General Summary

AmeriSpec of Mississauga

andrew.laroche@amerispec.ca
amerispec.ca/mississauga
9-6975 Meadowvale Town Centre Circle Suite 363 Mississauga L5N 2V7
1-888-516-6337
416 410 0909

Customer
AmeriSpec Move in Ready

Address
1 Anywhere Street
Toronto Ontario X1X 1X1

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior

1.7 Electrical (exterior)

(2) GFCI located at the front porch of the home and the balcony did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.

1.7 Item 1(Picture) inoperable GFCI

1.7 Item 2(Picture) defective GFCI

1.11 Stairs and Steps

No hand railings noted on steps at rear of home, recommend installing hand rail for safety. When ever four or more risers are present a handrail is usually required.

1.11 Item 1(Picture) missing railing

3. Chimney

3.1 Chimney Flue

The chimney has an unlined flue for the wood burning fireplace. While this may have been acceptable at the time of construction, flue liners are a fire safety feature which the client should consider installing to enhance safety. Regular cleaning of the chimney is recommended to ensure safe and efficient operation.

3.1 Item 1(Picture) flue conditions

7. Heating System

7.5 Distribution / Ducting Systems

(2) Obsolete circulating radiator system present. A leak was noted from the backflow preventer. We recommend plumbing repairs be completed. Full removal of the piping system and radiators may be considered.

7.5 Item 2(Picture) obsolete boiler system

7.5 Item 3(Picture) leaking valve

12. Laundry Area

12.4 Laundry Tub / Sink

Laundry tub removed. We recommend the drain pipe be capped to prevent the entry of sewer gasses.

12.4 Item 1(Picture) open drain

13. Interior Rooms and Areas

13.9 Stairways

No railings noted on the rear basement stairs, recommend installing handrails for safety.

13.9 Item 1(Picture) missing railing

Licensed To Andrew LaRoche

Maintenance Summary

AmeriSpec of Mississauga

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Address
1 Anywhere Street
Toronto Ontario X1X 1X1

1. Exterior

1.2 Exterior Wall Cladding

Spalling brick observed at the left side. Recommend review for repair or replacement as necessary.

1.2 Item 1(Picture) spalling brick

13. Interior Rooms and Areas

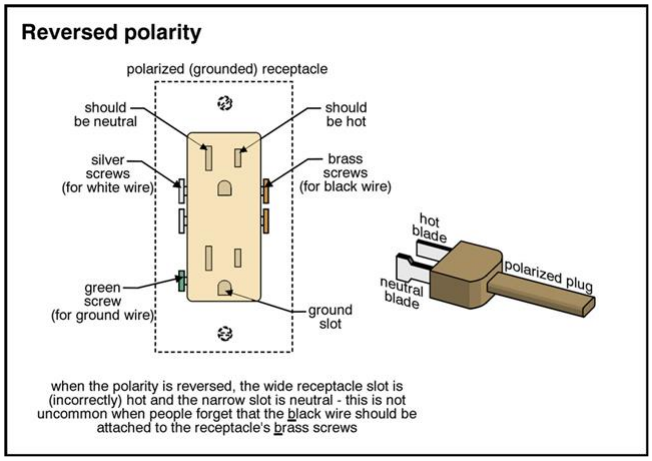
13.5 Windows (representative number)

The window in the main floor family room does not open without restriction in the family room. Recommend adjustments to ensure proper operation.

13.5 Item 1(Picture) binding window

13.7 Receptacles, Switches and Fixtures

Reversed polarity receptacle detected in the family room. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



13.7 Item 1(Picture) reversed polarity

13.7 Item 2(Picture) reverse polarity

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Doc #:	051623AL5	Inspector:	Andrew LaRoche
Date:	2023-05-16		
Dwelling Address:	1 Anywhere Street Toronto Ontario X1X 1X1		
Client Name:	AmeriSpec Move in Ready		
Client's Agent:		Real Estate Company:	

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

Table of Contents

DEFINITION OF TERMS

The following definitions of comment descriptions represent this inspection report. Please take the time to analyze the following pages contained herein. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified or licensed contractor.

Inspected (IN) = A visual or operational was performed on the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

Not Applicable (N/A) = The item or component does not apply to this property.

(Summary Items) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life.

GENERAL CONDITIONS

Type of building:
Single Family (2 story)

In Attendance:
Seller and listing agent

Approximate age of building:
91 years (2001 addition)

Standards Of Practice:
CAHPI 2023

Weather:
Cloudy and mild

Start Time:
Start Time: 9:30 AM

Finish Time:
Finish Time: 11:30 AM

Property Information:
Detached Garage Not In Scope

1. Exterior

Our exterior evaluation is visual in nature as viewed from the ground only. It is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials

Driveway:
Asphalt

Walkways:
Brick
Concrete

Exterior Wall Cladding:
Aluminum Siding
Wood Siding
Full Brick
Asphalt Shingles

Exterior Entry Doors:
Metal Clad

Windows and Frames:
Single Pane
Double Glazed/Insulated
Vinyl frame
Wood frame

Trim:
Wood
Aluminum

1.0	Driveways
1.1	Walkways
1.2	Exterior Wall Cladding
1.3	Trim, Eaves, Soffits and Fascias
1.4	Windows & Frames
1.5	Doors (Exterior)
1.6	Fences and Gates
1.7	Electrical (exterior)
1.8	Gas Meter
1.9	Exterior Water Faucets
1.10	Lot Grade and Drainage
1.11	Stairs and Steps
1.12	Patio
1.13	Porch and railings
1.14	Balcony and railings
1.15	Retaining Walls

Comments:

1.0 (1) Inspected

1.0 (2) Surface drains were noted. It is beyond the scope of our visual inspection to verify drainage systems. If such a review is desired, we recommend consulting a specialist.

1.0 Item 1(Picture) surface drain

1.1 Inspected

1.2 Spalling brick observed at the left side. Recommend review for repair or replacement as necessary.

1.2 Item 1(Picture) spalling brick

1.3 Inspected

1.4 (1) Inspected

1.4 (2)

- **Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.**

1.4 (3) Original single pane wood windows noted. We recommend budgeting for replacement to improve efficiency and functionality.

1.5 Inspected

1.6 Inspected

1.7 (1) GFCI protected outlets present.

1.7 (2) GFCI located at the front porch of the home and the balcony did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.

1.7 Item 1(Picture) inoperable GFCI

1.7 Item 2(Picture) defective GFCI

1.8 The gas meter is located at front of home. The main gas shut off valve is located at the meter. Protective bollards installed.

1.9 Inspected

1.10 The home is built on a sloped ravine lot that generally grades away from the building.

1.11 No hand railings noted on steps at rear of home, recommend installing hand rail for safety. When ever four or more risers are present a handrail is usually required.

1.11 Item 1(Picture) missing railing

1.12 Inspected

1.13 Inspected

1.14 Inspected

1.15 Inspected

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Styles & Materials

Method Used to Inspect Roof:
Ground

Roof Material Type:
Asphalt Composition Shingle
Modified Bitumen

Roof Structure:
2 X 8 Rafters
Plywood Sheathing
Not Visible

Roof-Type:
Gable
Shed
Dormer

2.0	Roof Conditions
2.1	Roof Penetrations and Exposed Flashings
2.2	Roof Drainage Systems (Gutters/Downspouts)

Comments:

2.0 The roof was inspected from the ground only due to the roof height and pitch. Our roofing review is limited to visible accessible components as viewed from these areas. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

2.0 Item 1(Picture) roof conditions

2.0 Item 2(Picture) rear porch roof

2.1 Inspected

2.2 Downspouts exit into an underground drainage system. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed. Drains to underground drain piping which was not tested.

2.2 Item 1(Picture) underground drains

3. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

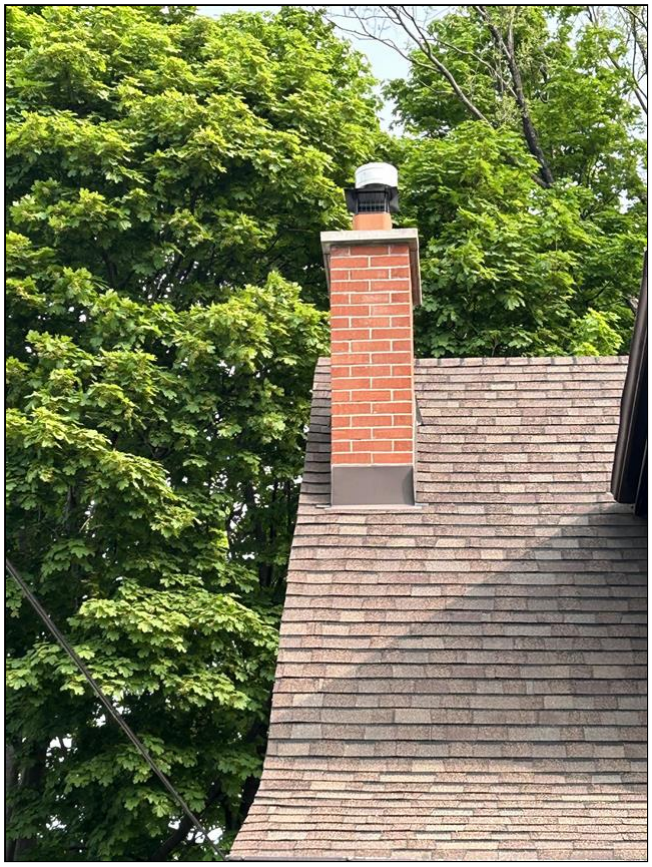
Chimney Type:
Brick

Chimney Flue Type:
Metal
Unlined Flue

3.0	Chimney Conditions
3.1	Chimney Flue
3.2	Flashings
3.3	Spark Arrestor / Rain Cap
3.4	Chimney Comments

Comments:

3.0 (1) Flue, crown, and flashing inspected from the ground only due to roof not being mounted. Our chimney inspection is limited to visible accessible components only.



3.0 Item 1(Picture) chimney conditions

3.0 (2) The chimney has been re-built from the roof line and up.

3.1 The chimney has an unlined flue for the wood burning fireplace. While this may have been acceptable at the time of construction, flue liners are a fire safety feature which the client should consider installing to enhance safety. Regular cleaning of the chimney is recommended to ensure safe and efficient operation.

3.1 Item 1(Picture) flue conditions

3.2 Inspected

3.3 Inspected

3.4 The chimney is used to vent the wood burning fireplace.

4. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Foundation Type:	Floor Structure:	Wall Structure:
Masonry Block	2 X 8 Wood Joists	2 X 4 Wood Studs
Poured Concrete	Not Visible	Brick Walls
Walkout Basement	Wood Decking	
Columns or Piers:	**Floor System Insulation:**	**Foundation Ventilation:**
Not visible	Not Visible	Windows

4.0	Slab
4.1	Foundation, Basement and Crawlspace
4.2	Sub Floors (Basement and Crawlspace)
4.3	Walls (Basement and Crawlspace)
4.4	Ceilings (Basement)
4.5	Columns or Piers (Basement and Crawlspace)
4.6	Joists (Basement and Crawlspace)
4.7	Beams (Basement and Crawlspace)
4.8	Doors (Basement)
4.9	Windows (Basement)
4.10	Electrical (Basement and Crawlspace)
4.11	Insulation Under Floor System
4.12	Ventilation (Foundation Areas and Attics)
4.13	Structural Components Comments

Comments:

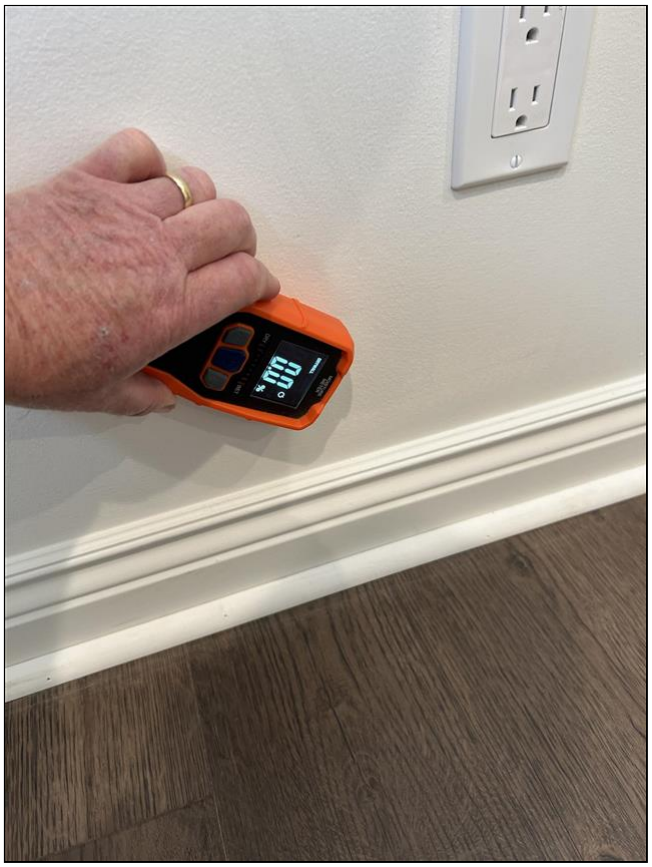
4.0 Inspected where visible.

4.1 Inspected. Exterior waterproofing noted at the left side foundation. Recommend obtaining additional information from the seller.

4.2 Inspected where visible.

4.3 The basement walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using thermal imaging, a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement/crawlspace walls.

4.3 Item 1(Picture) normal moisture reading



4.3 Item 2(Picture) normal moisture level

4.4 Inspected

4.5 Not Inspected

4.6 Inspected where visible.

4.7 Not Inspected

4.8 Inspected

4.9 Inspected

4.10 Inspected

4.11 Not Inspected

4.12 Inspected

4.13 (1) **This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend client confirm proper operation prior to close.**

4.13 (2) Limited review of the basement due to personal property. Client is advised to consult sellers for additional information.

5. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Styles & Materials

Water Source (To Home):
Public

Plumbing Water Distribution (Inside home):
Copper

Plumbing Waste & Vent Pipes:
ABS

Water Shut Off Location:
Basement

Main Fuel Shut Off Location:
Front Exterior at Gas Meter

5.0	Plumbing Water Supply System
5.1	Drain Waste and Vent Systems
5.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)
5.3	Plumbing Comments
5.4	Sump Pump(s)

Comments:

5.0 Gate-type valve observed. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. We recommend that the client consider upgrading the shut-off valve to a high quality ball-type valve which tend to be more reliable than gate valves.

5.0 Item 1(Picture) main shut off

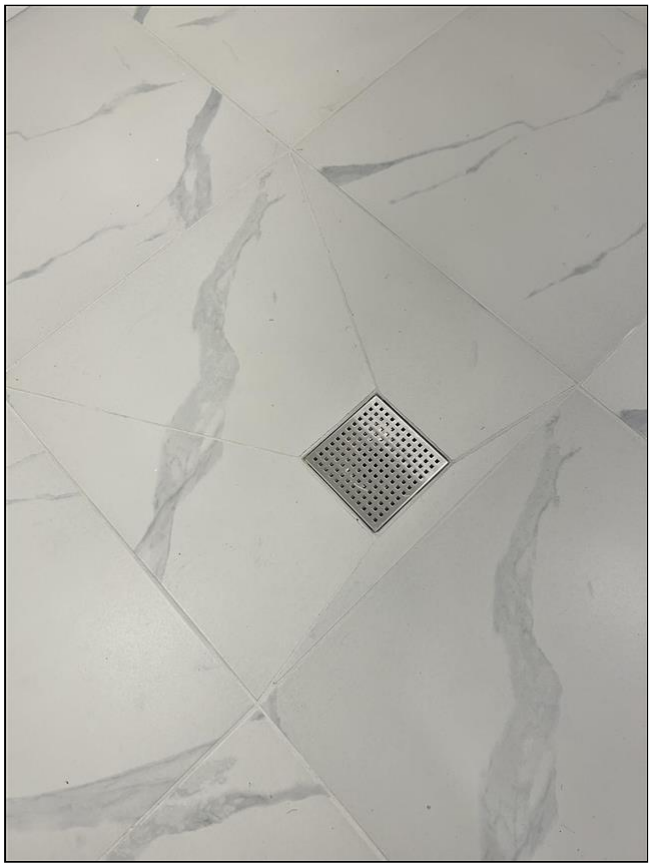
5.1 (1) Inspected

5.1 (2) Air admittance valve(s) were noted in the basement and kitchen. These one-way devices prevent sewer gases from escaping into the home. Because air admittance valves and automatic air vents do not allow air to be pushed out through the vent, they don't perform all of the functions of a venting system.

5.1 Item 1(Picture) air admittance valve

5.2 Inspected

5.3 Floor drain noted. We recommend ensuring that the floor drain is accessible and clear of debris or blockages.



5.3 Item 1(Picture) floor drain

5.4 (1) Sealed pit lid noted. Unable to test sump pump. The sump pump was installed with the exterior waterproofing.

5.4 Item 1(Picture) sump

5.4 (2) Sump pumps should be tested on a regular basis. Installation of a backup pump and power supply is recommended.

6. Electrical System

Our electrical inspection meets the CAHPI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Styles & Materials

Main Electrical Panel Location:
Basement

Equipment Grounding Present:
Yes

Electrical Main Service:
Overhead Service

Service Amperage:
100 AMPS

Panel Type:
Breakers

Branch Wiring Type:
Copper

Wiring Methods:
Non Metallic Sheathed Cable (Romex)

Futures Avaliable:
No

Electric Panel Manufacturer:
SIEMENS

GFCI Reset Location(s):
Exterior
Bathrooms

AFCI Reset Location(s):
Main Electrical Panel

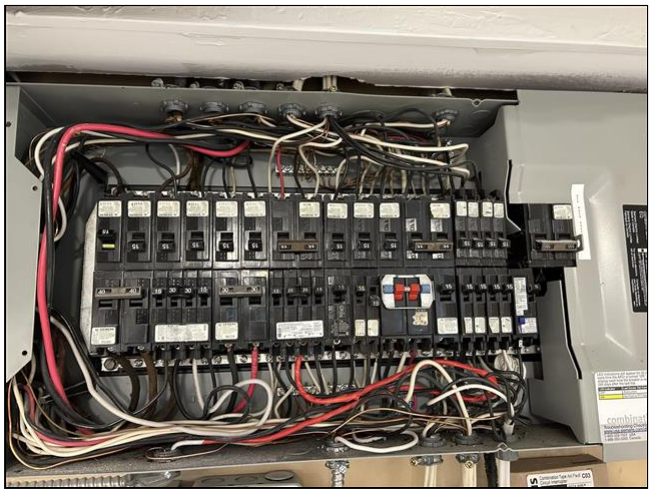
6.0	Electrical Main Service
6.1	Equipment Grounding
6.2	Main Electrical Panel Condition
6.3	Operation of GFCI (Ground Fault Circuit Interrupters)
6.4	Operation of AFCI (ARC Fault Circuit Interrupters)
6.5	Smoke Alarms
6.6	Carbon Monoxide Alarms

Comments:

6.0 Inspected

6.1 The system appears to be properly grounded to the main water line.

6.2 (1) Inspected



6.2 Item 1(Picture) main panel

6.2 (2)

- **No Futures are available for expansion in the electrical panel. If additions are added an additional panel may be required.**

6.2 (3) Pointed sheet metal screws have been used to secure the dead front cover to the front of the main panel. Blunt screws should be used to prevent the wire insulation from being cut by the screws.

6.2 Item 2(Picture) panel screw

6.3 GFCI located at the front porch of the home and the balcony did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.

6.4 Inspected

6.5 Smoke alarms present on all levels. Periodic testing is suggested to ensure proper working order.
Smoke alarm appear to be connected to the security alarm system and therefore were not tested, suggest verify operation with owners or alarm company prior to close.

6.6 Carbon monoxide detector(s) present. Periodic testing is suggested to ensure proper working order.

7. Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Styles & Materials

Number of Heating Systems:
One

Heating Unit Location(s):
Basement

Heating System(s) Service:
Entire Home

Heating System Type(s):
High Efficient Gas Forced Air Furnace

Energy Source:
Natural Gas

Ductwork:
Duct and registers

Filter Size:
16x25x1

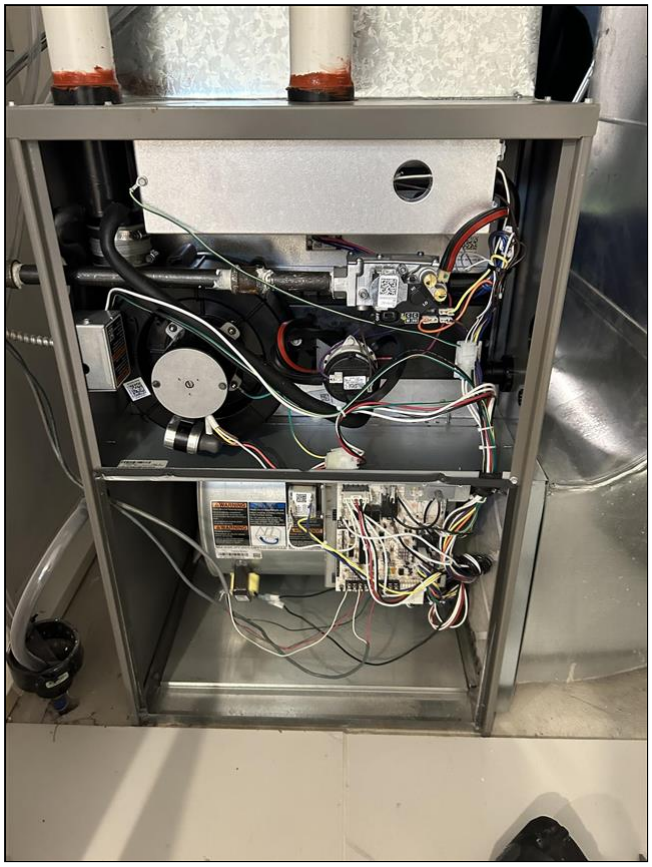
Filter Type:
Disposable

Heating System Brand:
LENNOX

7.0	Heating Equipment Condition
7.1	Energy Source
7.2	Exhaust Venting
7.3	Thermostat
7.4	Air Filters
7.5	Distribution / Ducting Systems
7.6	Automatic Safety Controls
7.7	Heating System Comments

Comments:

7.0 (1) The gas furnace was tested using normal operating controls and functioned properly at time of inspection.



7.0 Item 1(Picture) furnace conditions

7.0 (2)

- **Unit is a high efficiency gas furnace. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type system) are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.**

7.1 Inspected

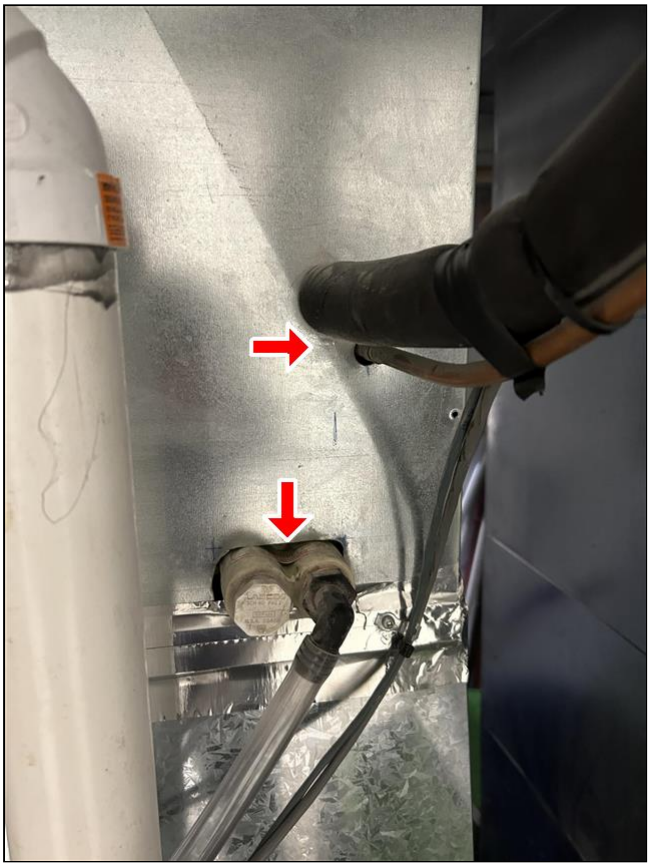
7.2 Inspected

7.3 Inspected

7.4 Filter is dirty; recommend replacement for proper operation of the system. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

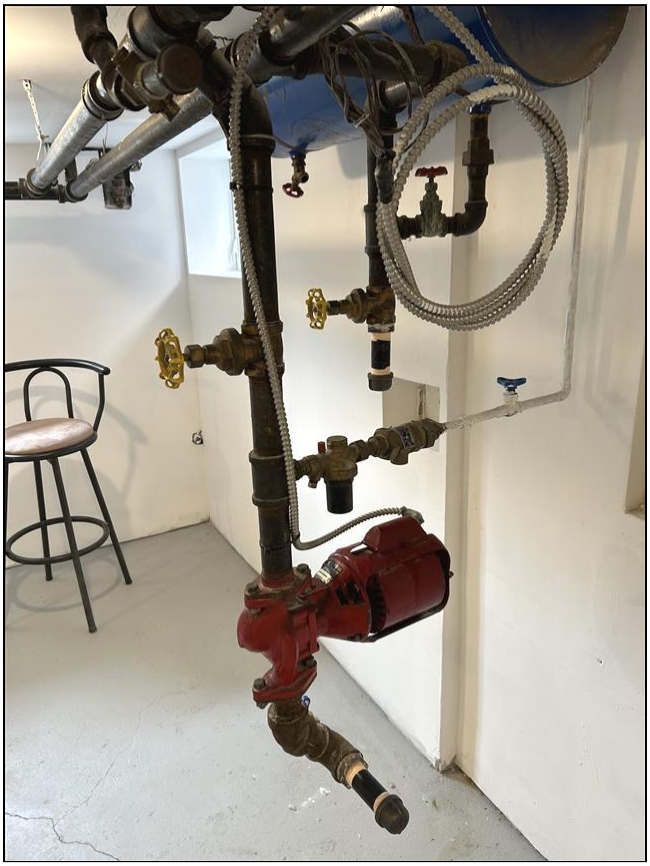
7.4 Item 1(Picture) filter condition

7.5 (1) Openings noted around the air conditioning lines entering the furnace plenum. We recommend sealing to prevent air leakage.

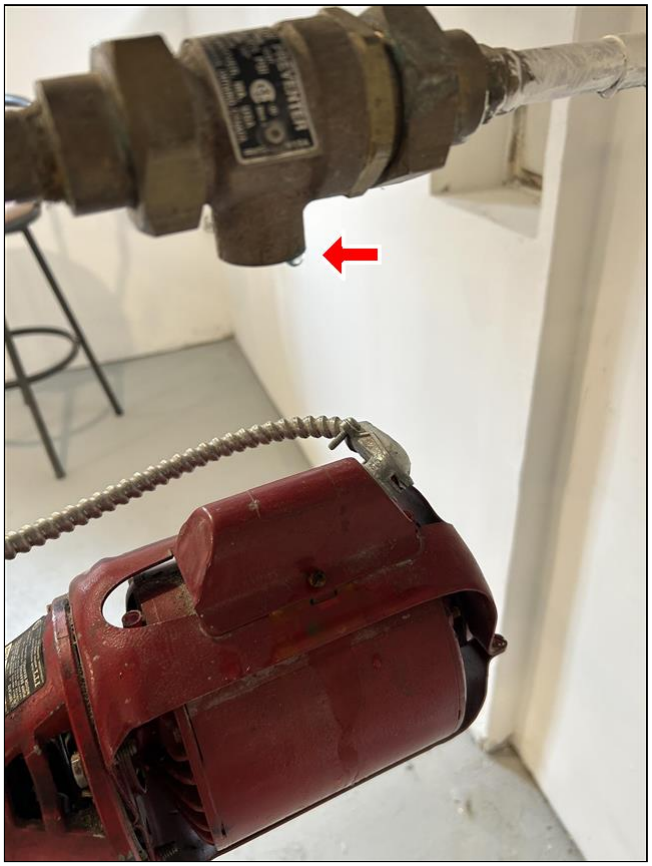


7.5 Item 1(Picture) openings

7.5 (2) Obsolete circulating radiator system present. A leak was noted from the backflow preventer. We recommend plumbing repairs be completed. Full removal of the piping system and radiators may be considered.



7.5 Item 2(Picture) obsolete boiler system



7.5 Item 3(Picture) leaking valve

7.6 Inspected

7.7 (1) The furnace was manufactured or installed in 2022.

7.7 (2) We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy. The client should commence an annual maintenance, cleaning, and parts replacement program with a qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

8. Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

Number of AC Systems:
One

AC Unit Location(s):
Exterior front

AC System(s) Service:
Same as Heating System

Cooling Equipment Type(s):
Split Air Conditioning System

Cooling Equipment Energy Source:
Electricity

Ductwork:
Same as Heating System

Air Condtioner Brand:
KEEPRITE

8.0	Cooling and Air Handler Equipment Condition
8.1	Energy Source
8.2	Distribution / Ducting Systems
8.3	Automatic Safety Controls
8.4	Air Conditioning System Comments

Comments:

8.0 (1) The air conditioner was activated to check the operation of the motor and the compressor, both of which are in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

8.0 Item 1(Picture) air condenser

8.0 (2) Refrigerant suction line insulation is deteriorated; recommend replacing insulation for improved performance.

8.0 Item 2(Picture) deteriorated insulation

8.1 Inspected

8.2 Same as Heating System distribution / ducting systems.

8.3 Inspected

8.4 The air conditioner was manufactured or installed in 2001 and has reached its typical life expectancy. We recommend budgeting for replacement.

9. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Styles & Materials

Number of Water Heating Systems:	Water Heater Location(s):	Water Heater Design Type:
One	Basement	Electric
Water Heater Energy Source:	**Water Heater Capacity:**	**Water Heater Brand:**
Electric	178 Liter	RHEEM

9.0	Water Heater Condition
9.1	Supply Lines
9.2	Energy Source
9.3	Temperature / Pressure Release Valve
9.4	Water Heater Comments

Comments:

9.0 Inspected

9.0 Item 1(Picture) water heater

9.1 Inspected

9.2 Inspected

9.3 Inspected

9.4 The water heater was manufactured in 2023.

10. Kitchen(s) and Built-in Appliances

Our kitchen appliance inspection is visual in nature of the installation of the built-in appliances only. It is beyond the scope of the inspection to determine the operation of these appliances. If these appliances are included in the sale, you should check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. A representative number of cabinets and countertops were inspected.

Styles & Materials

Cabinet(s):	Countertop(s):	Dishwasher Brand:
Wood	Solid surface	MAYTAG
Exhaust/Range Hood Brand:	**Range/Oven Brand:**	**Refrigerator:**
RECIRULATING	MAYTAG	MAYTAG

10.0	Floors
10.1	Walls
10.2	Ceiling
10.3	Heat / Cooling Source
10.4	Receptacles, Switches and Fixtures
10.5	Counters and Cabinets (representative number)
10.6	Sinks
10.7	Plumbing Drains
10.8	Dishwasher(s)
10.9	Ranges/Ovens/Cooktops
10.10	Range Hood(s)
10.11	Refrigerator

Comments:

10.0 Inspected

10.1 Inspected

10.2 Inspected

10.3 Inspected

10.4 Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

10.5 Inspected

10.6 Inspected

10.7 Air admittance valve(s) noted. Please refer to the Plumbing System section for additional information.

10.7 Item 1(Picture) air admittance valve

10.8 Inspected

10.9 Inspected

10.10 (1) Inspected

10.10 (2)

- **This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/ cleaned regularly to control odors.**

10.11 Inspected

11. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. A representative number of cabinets and countertops were inspected.

Styles & Materials

Bath Tub / Shower:
Standard Bath Tub
Seperate Shower

Exhaust Fans:
Fan Only

Countertop(s):
Solid Surface

Cabinet(s):
Wood

11.0	Floors
11.1	Walls
11.2	Ceiling
11.3	Doors
11.4	Closets
11.5	Windows
11.6	Heat / Cooling Source
11.7	Receptacles, Switches and Fixtures
11.8	Exhaust Fan(s)
11.9	Bath Tub
11.10	Shower
11.11	Sinks
11.12	Toilet
11.13	Counters and Cabinets

Comments:

11.0 Inspected

11.1 Inspected

11.2 Inspected

11.3 Inspected

11.4 Inspected

11.5 Inspected

11.6 Inspected

11.7 GFCI protected outlets present.

11.8 Inspected

11.9 Inspected

11.10 Inspected

11.11 Inspected

11.12 Inspected

11.13 Inspected

12. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials

Dryer Power Source:
240 Volt Electric

Dryer Vent:
Rigid metal duct

12.0	Floors
12.1	Walls
12.2	Ceiling
12.3	Windows
12.4	Laundry Tub / Sink
12.5	Receptacles, Switches and Fixtures
12.6	Clothes Dryer Exhaust Venting
12.7	Laundry Area Comments

Comments:

12.0 Inspected

12.1 Inspected

12.2 Inspected

12.3 Inspected

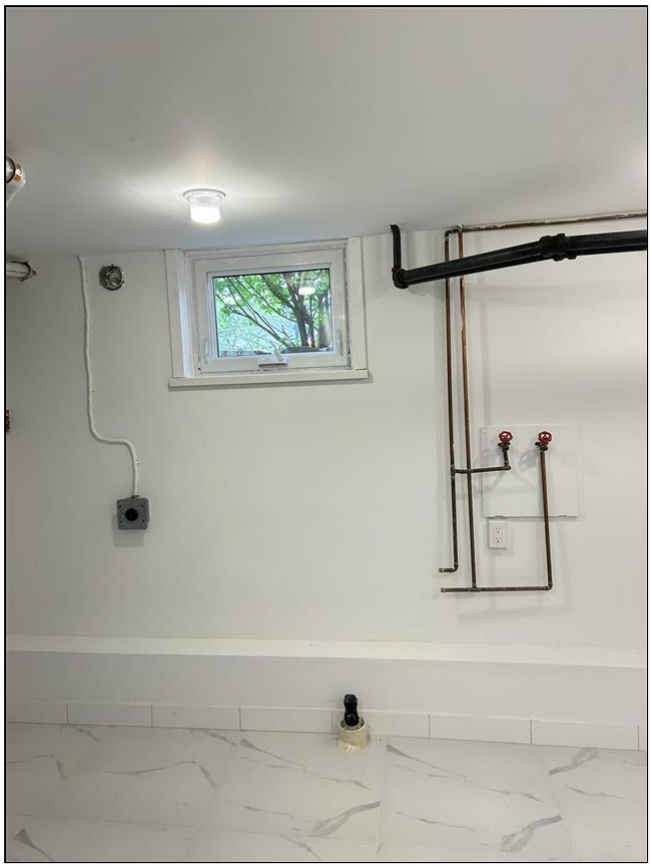
12.4 Laundry tub removed. We recommend the drain pipe be capped to prevent the entry of sewer gasses.

12.4 Item 1(Picture) open drain

12.5 Inspected

12.6 Inspected

12.7 Roughed in.



12.7 Item 1(Picture) roughed in laundry area

13. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. A representative number of interior doors and windows were inspected.

Styles & Materials

Floor Covering(s):
Wood
Laminate

Wall Material(s):
Drywall/Plaster

Ceiling Material(s):
Drywall/Plaster

Interior Doors:
Hollow Core

Window Type(s):
Same as Exterior

Types of Fireplaces / Wood Stove:
Wood Burning

13.0	Floors
13.1	Walls
13.2	Ceilings
13.3	Doors (representative number)
13.4	Closet Doors (representative number)
13.5	Windows (representative number)
13.6	Heat / Cooling Source
13.7	Receptacles, Switches and Fixtures
13.8	Fireplaces and Woodstoves
13.9	Stairways
13.10	Interior Rooms and Areas Comments

Comments:

13.0 Inspected

13.1 Inspected

13.2 Inspected

13.3 Inspected

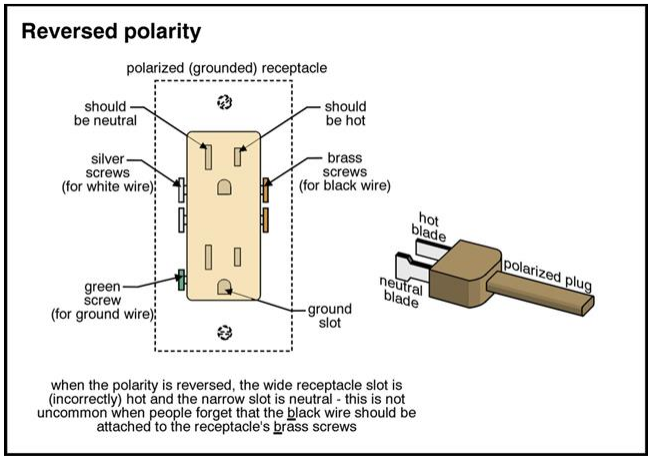
13.4 Inspected

13.5 The window in the main floor family room does not open without restriction in the family room. Recommend adjustments to ensure proper operation.

13.5 Item 1(Picture) binding window

13.6 Inspected

13.7 Reversed polarity receptacle detected in the family room. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



13.7 Item 1(Picture) reversed polarity

13.7 Item 2(Picture) reverse polarity

13.8 The wood burning fireplace is not to current standards. Please refer to the Chimney section for additional information.

13.8 Item 1(Picture) wood burning fireplace

13.9 No railings noted on the rear basement stairs, recommend installing handrails for safety.

13.9 Item 1(Picture) missing railing

13.10 The interior rooms and areas were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using thermal imaging, a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the walls and ceilings.

13.10 Item 1(Picture) thermal imaging

13.10 Item 2(Picture) thermal imaging

14. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (http://www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Styles & Materials

Method Used to Inspect Attic:
Viewed From Entry

Attic Access Type:
Attic Hatch

Attic Insulation:
Blown-In
Batt
Fiberglass
R-40
Vapour Barrier present where visible

Ventilation:
Soffit Vents
Roof Vents

14.0	Attic Access
14.1	Attic Framing
14.2	Attic Sheathing
14.3	Attic Insulation
14.4	Attic Ventilation
14.5	Ventilation Ducts
14.6	Electrical Wiring, Switches and Fixtures
14.7	Ductwork

Comments:

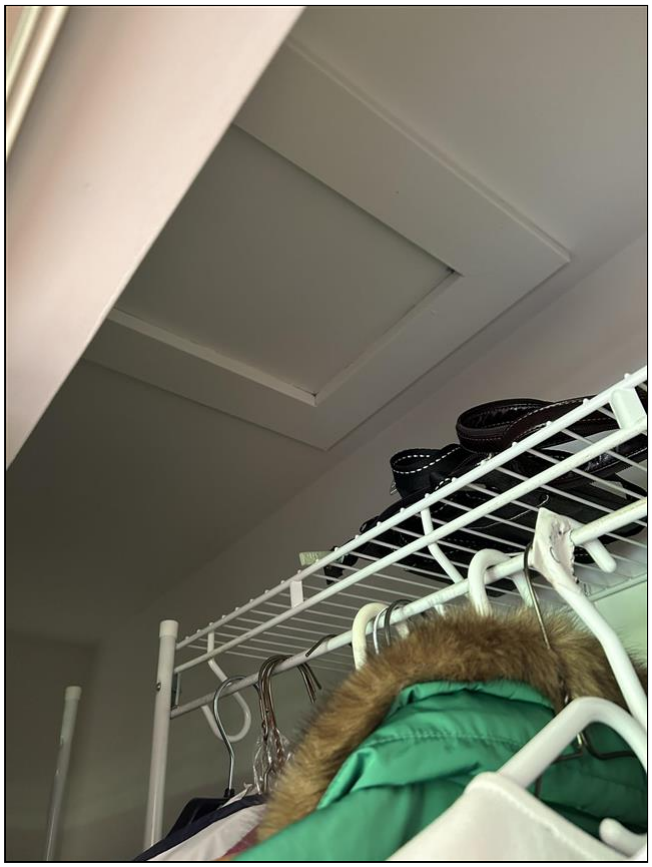
14.0 (1) We recommend insulating and weather-stripping the attic hatch to reduce heat loss and air leakage.

14.0 Item 1(Picture) main attic access

14.0 (2)

- **Did not enter, unable to access attic due to insulation, low clearance and/or personal storage. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only; recommend consulting sellers for any additional information.**

14.0 (3) Access to the addition attic was blocked. We were unable to view the Attic to note possible evidence of leaking, the amount and type of insulation, the condition of the components, etc. We recommend arranging access and fully inspecting this area, making any repairs necessary to assure safety and serviceability.



14.0 Item 2(Picture) closet access hatch

14.1 Inspected where visible.

14.2 Inspected where visible.

14.3 Inspected where visible.

14.3 Item 1(Picture) insulation conditions

14.4 Inspected where visible.

14.5 Not Inspected

14.6 Not Inspected

14.7 Not Inspected