



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

Inspection Report



64 Brentwood Road South
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 OAHl (Ontario Association of Home Inspectors).
- e. The Inspection is NOT technically exhaustive, and measuring devices may or may not be used.
- f. The Inspector is a building inspection generalist, not acting as a licensed engineer or technician in any trade.
- g. The Inspection is designed to limit the risk of buying a property, but it **cannot eliminate your risk**, nor does the Inspection Company or Inspector assume your risk.
- h. The Inspection is not concerned with aesthetics and minor problems, although some may be noted in the Report.

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

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

3. THE REPORT:

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

4. THE CLIENT:

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

5. LIMITATIONS OF LIABILITY:

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

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

SIGNATURE OF
CLIENT or REPRESENTATIVE: **X** _____

INSPECTION COMPANY
REPRESENTATIVE: _____

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

X

Initial here



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Definitions

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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 10/25/2013

Property Address 64 Brentwood Road South

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 416-694-5859

Company E-Mail info@torontohomeinspections.com

File Name 20131025-12-brentwood

Conditions

Others Present Listing Agent

Listing Agent

Name: Giniotis, Anthony



General Information (Continued)

For Purposes of Inspection, Entrance Faces East

Electric On Yes

Gas On No

Oil On Yes

Water On Yes

Temperature 13

Weather Sunny Soil Conditions Dry

Space Below Grade Basement

Estimated Age +-70

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



General Information (Continued)

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

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

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

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

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

FOCUS OF INSPECTION

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

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



General Information (Continued)

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

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

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

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

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

TWO PASS INSPECTION SYSTEM

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

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

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

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

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



General Information (Continued)

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

YOUR RESPONSIBILITIES

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

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

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

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

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



Roof

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

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
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Improve	Item is acceptable but could be improved, either optionally or when doing other repairs nearby.
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Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle:
Typical wear and tear - expanding seams, edges wearing, minor edge curl, commencement of brittleness. Expect replacement in next 5 years approximately



3. Type: Gable at front, Hip at rear
4. Slope: 5/12
5. Approximate Age: 9-10 years, (entering last third of life cycle): Most roofs are designed to last 15 years. Note that the age estimate is based upon the appearance of the shingles. They may be older or younger, but the wear patterns indicate the age that was recorded by the inspector.

Garage Roof Surface

6. Method of Inspection: On roof



Roof (Continued)

7. Acceptable, Investigate Material: Asphalt shingle: Mossy growth and accelerated wear on the rear slope of the garage - will likely need repairs within next 2-3 years



8. Type: Gable at front, Hip at rear
9. Slope: $<2/12$: A roof that is less than or equal to 2 feet of rise for every 12 feet of run must be covered with specialized roof coverings, such as low slope shingles or roll roofing. Rain, snow and ice stay on these roofs longer and cause accelerated wear patterns, so the roof covering may not last as long as expected. Mossy growth and accelerated wear on the rear slope of the garage - will likely need repairs within next 2-3 years
10. Approximate Age: 9-10 years, (entering last third of life cycle): Most roofs are designed to last 15 years. Note that the age estimate is based upon the appearance of the shingles. They may be older or younger, but the wear patterns indicate the age that was recorded by the inspector.

Back flat Roof Surface

11. Method of Inspection: On roof



Roof (Continued)

12. Acceptable Material: Rolled roof material
(Modified Bitumen)



13. Type: Flat
14. Slope: Essentially flat, with a minor grade for drainage
15. Approximate Age: 9-11 years, (mid ranged in age)
-
16. 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.
-

17. Acceptable Wall Flashing: Metal
18. Acceptable Plumbing Stacks: Cast Iron
19. Acceptable Stack Flashing: Plastic/rubber
20. Acceptable Roof Vents: Plastic
21. Acceptable Electrical Mast: Metal
22. Acceptable Mast Flashing: Metal
23. Improve Gutters: Aluminum: Keep clear of leaves, which could cause drainage problems, Need cleaning now
24. Acceptable Downspouts: Aluminum
25. Acceptable, Improve Leader/Extension: Extensions: Extend downspouts to move water away from foundation at garage. Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation. At the front gardens, the downspouts are dropping water over the garden wall but into a low spot as the lawn nearby is higher. Add some topsoil or extend the downspouts further.
-

North Chimney

26. Acceptable Chimney: Brick: Some mortar cracks - minor repairs may be required within next five years
27. Acceptable Flue/Flue Cap: Metal liner
28. Acceptable Chimney Flashing: Metal



Roof (Continued)

South Chimney

29. Acceptable Chimney: Brick: Some mortar cracks - minor repairs may be required within next five years
30. Acceptable Flue/Flue Cap: Clay at top (where visible): Chimney not in use, Clay liner likely exists only at the top of the chimney. An unlined chimney flue is a fire hazard, because heat can escape through gaps in the mortar and cause a fire. Investigate the possibilities with respect to having the chimney lined if the chimney/fireplace are going to be made operational.
31. Acceptable Chimney Flashing: Metal

Exterior Surface and Components

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

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Main Exterior Surface

1. Acceptable Type: Brick

Foundation Exterior Surface

2. Acceptable Type: Block: Note that the south side basement windows have been filled in with concrete or similar

Main Exterior Surface

3. Acceptable, Improve Type: Parged coating: Parging in good condition, but there is some minor peeling developing which will eventually need repair. The parging is used to protect the blocks from the effects of weathering.

Front Exterior Surface

4. Improve Type: Fieldstone: Tuckpointing required where mortar has cracked.

Windows

5. Acceptable Window Materials Metal
6. Acceptable Window Operation Hung, Sliders
7. Acceptable Thermal Characteristics Single pane: Single pane windows are not considered thermally efficient by modern standards, Consider selective window upgrades



Exterior Surface and Components (Continued)

8. Acceptable Window Trim Wood, Metal clad: 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. Existing paint is likely lead-based.

9. Acceptable, Improve Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly



10. Acceptable Window Wells Concrete, Asphalt: Water that does accumulate in the wells, and there won't be much in most cases, really has nowhere to go. They are really designed to keep water that accumulates on the ground surface away from the windows.

Windows

11. Acceptable Window Materials Plastic
12. Acceptable Window Operation Sliders, Fixed
13. Acceptable Thermal Characteristics Thermal Pane
14. Acceptable Window Trim Metal clad
15. Acceptable Window Sills Concrete
16. Acceptable Window Wells Concrete: Water that does accumulate in the wells, and there won't be much in most cases, really has nowhere to go. They are really designed to keep water that accumulates on the ground surface away from the windows.

Windows

17. Acceptable Window Materials Wood
18. Acceptable Window Operation Awning
19. Acceptable Thermal Characteristics Single pane with storm windows
20. Acceptable Window Trim Wood
21. Acceptable Window Sills Concrete, Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly
22. Acceptable Window Wells Concrete, Metal: Water that does accumulate in the wells, and there won't be much in most cases, really has nowhere to go. They are really designed to keep water that accumulates on the ground surface away from the windows.



Exterior Surface and Components (Continued)

- 23. Acceptable Fascia: Wood
- 24. Acceptable Soffits: Open framing
- 25. Acceptable, Improve Entry Doors: Wood: Consider upgrade to energy efficient door, Improve door security by installing a deadbolt.
- 26. Acceptable Exterior Lighting: Surface mount
- 27. Acceptable Hose Bibs: With shutoff: Shut off interior valve in winter and drain pipe by opening exterior valve

Lots and Grounds

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

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Not Present	Item not present or not found.

- 1. Acceptable Driveway: Asphalt
 - 2. Defective Steps: Flagstone, Concrete: **Missing handrails (safety, liability) at the rear steps**
 - 3. Acceptable Porch: Flagstone
 - 4. Acceptable Patio: Paving stone
 - 5. Acceptable, Improve Walkway: Asphalt: At SW corner, seal openings in asphalt as water can penetrate the soil here, and possibly work its way into the basement eventually.
 - 6. Improve Grading: Inconsistent slope: Ensure grading slopes away from structures. Monitor drainage patterns in heavy rains or during spring thaws to properly assess grading. Lower spots need to be raised up. This is THE most common recommendation that we make.
At the front gardens, the downspouts are dropping water over the garden wall but into a low spot as the lawn nearby is higher. Add some topsoil or extend the downspouts further.
-
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: Restricted view of roof structure, Storage inside

Side Garage

2. Type of Structure: Attached Car Spaces: 1
3. Acceptable Garage Doors: Aluminum
4. Acceptable Door Operation: Manual
5. Acceptable Service Doors: Man door to exterior
6. Acceptable Ceiling: OSB (Oriented Strand Board)
7. Acceptable Walls: Drywall/plaster
8. 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.

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 (Continued)

Attic

1. Restrictions: 60% visible, Visible from hatch only, Insulation
2. Method of Inspection: From the attic access, Inside near the hatch area
3. Acceptable Unable to Inspect: 40%
4. Acceptable Roof Framing: Rafter
5. Acceptable Sheathing: Dimensional wood
6. Acceptable Ventilation: Roof and soffit vents
7. Acceptable Insulation: Rockwool batts, Loose fill fibreglass: R24-28 approximate, which is acceptable, but 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. Defective Wiring/Lighting: Knob & tube:
Knob & tube is air cooled wiring and should not be covered with insulation (fire hazard). The wire in the attic and ceiling must be replaced. Evaluation by a licensed electrician is recommended



9. 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.



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: 20 % visible, 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. Today's inspection is a one day snapshot - monitor dampness over time, Older foundations have no weeping tile to drain exterior moisture, or if they were installed, have more probability of weeping tile blockage which can affect drainage of exterior moisture.
4. Acceptable Bearing Walls: Block
5. Acceptable Joists: 2x8: Joists in the room where the oil tank is installed has been braced with metal angle irons. Technically, this should be considered a temporary repair but it seems to be holding quite well, and it has been in place for a good number of years.
6. Acceptable Floor/Slab: Non-structural concrete
7. Acceptable Floor sheathing: Dimensional wood



Basement

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

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Basement

1. Restrictions: See restrictions for Structure
2. Acceptable Ceiling: Drywall or plasterboard
3. Acceptable Walls: Parged
4. Acceptable Floor: Carpet, Painted concrete
5. Investigate Floor Drain: No drain: There does not appear to be any floor drain. There was a floor drain but it has been filled in with concrete. Suggest further evaluation/investigation by a plumber to install a floor drain in the boiler room and another in the addition where the floor is lowest.
6. Investigate Electrical: 15 amp 2 and 3 prong (110 volt) receptacles, 110 volt lighting circuits: 2 prong receptacles are fed by original wire, and need no modification. Add receptacles to accommodate modern electrical demands. A licensed electrician is recommended to evaluate these items.
7. Acceptable HVAC Source: Radiator
8. Not Present Insulation: No insulation: No insulation present. Insulation on the walls will improve the energy efficiency of the home.
9. Not Present Sump Pump: Not present: None installed, but would be a good suggestion to further investigate the installation of a sump pump - see moisture readings notes.
10. Investigate Moisture Location: SW corner of addition: Dampness readings in general were relatively low for a block foundation, but there was a spot at the floor-wall junction in the SE corner where the readings were higher. The downspout extensions could be extended further at the exterior here, and perhaps some repairs to the walkway where it is broken up could be undertaken. Unknown if weeping tiles exist or are functional (see Structure - Foundation notes).

Basement Stairs

11. Type Turns and landings
12. Marginal Handrails Balluster mount: Missing stairguard, Risk of falling, especially for children

Basement (rear) Stairs

13. Type Straight: Stairs have been blocked off
14. Acceptable Handrails Wall mount: If stairs are put into service, suggest adding a guardrail



Basement (Continued)

Average Invasive Testing(Moisture Probe)

15. Acceptable Reading: 6-14%: Moisture readings below 20% are desirable, because mold, mildew and fungi start to grow (especially on wood or cellulose based products) at around the 20% mark. During wet spring conditions, moisture levels can rise. Monitor exterior drainage to ensure that water runs away from foundation.

SW corner of addition Invasive Testing(Moisture Probe)

16. Investigate Reading: 40%: 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.



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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Plumbing (Continued)

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. Main water service has been painted and insulated, which restricts further evaluation.
2. Acceptable Service Line: Copper
3. Acceptable Main Water Shutoff: Basement, Front of building
4. Acceptable Water Lines: Copper
5. Acceptable Drain Pipes: Cast iron
6. Acceptable, Investigate Interior Service Caps: Stack mounted cleanout: With all old homes, we suggest checking sewer lines with a camera - a nominal cost. Note that older plumbing drain systems are more prone to blockage or problems, hence the camera inspection is a good investment in peace of mind
7. Acceptable Vent Pipes: Cast iron: Venting refers to the introduction of air from above a fixture. All fixtures should eventually connect to the plumbing stack on the roof so that atmospheric pressure can help push water down the drain, so that methane gas is vented harmlessly to the exterior, and so that air can be introduced into the drain lines to prevent a vacuum that can inadvertently suck a trap dry as water rushes past from another draining fixture (Bernoulli Principle).

Boiler 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. Expect the water heater to last between 15-20 years, and suggest replacement at the 15 year mark.
9. Manufacturer: Giant
10. Type: Electric Area Served: Whole building
11. Acceptable TPRV: Brass valve

Electrical

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

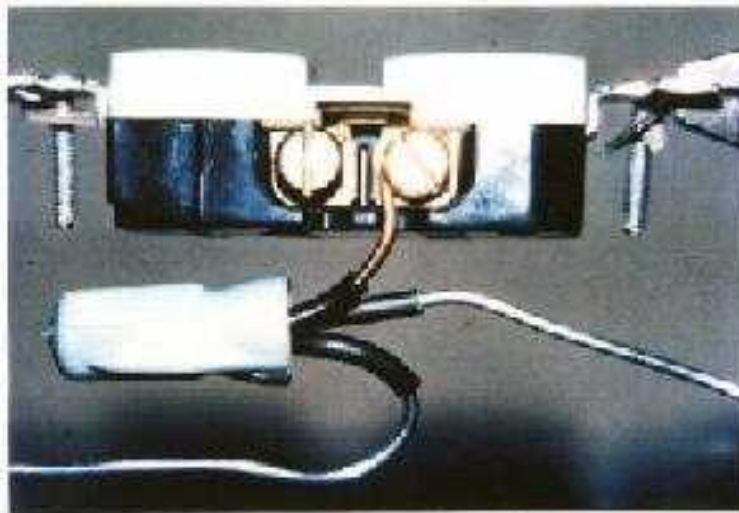
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Electrical (Continued)

1. Restrictions: Throughout all buildings, wall and ceiling finishes restrict complete evaluation - hidden defects usually go undetected during inspections
2. Service Size Amps: 100
3. Acceptable Service: Overhead
4. Acceptable 120 VAC Branch Circuits: Copper
5. Acceptable 240 VAC Branch Circuits: Copper
6. Investigate Aluminum Wiring: Appears to be present: 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 every 4-5 years.

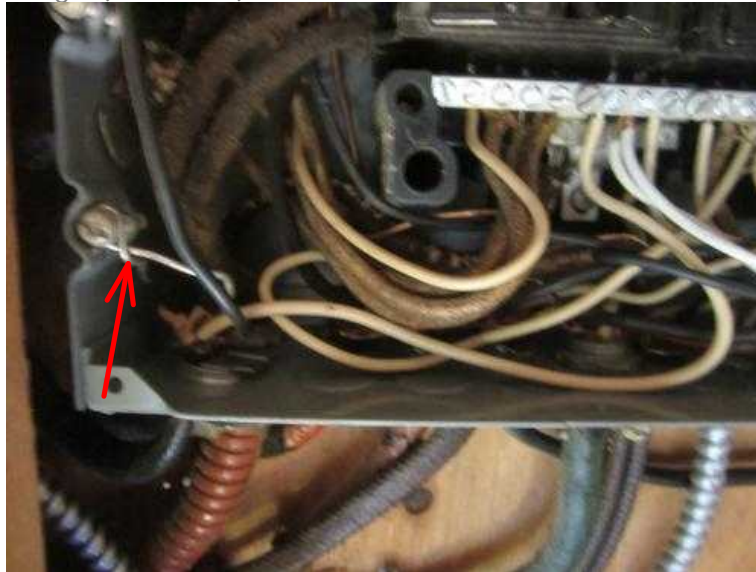


3. THE PIGTAILING APPLICATION works this way. A short copper wire is spliced to the aluminum circuit wire. The copper wire is connected to the device terminal. The pigtail splices carry full circuit current to downstream loads. With the best connector and method of installation, this could be a safe technique.



Electrical (Continued)

Aluminum Wiring: (continued)



7. Investigate Knob & Tube Wiring: Present:

Knob & tube wiring is ungrounded older wiring that has become an insurance issue. Although the wire itself is not unsafe (as per various regulatory bodies), it can be unsafe if altered improperly. Generally, it is accepted that exposed knob & tube be replaced, and that ungrounded receptacles be made safe by grounding or GFCI installation. Most insurance companies charge a premium where knob & tube exists, or demand upgrades (partial or complete) within a set time frame. Contact your insurance carrier to determine any conditions they might impose. They may simply ask for an inspection from the ESA (Electrical Safety Authority). Generally, it is accepted that exposed knob & tube be replaced, and that extra circuits and





Electrical (Continued)

Knob & Tube Wiring: (continued)

receptacles be added to minimize use of extension cords. Air cooled knob & tube is covered with insulation in the attic and this wire must be replaced as a fire hazard. Have the wiring evaluated further by a licensed electrical contractor, who can more accurately estimate repairs or upgrades.

8. Acceptable Conductor Type: BX (armoured cable), NMD-3 or 7 (Loomex)

9. Acceptable Ground: Plumbing ground

Laundry room Electric Panel

10. Investigate Manufacturer: Square D: Grounding in panel is weak where indicated in photo above. Evaluation by a licensed electrician is recommended

11. Maximum Capacity: 100 Amps

12. Acceptable Main Disconnect Size: 100 Amps

13. Acceptable Breakers: Cu-Al type

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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1. Restrictions: Oil burner box restricted - sealed and not viewable

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: Burnham

4. Type: Boiler system Capacity: 70 MBH



Heating System (Continued)

- 5. Area Served: Whole building Approximate Age: 10
- 6. Fuel Type: Oil
- 7. Acceptable Blower Fan: Below heat exchanger
- 8. Acceptable Distribution: Hot water, Two pipe
- 9. Acceptable Circulator: Pump
- 10. Acceptable Draft Control: Naturally induced, Barometric damper
- 11. Acceptable Flue Pipe: Metal
- 12. Acceptable Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.
- 13. Acceptable Controls: Limit switch, Relief valve, Service switch (electrical cutoff), Water shut off valves
- 14. Improve Devices: Auto -fill valve, Backflow preventer, Expansion tank, Pressure gauge, Temp gauge: Gauge has a cloudy face and cannot be read - a new gauge is suggested

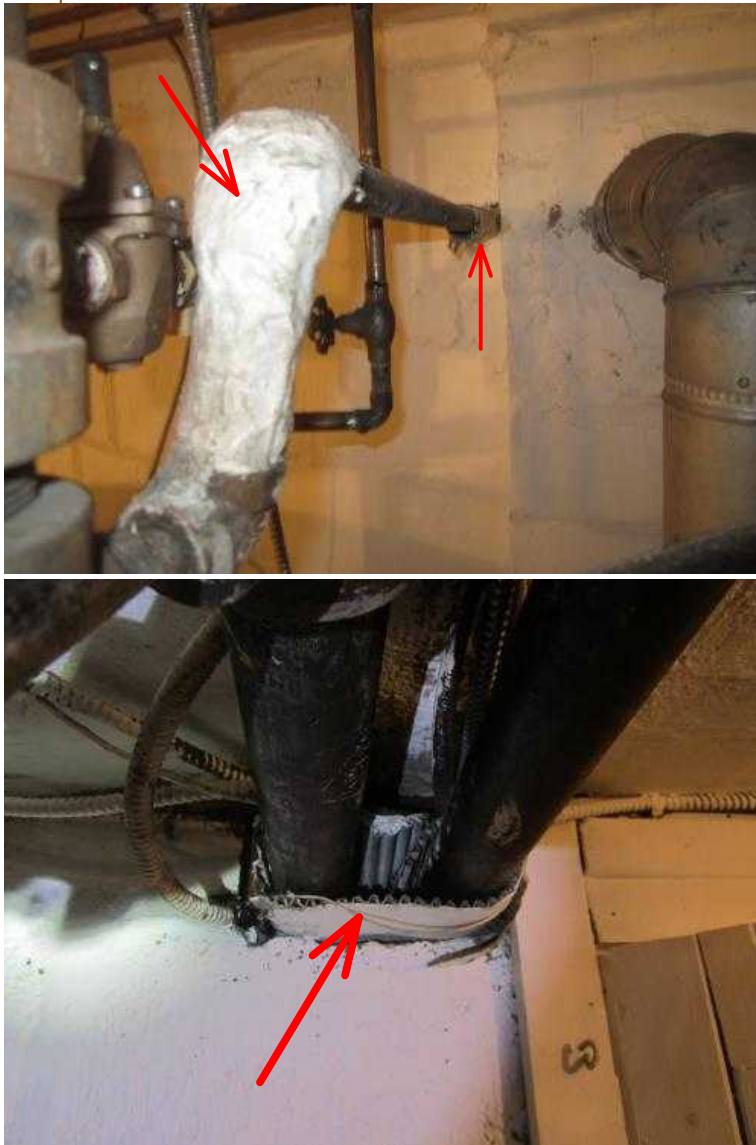


- 15. Acceptable Fuel Tank: Oil tank: Tank is 9 years old. Keep in mind that down the road, insurance companies can request replacement (usually after the 15 year mark). Oil delivery companies are expected to inspect the tank every two years - ensure this happens while owning the property.
- 16. Tank Location: Basement



Heating System (Continued)

17. Suspected Asbestos: Yes: A small amount of asbestos paper insulation exists at the boiler pipes over the oil tank and over the boiler. It is friable, which means particles can escape into the air. Suggest removal or encapsulation. Note that there may be more asbestos above the ceiling finishes in the basement, but since it is encapsulated, no action is required.





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 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: Exterior
4. Acceptable Exterior Unit: Pad mounted
5. Manufacturer: Carrier
6. Area Served: 1st floor Approximate Age: 11
7. Type: 220 volt electric Capacity: 2 Ton
8. RLA 11.2 Max Fuse Capacity 20 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.
13. Acceptable Exposed Ductwork: Insulated flex
14. Acceptable, Investigate Blower Fan: Attic mount: Armstrong air handler. Minor issue: There is an electrical splice at the attic mounted air handler that is not protected in a box. Have repaired by a licensed electrician.
15. Acceptable Thermostats: Mechanical: Switching to a programmable thermostat will save up to 20% energy.



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 - blocked

Basement Fireplace

2. Investigate Fireplace Construction: Brick: Fireplace and components should be cleaned and inspected by a certified technician prior to use, Fireplace should not be used until refurbished. Damper is loose and blocked off above the damper. Debris visible at the damper also, which may be pieces of mortar and brick. Suspect the flue is unlined. Suggest glass doors to restrict heat loss up the flue.
3. Type: Wood burning
4. Investigate Flue: Unlined (suspect): Clay liner only exists 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 if the fireplace is to be put into service.
5. Investigate Damper: Metal: Damper loose - would need repairs if fireplace is put into service.

Laundry Room/Area

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

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Laundry Room/Area (Continued)

1. Restrictions: Not in use at this time. Leaks may develop after the laundry room comes into use.

Basement Laundry Room/Area

2. Defective Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: **Reversed polarity, which means the wires in the back of the plug may be reversed. Minor repair**

3. Acceptable Sink: Porcelain/enamel coated

4. Acceptable, Improve Counter Tops: Laminate:
Lifting seam in laminate surface between the sinks, which is the result of moisture penetration. This can cause unsanitary conditions.



5. Acceptable Laundry Tub Faucet: No shutoffs

6. Acceptable Laundry Tub Drain: Has cleanout

7. Acceptable Washer Hose Bib: Rotary

8. Acceptable Washer and Dryer Electrical: 110 VAC: No dryer hookup



Laundry Room/Area (Continued)

9. Investigate Washer Drain: Drains to ABS drain pipe: No trap visible for the washer drain pipe. May allow sewer gas into house if not trapped. A licensed plumber is recommended to evaluate and estimate repairs if a smell of methane is detected in future.



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, as well as appliances themselves, Kitchen is unused - new and currently undetectable water leakage patterns may show up after use

1st Floor Kitchen

2. Acceptable Ventilation: Over the range fan, Vented
3. Acceptable Sink: Stainless Steel



Kitchen (Continued)

4. Defective Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: Receptacle has a loose wire inside it and should be replaced - bottom outlet has a loose ground. Another receptacle is ungrounded and may be served by ungrounded knob & tube wire (the top outlet has a filled in ground pin hole, which is actually good because a grounded cord cannot be plugged into it). A licensed electrician is recommended to evaluate and estimate repairs





Kitchen (Continued)

Electrical: (continued)



- 5. Acceptable Faucets: With shutoffs
- 6. Acceptable Traps: Trap has cleanout, Copper
- 7. Acceptable, Improve Counter Tops: Laminate: Lifting seam in laminate surface between the sinks, which is the result of moisture penetration. This can cause unsanitary conditions.
- 8. Acceptable Ceiling: Drywall or plasterboard
- 9. Acceptable Walls: Drywall or plasterboard
- 10. Acceptable Floor: Linoleum/resilient

Bathroom

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

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Bathroom (Continued)

1. Restrictions: Typical restrictions - finishes on walls, ceiling, floors, Bathrooms are largely unused - water leakage patterns may turn up that are not currently visible

1st floor Bathroom

2. Acceptable Ceiling: Drywall or plasterboard
3. Acceptable Walls: Drywall or plasterboard, Tile: Paint on ceramics on walls by toilet
4. Marginal Floor: Linoleum/resilient: Tiles peeling and damaged
5. Acceptable Doors: Hollow
6. Defective Electrical: 110 VAC outlets and lighting circuits: Open or missing ground, Non-GFCI circuit
-recommend GFCI circuit be installed
7. Acceptable Counter/Cabinet: Laminate
8. Marginal Sink/Basin: Porcelain/enamel coated: Minor corrosion underneath the sink at the overflow - suggest replace



9. Acceptable Faucets: With shutoffs



Bathroom (Continued)

10. Marginal

Traps: Trap can be opened (locknuts): **Pitting/corrosion at drain line/trap - recommend replace**



11. Marginal

Tub/Surround:
Porcelain/enamel tub, Tile surround: **Tub had been painted and the paint is peeling. Worn finish is visible beneath paint. Showerhead spurts water at top - minor.**



12. Acceptable

Toilets: Lined tank, 13.2 lpf: Consider replacement with low water flush toilet, which may be eligible for government rebates

13. Acceptable

HVAC Source: Radiator

14. Acceptable

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



Interior Space

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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. Furniture

1st floor Interior Space

2. Acceptable Ceiling: Drywall or plasterboard
3. Acceptable Walls: Drywall or plasterboard
4. Acceptable Floor: Carpet, Linoleum/resilient
5. Acceptable Floor: Hardwood: Hardwood manufacturers recommend 40-50% humidity in winter to prevent shrinkage. This higher humidity can reduce indoor air quality. Use a hygrometer to strike a balance so that windows and walls do not collect condensation. Keep blinds open slightly for the same reason. If situation persists, an HVI certified HRV (Heat Recovery Ventilator) should be considered.
6. Investigate Electrical: 110 VAC outlets and lighting circuits, 15 amp 2 prong receptacles: 2 prong receptacles do not necessarily need to be upgraded - it is not possible to plug in a grounded appliance so there is little hazard. 3 prong receptacles that are ungrounded are, however, considered hazardous, so do not change the receptacles without consulting an electrician. Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands and reduce the risk of octopus wiring and extension cord over-use (known fire hazards).
7. Acceptable HVAC Source: Radiator, Ceiling registers
8. Marginal 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 ceiling and/or outside sleeping areas. Consider interconnected smoke alarms on every level



Marginal Summary

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

Basement

Basement Stairs Handrails Balluster mount: Missing stairguard, Risk of falling, especially for children

Bathroom

1st floor Bathroom Floor: Linoleum/resilient: Tiles peeling and damaged

1st floor Bathroom Sink/Basin: Porcelain/enamel coated: Minor corrosion underneath the sink at the overflow - suggest replace

1st floor Bathroom Traps: Trap can be opened (locknuts): Pitting/corrosion at drain line/trap - recommend replace

1st floor Bathroom Tub/Surround: Porcelain/enamel tub, Tile surround: Tub had been painted and the paint is peeling. Worn finish is visible beneath paint. Showerhead spurts water at top - minor.

Interior Space

1st 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 ceiling and/or outside sleeping areas. Consider interconnected smoke alarms on every level



Defective Summary

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Lots and Grounds

Steps: Flagstone, Concrete: **Missing handrails (safety, liability) at the rear steps**

Attic

Attic Wiring/Lighting: Knob & tube: **Knob & tube is air cooled wiring and should not be covered with insulation (fire hazard). The wire in the attic and ceiling must be replaced. Evaluation by a licensed electrician is recommended**

Laundry Room/Area

Basement Laundry Room/Area Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: **Reversed polarity, which means the wires in the back of the plug may be reversed. Minor repair**

Kitchen

1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits, 15 amp 3 prong receptacles: **Receptacle has a loose wire inside it and should be replaced - bottom outlet has a loose ground. Another receptacle is ungrounded and may be served by ungrounded knob & tube wire (the top outlet has a filled in ground pin hole, which is actually good because a grounded cord cannot be plugged into it). A licensed electrician is recommended to evaluate and estimate repairs**

Bathroom

1st floor Bathroom Electrical: 110 VAC outlets and lighting circuits: **Open or missing ground, Non-GFCI circuit -recommend GFCI circuit be installed**



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.

Roof

Garage Roof Surface Material: Asphalt shingle: Mossy growth and accelerated wear on the rear slope of the garage - will likely need repairs within next 2-3 years

Garage Roof Surface Slope: <2/12: A roof that is less than or equal to 2 feet of rise for every 12 feet of run must be covered with specialized roof coverings, such as low slope shingles or roll roofing. Rain, snow and ice stay on these roofs longer and cause accelerated wear patterns, so the roof covering may not last as long as expected. Mossy growth and accelerated wear on the rear slope of the garage - will likely need repairs within next 2-3 years

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.

Basement

Basement Floor Drain: No drain: There does not appear to be any floor drain. There was a floor drain but it has been filled in with concrete. Suggest further evaluation/investigation by a plumber to install a floor drain in the boiler room and another in the addition where the floor is lowest.

Basement Electrical: 15 amp 2 and 3 prong (110 volt) receptacles, 110 volt lighting circuits: 2 prong receptacles are fed by original wire, and need no modification. Add receptacles to accommodate modern electrical demands. A licensed electrician is recommended to evaluate these items.

Basement Moisture Location: SW corner of addition: Dampness readings in general were relatively low for a block foundation, but there was a spot at the floor-wall junction in the SE corner where the readings were higher. The downspout extensions could be extended further at the exterior here, and perhaps some repairs to the walkway where it is broken up could be undertaken. Unknown if weeping tiles exist or are functional (see Structure - Foundation notes).

SW corner of addition Invasive Testing(Moisture Probe) Reading: 40%: 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.

Plumbing

Interior Service Caps: Stack mounted cleanout: With all old homes, we suggest checking sewer lines with a camera - a nominal cost. Note that older plumbing drain systems are more prone to blockage or problems, hence the camera inspection is a good investment in peace of mind

Electrical

Aluminum Wiring: Appears to be present: 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 every 4-5 years.

Knob & Tube Wiring: Present: Knob & tube wiring is ungrounded older wiring that has become an insurance issue. Although the wire itself is not unsafe (as per various regulatory bodies), it can be unsafe if altered improperly. Generally, it is accepted that exposed knob & tube be replaced, and that ungrounded receptacles be made safe by grounding or GFCI installation. Most insurance companies charge a premium where knob & tube exists, or demand



Investigate Summary (Continued)

Knob & Tube Wiring: (continued)

upgrades (partial or complete) within a set time frame. Contact your insurance carrier to determine any conditions they might impose. They may simply ask for an inspection from the ESA (Electrical Safety Authority).

Generally, it is accepted that exposed knob & tube be replaced, and that extra circuits and receptacles be added to minimize use of extension cords. Air cooled knob & tube is covered with insulation in the attic and this wire must be replaced as a fire hazard. Have the wiring evaluated further by a licensed electrical contractor, who can more accurately estimate repairs or upgrades.

Laundry room Electric Panel Manufacturer: Square D: Grounding in panel is weak where indicated in photo above. Evaluation by a licensed electrician is recommended

Heating System

Suspected Asbestos: Yes: A small amount of asbestos paper insulation exists at the boiler pipes over the oil tank and over the boiler. It is friable, which means particles can escape into the air. Suggest removal or encapsulation. Note that there may be more asbestos above the ceiling finishes in the basement, but since it is encapsulated, no action is required.

Air Conditioning

Blower Fan: Attic mount: Armstrong air handler. Minor issue: There is an electrical splice at the attic mounted air handler that is not protected in a box. Have repaired by a licensed electrician.

Fireplace/Wood Stove

Basement Fireplace Construction: Brick: Fireplace and components should be cleaned and inspected by a certified technician prior to use. Fireplace should not be used until refurbished. Damper is loose and blocked off above the damper. Debris visible at the damper also, which may be pieces of mortar and brick. Suspect the flue is unlined. Suggest glass doors to restrict heat loss up the flue.

Basement Fireplace Flue: Unlined (suspect): Clay liner only exists 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 if the fireplace is to be put into service.

Basement Fireplace Damper: Metal: Damper loose - would need repairs if fireplace is put into service.

Laundry Room/Area

Basement Laundry Room/Area Washer Drain: Drains to ABS drain pipe: No trap visible for the washer drain pipe. May allow sewer gas into house if not trapped. A licensed plumber is recommended to evaluate and estimate repairs if a smell of methane is detected in future.

Interior Space

1st floor Interior Space Electrical: 110 VAC outlets and lighting circuits, 15 amp 2 prong receptacles: 2 prong receptacles do not necessarily need to be upgraded - it is not possible to plug in a grounded appliance so there is little hazard. 3 prong receptacles that are ungrounded are, however, considered hazardous, so do not change the receptacles without consulting an electrician. Scarcity of electrical receptacles noted - suggest addition to better accommodate modern electrical demands and reduce the risk of octopus wiring and extension cord over-use (known fire hazards).



Improve Summary

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Roof

Gutters: Aluminum: Keep clear of leaves, which could cause drainage problems, Need cleaning now

Leader/Extension: Extensions: Extend downspouts to move water away from foundation at garage. Monitor the function of the downspout extensions in winter and during heavy rains to confirm that downspouts move water away from foundation. At the front gardens, the downspouts are dropping water over the garden wall but into a low spot as the lawn nearby is higher. Add some topsoil or extend the downspouts further.

Exterior Surface and Components

Main Exterior Surface Type: Parged coating: Parging in good condition, but there is some minor peeling developing which will eventually need repair. The parging is used to protect the blocks from the effects of weathering.

Front Exterior Surface Type: Fieldstone: Tuckpointing required where mortar has cracked.

Windows Window Sills Jointed: Joints in sills frequently crack and allow moisture to penetrate - monitor regularly

Entry Doors: Wood: Consider upgrade to energy efficient door, Improve door security by installing a deadbolt.

Lots and Grounds

Walkway: Asphalt: At SW corner, seal openings in asphalt as water can penetrate the soil here, and possibly work its way into the basement eventually.

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.

At the front gardens, the downspouts are dropping water over the garden wall but into a low spot as the lawn nearby is higher. Add some topsoil or extend the downspouts further.

Heating System

Basement Heating System Devices: Auto -fill valve, Backflow preventer, Expansion tank, Pressure gauge, Temp gauge: Gauge has a cloudy face and cannot be read - a new gauge is suggested

Laundry Room/Area

Basement Laundry Room/Area Counter Tops: Laminate: Lifting seam in laminate surface between the sinks, which is the result of moisture penetration. This can cause unsanitary conditions.

Kitchen

1st Floor Kitchen Counter Tops: Laminate: Lifting seam in laminate surface between the sinks, which is the result of moisture penetration. This can cause unsanitary conditions.