (110 volt) receptacles, 110 volt lighting circuits
10. Acceptable — HVAC Source: Heating system register
11. Defective — 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

Final Comments

The house is solid structurally and the items noted in this report are common in older homes. The house compares favourably with other homes in this age range, and the repairs/improvements noted in the report will do nothing but help.

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.

Kitchen

1st Floor Kitchen Counter Tops: Laminate: Minor chips in the surface. Surface laminate slightly raised at seams, which is the result of moisture penetration. Also water damage under the faucet (visible from below). These conditions can cause unsanitary conditions. Consider a new countertop

1st Floor Kitchen Cabinets: Laminate and composite materials: Water damage to the finishes - cosmetic in nature

Bathroom

2nd floor Bathroom Sink/Basin: Porcelain/enamel coated: Has corrosion underneath the sink at the overflow - monitor over time for leaks, and consider replacement

Defective Summary

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

Basement

Basement Smoke Detector: Battery operated: Battery missing, 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.

Electrical

Garage Electric Panel Fuses: Screw type, Cartridges: Several fuses are too great in capacity for the wiring in use - use only 15 amp (blue) screw in fuses to avoid overheating circuits

Electrical defects Basement : Ungrounded receptacle on the wall by the water supply pipe on the basement front wall - minor electrical repair

Bathroom

Basement Bathroom Toilets: 13.2 lpf, Unlined tank: There is a leak at the wax seal on the floor - relatively minor and inexpensive plumbing repair. However, noted some elevated moisture in the wall beside the toilet. This could be water that is wicking up from the floor, or possibly coming in through the foundation. Cannot determine for sure within the confines of this visual inspection.
Consider replacement with low water flush toilet, which may be eligible for government rebates, Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back - monitor

Interior Space

1st floor, 2nd floor Interior Space Smoke Detector: Battery operated: Every 7-10 years, manufacturers recommend that new detectors should be installed. Vacuum out intake ports periodically. Suggest CO detector on 2nd floor 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 Thermal Characteristics Single pane: Single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades (starting with the single pane sliders that have no weatherstripping), but even the most energy efficient windows still allow a fair amount of heat loss.

Attic

Attic Bathroom Fan Venting: Not visible: The bathroom exhaust fan venting is not visible in the attic. Ideally, the bathroom fan(s) do not improperly vent into attic, which could cause condensation/moisture damage to the insulation and any wood in the attic. Suspect the venting is covered with insulation and that this is why it is not visible. The insulation would minimize the risk of condensation, and condensation is desirable to avoid.

Structure

Differential Movement: Stair step cracks, No movement or displacement noted: Not an uncommon issue. Does not have the appearance of a significant problem and may never need repair. However, cracks will require monitoring, Suggest tuckpointing first. There is a possibility that the cracks were caused by settlement of the foundation, but over 40 years, there has not been a lot of movement. If they show changes after tuckpointing, then further investigation will be required.

Basement

Basement Moisture Location: Cold room (SW corner room): Effluourescense (a powdery residue that is the result of mineral salts being drawn out of masonry) shows an ongoing moisture issue. Clean it off and scrub away stains, then monitor over time after exterior sources are dealt with. Wall can be repainted also - suggest using DryLok paint (www.ugl.com) available at Rona.
Stains, peeling paint, efflourescence (white salty looking mineral deposits) exist, indicating previous or possibly ongoing dampness issues. Suspect this may be an issue that existed before the concrete walkway was replaced, and could also be a condensation issue in a closed off room. Tested dry today on the day of inspection.

Highest reading Invasive Testing(Moisture Probe) Reading: 24%: Reading was highest in the wall beside the toilet. Indicates higher humidity behind the wall. In order to conclusively tell what the cause is, the wall should be opened up at the bottom and investigated. here was also a high of 24% in the "cold room" at the base of the wall, but again, this is only marginally higher than elsewhere.
Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.
May have to make use of a dehumidifier on a consistent basis, and may have to investigate further. This is not an uncommon issue with block foundations, and is much lower than what would be found with a brick or stone foundation.

Electrical

Aluminum Wiring: Present throughout: Aluminum wiring is higher maintenance because connectors need to be tightened every few years. Recommend wiring update for aluminum wiring by a licensed electrician. This means that the terminations need to be tightened at each terminal screw. Aluminum paste must also be used at any copper connections, along with connectors rated specifically for aluminum wiring. This "tune-up" should be performed now and every 4-5 years. This may be an insurance issue that leads to higher premiums.

Investigate Summary (Continued)

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.

Attic

Attic Insulation: Loose fill fibreglass: R24-28 approximate, which is acceptable, but on the low side of acceptable - consider upgrading. Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling

Laundry Room/Area

Basement Laundry Room/Area Washer and Dryer Electrical: 110 VAC: No dryer hookup

Bathroom

Basement Bathroom Electrical: 110 VAC lighting circuits: There is no electrical receptacle. Suggest adding one, and it should be a GFCI type receptacle.

2nd floor Bathroom Electrical: 110 VAC lighting circuits: There is no electrical receptacle. The one in the light fixture does not work. Suggest adding one, and it should be a GFCI type receptacle.

2nd floor Bathroom Tub/Surround: Porcelain/enamel tub, Tile surround: Caulking may become questionable due to mold/mildew growth and we recommend cleaning or replacement of caulking