



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

# Inspection Report



18 Kilbarry Road  
Toronto, ON

## TERMS OF INSPECTION....

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

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

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

Mailing Address:  x

Home Phone:  x  Mobile:  x  Work Phone:  x

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

Closing Date:  x  Payment Method: ☐ Cash ☐ Cheque

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

#### 1. THE INSPECTION:

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

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

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

### 3. THE REPORT:

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

### 4. THE CLIENT:

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

### 5. LIMITATIONS OF LIABILITY:

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

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

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

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

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

**X**

Initial here



## Table of Contents

Definitions	2
General Information	2
Roof	7
Exterior Surface and Components	10
Lots and Grounds	13
Garage/Carport	15
Attic	17
Structure	18
Basement	19
Plumbing	23
Electrical	24
Heating System	25
Air Conditioning	26
Fireplace/Wood Stove	27
Laundry Room/Area	29
Kitchen	30
Bathroom	31
Interior Space	33
Summary	35



## Definitions

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

Acceptable	Functional with no obvious signs of defect.
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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
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 10/08/2013

Property Address 18 Kilbarry Road

City Toronto Prov ON

### Client Information

Client Name Ellen Hanbidge

Phone 416-627-9556

E-Mail ehanbidge@gmail.com

### Inspection Company

Inspector Name Frank Gruszewski

Company Name Blueprint Building Inspections

Address 60 Symons Street

City Toronto State ON Zip M8V 1T9

Company Phone 416-694-5859 Fax 416-694-5859

Company E-Mail info@torontohomeinspections.com

File Name 20131008-11-kilbarry

### Conditions



## General Information (Continued)

Others Present Listing Agent

Listing Agent

Name: Hanbidge, Ellen

For Purposes of Inspection, Entrance Faces South

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 17

Weather Sunny Soil Conditions Damp

Space Below Grade Basement

Estimated Age 80

Building Type Detached

Garage Detached

## Introduction to Our Service

### SUPPORT

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

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

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

### WHAT TO EXPECT

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

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

A building inspection is designed to better your odds, it cannot eliminate all risk of buying a building. Some problems will only



## General Information (Continued)

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

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

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

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

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

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

### FOCUS OF INSPECTION

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

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



## General Information (Continued)

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

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

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

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

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

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

### TWO PASS INSPECTION SYSTEM

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

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

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

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

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





## General Information (Continued)

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

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

### YOUR RESPONSIBILITIES

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

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

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

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

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



## Roof

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

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1. Restrictions: Roof pitch too steep to walk safely

### Main Roof Surface

2. Method of Inspection: Ladder at eaves, With telephoto lens

3. Acceptable Unable to Inspect: 10%

4. Acceptable Material: Asphalt shingle: Typical wear and tear - expanding seams, blisters in shingles, moss/lichen growth, edges wearing, minor edge curl, commencement of brittleness. Expect replacement within next 3-5 years approximately

5. Type: Hip

6. Approximate Age: 11-12 years, (in last third of life cycle)

### Porch Roof Surface

7. Method of Inspection: On roof

8. Acceptable Material: Asphalt shingle: Typical wear and tear - expanding seams, blisters in shingles, moss/lichen growth, edges wearing, minor edge curl, commencement of brittleness. Expect replacement within next 3-5 years approximately

9. Type: Gable

10. Approximate Age: 11-12 years, (in last third of life cycle)

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, Improve Wall Flashing: Metal: Add tar/caulking to flashings within next year

13. Acceptable Valleys: Metal

14. Acceptable Skylights: Insulated glass with curbs

15. Acceptable Plumbing Stacks: ABS

16. Acceptable Stack Flashing: Plastic/rubber

17. Acceptable Roof Vents: Plastic



## Roof (Continued)

18. Defective

Gutters: Aluminum: Daylight visible between troughs and the fascia of the house - suggest addition of a drip edge to the bottom edge of the roof beneath the shingles, which will divert the water into the troughs. Without a drip edge, water can cascade down the gap and overflow the gutters more easily. This in turn puts more water into the soil against the foundation. This could be a contributing factor to basement rear wall dampness. Make this minor repair and evaluate the dampness afterwards.



19. Acceptable

Downspouts: Aluminum

20. Defective

Leader/Extension: Extensions, Underground pipes: The front downspouts are discharging into a plastic extension that eventually runs upwards against gravity. As a result water is leaking into the soil against the front of the house and some dampness is in evidence along the front wall of the basement. Correct this situation to prevent any or any further issues with the basement front wall. See Structure and Basement notes for more information on this topic.

Extend downspouts to move water away from foundation, Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation, Make angle of extension steeper to discourage icing up in winter.

In the City of Toronto, it is contrary to bylaws to allow roof drainage to discharge into underground pipe and then into the sewer system. Recommend disconnecting downspouts from underground drains to discharge onto soil 3-6 feet away from foundation. When roof water runs into underground pipes, the possibility exists for water to spill through any openings into surrounding soil. This water puts hydrostatic pressure on the foundation and can enter the basement. If the downspout drainage appears to be running into the soil, then they should be disconnected from the underground pipes and directed 3-6 feet away from the foundation.



## Roof (Continued)

Leader/Extension: (continued)







## Roof (Continued)

Leader/Extension: (continued)



### Southwest Chimney

- 21. Acceptable Chimney: Brick: Chimney has a slight lean to it. This is common in older chimneys and has no negative effects as this chimney appears stable
- 22. Acceptable Flue/Flue Cap: Clay at top (where visible): Recommend having the chimney flue cleaned and inspected by a W.E.T.T. technician before using.
- 23. Acceptable Chimney Flashing: Metal

## Exterior Surface and Components

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

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## Exterior Surface and Components (Continued)

### 1. Restrictions: Deck

### Exterior Surface

2. Acceptable, Improve Type: Brick: Brick and structure appears sound at this time within the confines of this one-day inspection, but minor tuck point mortar repairs are suggested over the front porch and some of the window arches. There has been a fair amount of change to the brickwork, with bricked in windows and other repairs. Some of the bricks have shifted outside of the vertical plane so that they stick out, but have been re-secured by the tuckpointing repairs. They do not move when tapped so are not suspect for ongoing problems. Nonetheless, any time mortar repairs have been undertaken, they should be monitored for any future movement/change. Consider having evaluated further by a masonry specialist.



### Windows

3. Acceptable Window Materials Wood, Plastic, Glass block
4. Marginal Window Operation Casement, Sliders, Fixed: Stuck or sticky, Will not close or closes with difficulty, Suggest window "tune-up" to sand mating surfaces, and to paint, to lubricate/repair hardware. Suggest a window specialist be contracted to do so in order to evaluate further and to ensure easy operation.
5. Acceptable Thermal Characteristics Thermal Pane
6. Acceptable, Improve Window Trim Wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed. Front 2nd floor trim needs painting.
7. Acceptable Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly
8. Acceptable Fascia: Wood



## Exterior Surface and Components (Continued)

9. Improve

**Soffits: Open framing:** Ideally, soffits have unblocked soffit vents that allow air flow into the attic space from below, aiding attic ventilation. These would have to be installed in the vertical plane of the wall above the brick. From within attic, the vents would have to be uncovered where blocked by insulation.

Also, there is some rot evidence at the rear of the house, specifically at the bottom edge of the roof boards that may warrant some board replacement when re-roofing.



10. Acceptable

**Entry Doors: Metal**

11. Acceptable

**Exterior Lighting: Surface mount**

12. Marginal

**Exterior Electric Outlets: 110**

**VAC GFCI:** Inoperative GFCI protection at time of inspection - suggest replacement of receptacle, Test the GFCI "test" and "reset" buttons every month or two to ensure they are able to provide the safety protection they are designed for.



13. Investigate

**Exterior Wiring: Buried:** Awareness note: 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

14. Acceptable

**Hose Bibs: Frost-free:** 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.*

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1. Restrictions: Vegetation
2. Acceptable Driveway: Asphalt, Paving stone
3. Marginal Steps: Concrete, Stone tiled: Stairs are separate from the porch and as a result, there is some shifting relative to each other. This sometimes happens if the stairs are not anchored deeply (ie - below the frost line), or if the soil is saturated with water, which freezes and lifts the stairs. Also note that exterior tiles are prone to loosening (two tiles are off at the bottom riser), Missing handrails (safety, liability)
4. Marginal Porch: Concrete, Brick, Stone tiled: Brick spalling and mortar cracking - monitor, Missing guardrails - suggested for safety's sake







## Lots and Grounds (Continued)

Porch: (continued)



5. Acceptable, Investigate Deck: Wood: Wood posts appear to run into soil. There may be concrete below grade, but the wood to earth close contact will lead to accelerated rot and premature repair requirements. Monitor for now.
6. Marginal Grading: Inconsistent slope: **Ensure grading slopes away from structures. Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up. This is THE most common recommendation that we make.**
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.



## 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: Newer exterior finishes, Storage inside, Leaves & vegetation on roof

### Rear Garage

2. Type of Structure: Detached Car Spaces: 1
3. Acceptable, Improve Garage Doors: Aluminum: Door trim needs painting
4. Acceptable Door Operation: Mechanized
5. Acceptable Exterior Surface: EIFS stucco
6. Improve Roof: Rolled roof material:

There are moisture stains in the garage roof, visible from below. The roof surface appears relatively new and in good condition, so suspect this is from a previous leak. However, there is vegetation which is growing onto the roof at the rear, and this can cause the roof to leak in the future. Keep all vines well trimmed and away from the roof and any wood surfaces.





## Garage/Carport (Continued)

7. Investigate Roof Structure: Wood joists, Oriented strand board (OSB) decking: Water damage in roof near the rear but appears sound enough to hold nails. Monitor for any changes, and consider evaluation by a professional contractor to determine best course of action (it may be best to do nothing).



8. Acceptable, Investigate Walls: Plywood, Block: There are cracks in the older block walls, but these are not significant given the age and the fact that this is a garage. Monitor for now, or repair by a minimum of tuckpointing the mortar gaps at your own pace/discretion. If after tuckpointing, the mortar cracks again, then the garage wall will need further investigation.







## Garage/Carport (Continued)

9. Acceptable, Improve Floor/Foundation:

Concrete: There is a gap at the eastern edge of the garage slab, likely caused by rebuilding of the wall that has been done in the past. Feel free to fill this gap with concrete.



10. Acceptable Hose Bibs: With shutoff

11. Improve Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Hanging light fixtures. Non-GFCI circuit -recommend GFCI circuit be installed, 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.*

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### Attic

1. Restrictions: 60% visible, Visible from hatch only, Insulation
2. Method of Inspection: From the attic access
3. Acceptable Unable to Inspect: 40%



## Attic (Continued)

- 4. Acceptable Roof Framing: Rafter
- 5. Acceptable Sheathing: Dimensional wood
- 6. Acceptable Ventilation: Roof vents
- 7. Acceptable Insulation: Loose fill fibreglass: Insulate and weatherstrip hatch to minimize heat loss or condensation buildup in attic from warm heated air entering the attic and cooling. R32 approximate, which is an acceptable level of insulation
- 8. Acceptable Vapor Barrier: Plastic below insulation (detected at hatch)
- 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 % visible, Ductwork, Insulation/vapour retarder, Finishes on ceiling, walls and floor
- 2. Acceptable Structure Type: Masonry
- 3. Acceptable Foundation: Brick: Today's inspection is a one day snapshot - monitor dampness over time, Brick foundations are more prone to moisture penetration. If mortar is sound, then structure is not likely compromised.
- 4. Acceptable Beams: Laminated wood
- 5. Acceptable Joists: 2x8
- 6. Acceptable Piers/Posts: Masonry pillars
- 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.

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### Basement

1. Restrictions: See restrictions for Structure

2. Acceptable Ceiling: Drywall

3. Acceptable Walls: Drywall

4. Acceptable Floor: Carpet

5. Acceptable Floor Drain: Surface drain

6. Acceptable Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits

7. Acceptable, Improve Smoke Detector: Battery operated: Consider interconnected smoke alarms on every level, 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

### Furnace area Central Vacuum

9. Acceptable Exhaust Interior: Central vacuum non-functional. Exhausting dust to interior, Indoor air quality issue if in use.

10. Acceptable Electrical 15 amp 3 prong receptacle: Unit unplugged - Ducting not connected. Unit not tested. Consider non-functional

### Basement Stairs

11. Type Turns and landings

12. Investigate Handrails Metal: Gaps in railing could trap a child's head, as the gaps are larger than 4 inches. This is only an issue if children are in the house, and forewarned is forearmed. Evaluate options for safeguarding against this.

### Average Invasive Testing(Moisture Probe)

13. Acceptable Reading: 14-18%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof" sections, Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day



## Basement (Continued)

Reading: (continued)

snapshot, you must monitor relevant changes over time.

NE corner Invasive Testing(Moisture Probe)

14. Investigate Reading: 24-90%: Moisture is within 3-4 feet of corner but no obvious cause at exterior. Moisture accumulation could be caused by downspout that discharges into ground in the NW corner, or by overflowing eavestroughs. If those exterior repairs don't solve the problem, then a more comprehensive and exhaustive approach will be required. Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof" sections. Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time.





## Basement (Continued)

Reading: (continued)



Front wall (under bay window and in SW corner) Invasive Testing(Moisture Probe)





## Basement (Continued)

15. Investigate Reading: 60-70%: Strongly consider the possibility that the exterior downspout is causing this high reading. 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 above 50% indicate a significant finding, Needs further investigation, as conditions are conducive to rot/microbial growth. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof" sections, Dealing with the exterior source is one step, but the conditions behind the drywall are conducive to microbial growth.





## Basement (Continued)

Reading: (continued)



## Plumbing

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

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

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



## Plumbing (Continued)

2. Acceptable Service Line: Copper
3. Acceptable Main Water Shutoff: Basement
4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: ABS
6. Acceptable Interior Service Caps: Stack mounted cleanout: With all old homes, we suggest checking sewer lines with a camera - a nominal cost. Check with public works to see what work has been done under permit and to find out if any work is recommended
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.
9. Type: Natural gas Capacity: 50 US Gal. = 189 Litres
10. Approximate Age: 4 Area Served: Whole building
11. Acceptable Flue Pipe: 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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1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Acceptable Service:
3. Acceptable 120 VAC Branch Circuits: Copper



## Electrical (Continued)

4. Acceptable 240 VAC Branch Circuits: Copper
  5. Acceptable Conductor Type: BX (armoured cable), NMD-90 (Romex), NMD-3 or 7 (Loomex)
  6. Acceptable Ground: Plumbing ground
- Basement, Front of building Electric Panel
7. Acceptable Manufacturer: Siemens
  8. Maximum Capacity: 200 Amps
  9. Acceptable Main Disconnect Size: 200 Amps
  10. Acceptable Breakers: 15, 20, 30 amps

## Heating System

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

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Not Present	Item not present or not found.

1. Restrictions: Sealed combustor - 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: Inter-City Products
4. Type: Forced air Capacity: 67.5 kbtu/hr
5. Area Served: Whole building Approximate Age: 18
6. Fuel Type: Natural gas
7. Acceptable Blower Fan: Below heat exchanger
8. Acceptable Condensate Removal: To floor drain
9. Acceptable Air Filter Electrostatic: Clean all removable filter screens and parts once a month, Old electrostatic cleaner bay can also be used with 4" pleated (Spaceguard) filter.
10. Acceptable Distribution: Metal duct
11. Acceptable Draft Control: Motor driven



## Heating System (Continued)

- 12. Acceptable Flue Pipe: Plastic: Exhaust flue may eventually have to be replaced by white plastic (class IIA gas vent)
- 13. Acceptable Thermostats: Mechanical
- 14. Acceptable Humidifier: Flow through type: While cleaner than drum style humidifiers, these are wasteful of water. Change pad once a year.
- 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.

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- 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. 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: several months (<1 yr)
- 7. Type: 220 volt electric Capacity: 2 Ton
- 8. RLA 11.2 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



## Air Conditioning (Continued)

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.

## 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

1st Floor Fireplace

2. Acceptable     **Fireplace Construction:** Brick: Suggest use of glass fireplace doors to minimize heat loss up flue.
3. Type: Wood burning





## Fireplace/Wood Stove (Continued)

4. Acceptable Smoke Chamber: Brick



5. Investigate Flue: Not visible: Recommend cleaning and reinspection, Clay liner may only exist at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.

6. Acceptable Damper: Metal: Uses a cable and latch to close or open a damper at the top of the flue.



7. Investigate Hearth: Flush mounted: Must be constructed to prevent heat transfer to wood structure, Consult a fireplace specialist to determine if improvements are required.

### 2nd Floor Fireplace

8. Acceptable Fireplace Construction: Brick: Suggest use of glass fireplace doors to minimize heat loss up flue.
9. Type: Wood burning



## Fireplace/Wood Stove (Continued)

- 10. Acceptable Smoke Chamber: Brick
- 11. Investigate Flue: Not visible: Has not been used yet. Clay liner may only exist at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.
- 12. Acceptable Damper: Metal: Uses a cable and latch to close or open a damper at the top pf the flue.
- 13. Investigate Hearth: Flush mounted: Must be constructed to prevent heat transfer to wood structure, Consult a fireplace specialist to determine if improvements are required.

## 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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- 1. Restrictions: Storage, wall finishes and laundry appliances themselves

### Basement Laundry Room/Area

- 2. Acceptable Laundry Tub: Stainless steel





## Laundry Room/Area (Continued)

3. Defective Laundry Tub Faucet: With shutoffs: **Faucet is leaking at the stem and dripping water below the sink - minor repair.**



4. Acceptable Laundry Tub Drain: ABS plastic  
5. Acceptable Washer Hose Bib: Rotary  
6. Acceptable Washer and Dryer Electrical: 110-220 VAC  
7. Acceptable Dryer Vent: Plastic flex: Clean annually. Flex duct restricts air flow and traps more lint than smooth walled rigid ducting.  
8. 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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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: Microwave with integrated fan
3. Acceptable Sink: Stainless Steel
4. Acceptable, Improve Electrical: 110 VAC outlets and lighting circuits, 15 amp split receptacles: Wire feeding the receptacle under the sink is not run through conduit so not protected against physical damage. This is known as surface mounted wire, and is a minor issue that can be addressed if/when an electrician is onsite for other repairs or upgrades
5. Acceptable Faucets: With shutoffs
6. Acceptable Traps: Trap can be opened (locknuts)
7. Acceptable Counter Tops: Granite 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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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
3. Acceptable Walls: Drywall
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Hollow
6. Improve Electrical: 110 VAC outlets and lighting circuits: Non-GFCI circuit -recommend GFCI circuit be installed
7. Acceptable Sink/Basin: Pedestal
8. Acceptable Faucets: With shutoffs
9. Acceptable Traps: Trap can be opened (locknuts)
10. Acceptable Shower/Surround: Tile shower pan, Tile surround
11. Improve Toilets: Unlined tank, 13.2 lpf: Tank has slow flush - hold handle down to improve flush but consider new mechanism.  
Unlined tanks tend to build up condensation, which can drip and cause damage or lead to mould on tank bottom/back - monitor, Consider replacement with low water flush toilet, which may be eligible for



## Bathroom (Continued)

### Toilets: (continued)

government rebates.

12. Acceptable HVAC Source: Heating system register

13. Acceptable Ventilation: Electric fan

### 1st floor Bathroom

14. Acceptable Ceiling: Drywall

15. Acceptable Walls: Drywall

16. Acceptable Floor: Ceramic tile

17. Acceptable Doors: Pocket door

18. Acceptable Electrical: 110 VAC outlets and lighting circuits, GFCI protected receptacle

19. Acceptable Sink/Basin: Pedestal

20. Acceptable Faucets: With shutoffs

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

22. Acceptable Toilets: Lined tank, 6.0 lpf

23. Acceptable HVAC Source: Heating system register

24. Acceptable Ventilation: Electric fan

### 2nd floor, Main Bathroom

25. Acceptable Ceiling: Drywall

26. Acceptable Walls: Drywall

27. Acceptable Floor: Granite or similar

28. Acceptable Doors: Hollow

29. Acceptable Electrical: 110 VAC outlets and lighting circuits: GFCI receptacles provide a measure of protection against electrical shock and are typically installed in washrooms and other wet locations. The test and reset buttons should be exercised every month or so to ensure the safety mechanism is functional. Non-GFCI circuit -recommend GFCI circuit be installed

30. Acceptable Counter/Cabinet: Granite or similar

31. Acceptable Sink/Basin: Molded single bowl

32. Acceptable Faucets: With shutoffs

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

34. Acceptable Tub/Surround: Fiberglass tub, Tile surround

35. Acceptable Shower/Surround: Granite floor, Tile surround

36. Acceptable Toilets: 6.0 lpf

37. Acceptable HVAC Source: Heating system register

38. Acceptable Ventilation: Electric fan

### 2nd floor, Ensuite Bathroom

39. Acceptable Ceiling: Drywall

40. Acceptable Walls: Drywall

41. Acceptable Floor: Granite or similar

42. Acceptable Doors: Hollow

43. Acceptable Electrical: 110 VAC outlets and lighting circuits: GFCI receptacles provide a measure of protection against electrical shock and are typically installed in washrooms and other wet locations. The test and



## Bathroom (Continued)

### Electrical: (continued)

reset buttons should be exercised every month or so to ensure the safety mechanism is functional.

Non-GFCI circuit -recommend GFCI circuit be installed

44. Acceptable Counter/Cabinet: Granite or similar

45. Acceptable Sink/Basin: Molded single bowl (two)

46. Acceptable Faucets: With shutoffs

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

48. Acceptable Shower/Surround: Granite floor, Tile surround

49. Acceptable Spa Tub/Surround: Fiberglass tub, Water jets, Tile surround: Every week under normal use, recommend adding spa conditioner to the water and running as directed to clean out water within hoses and motor. GFCI protection cannot be confirmed. Pump and motor is not accessible.

50. Acceptable Toilets: Lined tank, 6.0 lpf

51. Acceptable HVAC Source: Heating system register

52. 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. Investigate Handrails Metal: Gaps in railing could trap a child's head, as the gaps are larger than 4 inches. This is only an issue if children are in the house, and forewarned is forearmed. Evaluate options for safeguarding against this.

1st floor, 2nd floor Interior Space

4. Acceptable Ceiling: Drywall/plaster

5. Acceptable Walls: Drywall/plaster

6. Acceptable Floor: Ceramic tile

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.



## Interior Space (Continued)

- |                |   |
|----------------|---|
| 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. Acceptable | Smoke Detector: Hard wired: 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. |

## 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.

Although there are a large number of notes, do not take this as an indictment of the house. These are typical older house issues that any homeowner should be aware of. Items in need of repair should be dealt with as required. Feel free to contact the inspection company for advice or guidance on timing of these items.



## Marginal Summary

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

### Exterior Surface and Components

Windows Window Operation Casement, Sliders, Fixed: Stuck or sticky, Will not close or closes with difficulty, Suggest window "tune-up" to sand mating surfaces, and to paint, to lubricate/repair hardware. Suggest a window specialist be contracted to do so in order to evaluate further and to ensure easy operation.

Exterior Electric Outlets: 110 VAC GFCI: Inoperative GFCI protection at time of inspection - suggest replacement of receptacle, Test the GFCI "test" and "reset" buttons every month or two to ensure they are able to provide the safety protection they are designed for.

### Lots and Grounds

Steps: Concrete, Stone tiled: Stairs are separate from the porch and as a result, there is some shifting relative to each other. This sometimes happens if the stairs are not anchored deeply (ie - below the frost line), or if the soil is saturated with water, which freezes and lifts the stairs. Also note that exterior tiles are prone to loosening (two tiles are off at the bottom riser),

Missing handrails (safety, liability)

Porch: Concrete, Brick, Stone tiled: Brick spalling and mortar cracking - monitor, Missing guardrails - suggested for safety's sake

Grading: Inconsistent slope: Ensure grading slopes away from structures. Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up. This is THE most common recommendation that we make.



## 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.

### Roof

**Gutters: Aluminum:** Daylight visible between troughs and the fascia of the house - suggest addition of a drip edge to the bottom edge of the roof beneath the shingles, which will divert the water into the troughs. Without a drip edge, water can cascade down the gap and overflow the gutters more easily. This in turn puts more water into the soil against the foundation. This could be a contributing factor to basement rear wall dampness. Make this minor repair and evaluate the dampness afterwards.

**Leader/Extension: Extensions, Underground pipes:** The front downspouts are discharging into a plastic extension that eventually runs upwards against gravity. As a result water is leaking into the soil against the front of the house and some dampness is in evidence along the front wall of the basement. Correct this situation to prevent any or any further issues with the basement front wall. See Structure and Basement notes for more information on this topic.

Extend downspouts to move water away from foundation, Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation, Make angle of extension steeper to discourage icing up in winter.

In the City of Toronto, it is contrary to bylaws to allow roof drainage to discharge into underground pipe and then into the sewer system. Recommend disconnecting downspouts from underground drains to discharge onto soil 3-6 feet away from foundation, When roof water runs into underground pipes, the possibility exists for water to spill through any openings into surrounding soil. This water puts hydrostatic pressure on the foundation and can enter the basement. If the downspout drainage appears to be running into the soil, then they should be disconnected from the underground pipes and directed 3-6 feet away from the foundation.

### Laundry Room/Area

**Basement Laundry Room/Area Laundry Tub Faucet: With shutoffs:** Faucet is leaking at the stem and dripping water below the sink - minor repair.



## Investigate Summary

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

### Exterior Surface and Components

**Exterior Wiring:** Buried: Awareness note: 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

### Lots and Grounds

**Deck:** Wood: Wood posts appear to run into soil. There may be concrete below grade, but the wood to earth close contact will lead to accelerated rot and premature repair requirements. Monitor for now.

### Garage/Carport

**Rear Garage Roof Structure:** Wood joists, Oriented strand board (OSB) decking: Water damage in roof near the rear but appears sound enough to hold nails. Monitor for any changes, and consider evaluation by a professional contractor to determine best course of action (it may be best to do nothing).

**Rear Garage Walls:** Plywood, Block: There are cracks in the older block walls, but these are not significant given the age and the fact that this is a garage. Monitor for now, or repair by a minimum of tuckpointing the mortar gaps at your own pace/discretion. If after tuckpointing, the mortar cracks again, then the garage wall will need further investigation.

### Basement

**Basement Stairs Handrails Metal:** Gaps in railing could trap a child's head, as the gaps are larger than 4 inches. This is only an issue if children are in the house, and forewarned is forearmed. Evaluate options for safeguarding against this.

**NE corner Invasive Testing(Moisture Probe) Reading: 24-90%:** Moisture is within 3-4 feet of corner but no obvious cause at exterior. Moisture accumulation could be caused by downspout that discharges into ground in the NW corner, or by overflowing eavestroughs. If those exterior repairs don't solve the problem, then a more comprehensive and exhaustive approach will be required.

Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof" sections. Moisture/humidity readings tend to be higher in the spring - since inspection is a one-day snapshot, you must monitor relevant changes over time.

**Front wall (under bay window and in SW corner) Invasive Testing(Moisture Probe) Reading: 60-70%:**

Strongly consider the possibility that the exterior downspout is causing this high reading. 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 above 50% indicate a significant finding. Needs further investigation, as conditions are conducive to rot/microbial growth. Older homes usually have basements that are more likely to have moisture penetration, so it is even more important to control exterior water management as noted in "Lots and Grounds" and "Roof" sections. Dealing with the exterior source is one step, but the conditions behind the drywall are conducive to microbial growth.





## Investigate Summary (Continued)

### Fireplace/Wood Stove

1st Floor Fireplace Flue: **Not visible:** Recommend cleaning and reinspection, Clay liner may only exist at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.

1st Floor Fireplace Hearth: **Flush mounted:** Must be constructed to prevent heat transfer to wood structure, Consult a fireplace specialist to determine if improvements are required.

2nd Floor Fireplace Flue: **Not visible:** Has not been used yet. Clay liner may only exist at top of chimney and the chimney liner may need upgrade or repair. Investigate before use. A qualified contractor is recommended to evaluate what action may be required.

2nd Floor Fireplace Hearth: **Flush mounted:** Must be constructed to prevent heat transfer to wood structure, Consult a fireplace specialist to determine if improvements are required.

### Interior Space

From first floor Stairs Handrails **Metal:** Gaps in railing could trap a child's head, as the gaps are larger than 4 inches. This is only an issue if children are in the house, and forewarned is forearmed. Evaluate options for safeguarding against this.



## Improve Summary

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### Roof

Wall Flashing: Metal: Add tar/caulking to flashings within next year

### Exterior Surface and Components

Exterior Surface Type: Brick: Brick and structure appears sound at this time within the confines of this one-day inspection, but minor tuck point mortar repairs are suggested over the front porch and some of the window arches. There has been a fair amount of change to the brickwork, with bricked in windows and other repairs. Some of the bricks have shifted outside of the vertical plane so that they stick out, but have been re-secured by the tuckpointing repairs. They do not move when tapped so are not suspect for ongoing problems. Nonetheless, any time mortar repairs have been undertaken, they should be monitored for any future movement/change. Consider having evaluated further by a masonry specialist.

Windows Window Trim Wood: It is important to monitor and maintain exterior caulking and paint to ensure weather resistance. Paint and caulk should be evaluated at least annually and repaired as needed. Front 2nd floor trim needs painting.

Soffits: Open framing: Ideally, soffits have unblocked soffit vents that allow air flow into the attic space from below, aiding attic ventilation. These would have to be installed in the vertical plane of the wall above the brick. From within attic, the vents would have to be uncovered where blocked by insulation. Also, there is some rot evidence at the rear of the house, specifically at the bottom edge of the roof boards that may warrant some board replacement when re-roofing.

### Garage/Carport

Rear Garage Garage Doors: Aluminum: Door trim needs painting

Rear Garage Roof: Rolled roof material: There are moisture stains in the garage roof, visible from below. The roof surface appears relatively new and in good condition, so suspect this is from a previous leak. However, there is vegetation which is growing onto the roof at the rear, and this can cause the roof to leak in the future. Keep all vines well trimmed and away from the roof and any wood surfaces.

Rear Garage Floor/Foundation: Concrete: There is a gap at the eastern edge of the garage slab, likely caused by rebuilding of the wall that has been done in the past. Feel free to fill this gap with concrete.

Rear Garage Electrical: 15 amp 3 prong receptacles, 110 volt lighting circuits: Hanging light fixtures. Non-GFCI circuit -recommend GFCI circuit be installed, A licensed electrician is recommended to evaluate and estimate repairs

### Basement

Basement Smoke Detector: Battery operated: Consider interconnected smoke alarms on every level, 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.

### Kitchen

1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits, 15 amp split receptacles: Wire feeding the receptacle under the sink is not run through conduit so not protected against physical damage. This is known as surface mounted wire, and is a minor issue that can be addressed if/when an electrician is onsite for other repairs or upgrades



## Improve Summary (Continued)

### Bathroom

Basement Bathroom Electrical: 110 VAC outlets and lighting circuits: Non-GFCI circuit -recommend GFCI circuit be installed

Basement Bathroom Toilets: Unlined tank, 13.2 lpf: Tank has slow flush - hold handle down to improve flush but consider new mechanism.

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