SUMMARY REPORT

AmeriSpec Inspection Services of Hamilton, Brantford and Stratford
32 Livingstone Cres
Cambridge ON N3H 5S7
226-341-9569

URGENT REVIEW SUMMARY

Doc #:	010621SH2	Client Name:	
Dwelling Address:		Inspector:	Stephen Huddle

1. Exterior

1.3 Trim

Review

(2) Loose trim observed at left side gable soffit. We suggest securing as necessary.

1.3 Item 2(Picture)

(3) Moisture damage, wood rot, observed at rear entry door and left side garage entry door (frame and trim). We recommend review for repair as necessary.

1.3 Item 3(Picture) Left side garage door

1.3 Item 4(Picture) Rear entry door

1.3 Item 5(Picture) Left side garage door

1.8 Electrical

Review

(1) Light fixture at rear was inoperative at time of inspection; missing bulbs. We suggest the client verify fixture for proper operation prior to closing.

1.8 Item 1(Picture)

5. Air Conditioning

5.2 General Conditions

Review

(1) Temperature at condenser was 3C degrees at time of inspection. As most manufacturers warn against operating air conditioning units when outside temperatures are less than 15C degrees, this unit was not tested. We recommend verifying operation with HVAC contractor or seller when temperatures allow, if client has concerns about operation of this system.

6(B) . Attic / Lower level

6.0.B Attic Access

Not Present

The attic access for the lower attic is missing or was not found. We could not inspect the interior side of roof structure, insulation, ventilation, ductwork, chimney or any electrical in attic.

7. Kitchen

7.6 Electrical

Review

Reversed polarity wiring conditions was observed at the receptacle to the right of the kitchen sink. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s).

7.6 Item 1(Picture)

7.10 Faucets

Review

Faucet loose, allowing water to leak into the counter top. Recommend review by qualified professional for repair or replacement as necessary.

7.10 Item 1(Picture)

7.17 Microwave

Review

Inoperable at the time of inspection. Recommend review by a qualified appliance technician for repair or replacement as necessary.

7.17 Item 1(Picture)

8(B) . Bathrooms / Upper level

8.16.B Traps / Drains / Supply

Review

Left sink drain assembly has a cracked/loose connection; no leaks observed. We recommend review by a qualified professional for repair or replacement, as necessary.

8.16.B Item 1(Picture)

8(C) . Bathrooms / Ground level

8.17.C Toilet

Review

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

8.17.C Item 1(Picture)

11. Finished Interior Rooms

11.4 Windows

Review

(1) The sliding window latching hardware is inoperable in the family room. We recommend corrections as needed for proper operation.

11.4 Item 1(Picture)

(2) Crank mechanism is not operational at the front left bedroom. Hardware repair/replace is needed for proper operation.

11.4 Item 2(Picture)

11.5 Fire & CO Protection

Review

In the inspectors opinion the smoke detector(s) are near the end of their useful life due to age. Smoke detectors are required on all levels of the home and carbon monoxide detectors are required in the proximity of all bedroom areas. We recommend replacement for safety and for regulatory compliance.

11.5 Item 1(Picture)

11.7 Fireplace

Review

A fireplace insert was observed. We are unable to determine by a visual inspection if this system was installed according to manufacturer's specifications or local building authority requirements. Inserts, flues, and flue liners are not visible or accessible for examination unless the insert is removed. Due to safety concerns regarding dirty flues,

cracks, damaged and/or deteriorating flues and chimney on fireplaces, we suggest complete review of these areas by a certified technician to ensure proper operation and fire safety.

Inspector was not able to operate the fireplace. No pilot light operating to ignite the fireplace.

11.7 Item 1(Picture)

11.8 Electrical

Review

(1) Light fixture in the family room was inoperative at time of inspection. Missing bulb observed. We suggest the client verify fixture for proper operation prior to closing.

11.8 Item 1(Picture)

(2) Reversed polarity wiring conditions was observed at the receptacle in the dining room. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s).

11.8 Item 2(Picture)

12. Heating

12.0 Burner Chambers

Review

(1) Due to presence of minor rust in the burner chamber and visible heat exchanger, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.

12.1 General Conditions

Review

(1) High efficiency gas furnace noted. These types of appliances normally have a lifespan of 15 - 20 years. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor prior to possession to ensure proper operation.

(2) Based upon the conditions observed at the time of the inspection (dust and debris in the furnace cabinet, rust staining and condensate staining in the filter cabinets, rust in the combustion and heat exchanger), we recommend review by a licensed HVAC contractor for repair or servicing, as necessary, prior to close.

12.1 Item 1(Picture)

12.1 Item 2(Picture)

12.1 Item 3(Picture)

12.2 Exhaust Venting

Review

ABS vent material is no longer permitted on new installations since it was prone to cracking. The client may wish to upgrade to System 636 PVC or other approved material. It is recommended that the pipes be inspected by a qualified HVAC contractor.

12.2 Item 1(Picture)

12.5 Air Filters

Review

An electronic air filter was observed at this unit. This type of filter systems is not within the scope of this inspection. The unit was turned off and the filter elements were stored behind the furnace. A improperly fitted disposable filter was placed in the filter cabinet. The client is advised to consult seller's to ensure proper operation.

12.5 Item 1(Picture) Turned off

12.5 Item 2(Picture) Poorly fitting disposable filter media

12.5 Item 3(Picture) Electric filter elements

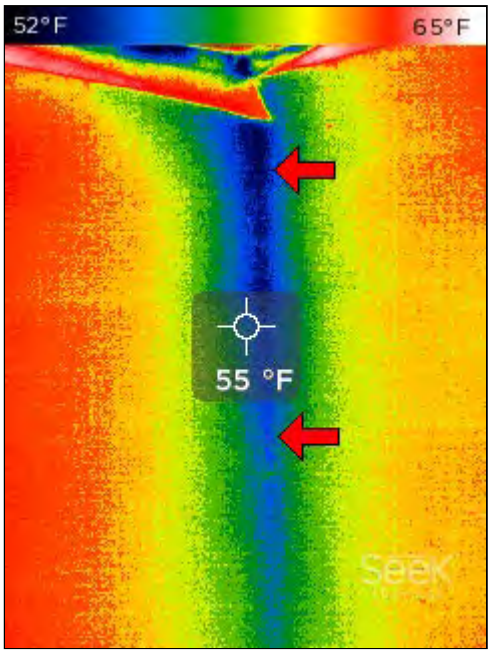
13. Basement / Crawlspace

13.2 Walls

Review

(1) Water staining and efflorescence observed at crawlspace (corners); this is a mineral deposit left behind from exterior water infiltration. We recommend consulting sellers as to moisture problems in these areas, and correct the exterior grading around the foundation in these areas to ensure effective drainage away from the foundation.

13.2 Item 1(Picture) Crawlspace



13.2 Item 2(Picture) Water infiltrating into the foundation from the exterior results in cooling of the wall

13.2 Item 3(Picture) Crawlspace

13.2 Item 4(Picture) Crawlspace

13.2 Item 5(Picture) Laundry wall

13.3 Ceiling

Review

Drop tiles noted. Some older ceiling tiles can contain asbestos. This is not an issue if the tile is in good condition and not disturbed. If concerned about this or if you and planning renovations that might involve removal of the tiles, you should contact a laboratory to test for the presence of asbestos.

13.3 Item 1(Picture)

13.13 Electrical

Review

Light fixture in the crawlspace is not properly secured. This arrangement places strain on the electrical cables and connections. We recommend review and correction by a qualified contractor.

13.13 Item 1(Picture)

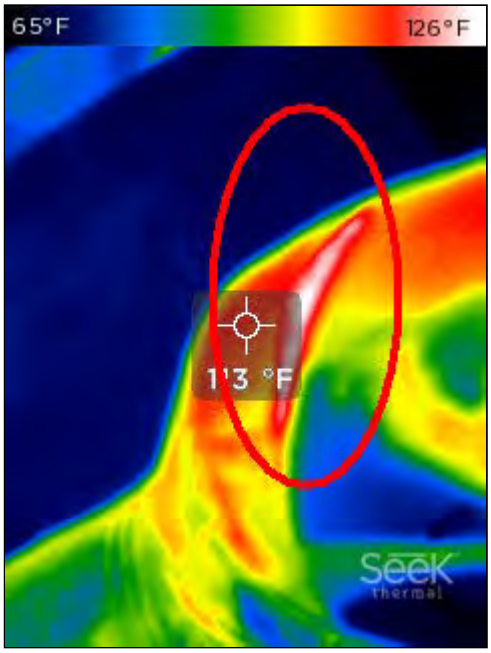
16. Water Heater

16.2 Venting

Review

Vent pipe is disconnected or poorly fitted, which is a safety concern. We recommend review for repair or replacement, as necessary, prior to close.

16.2 Item 1(Picture)



16.2 Item 2(Picture) Cumbustion air escaping from the water heater vent pipe

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Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Stephen Huddle

SUMMARY REPORT

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226-341-9569

UPGRADE SUMMARY

Doc #: 010621SH2 Client Name:

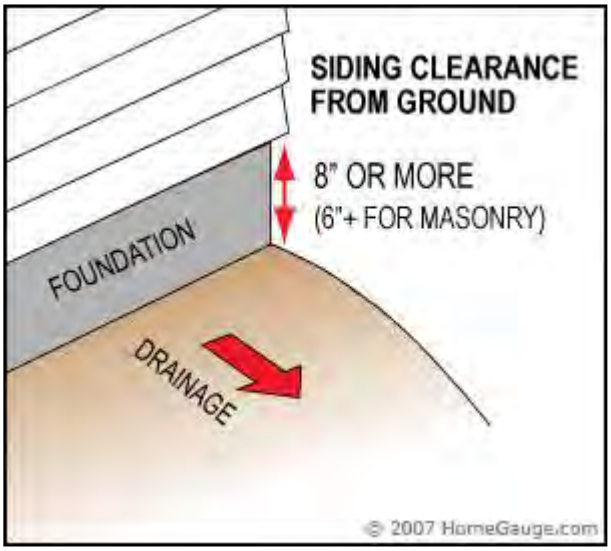
Dwelling Address: Inspector: Stephen Huddle

1. Exterior

1.2 Exterior Walls/Siding

Review

(3) Portions of the brick at front are in direct contact with the ground (front garden). This can cause accelerated deterioration of the brick, possible water intrusion at the rim plate and a higher probability of pest infestation. We recommend corrections to limit further damage/deterioration.



1.2 Item 2(Picture)

1.2 Item 3(Picture)

(4) Efflorescence observed at front brick above the garden; this is a mineral deposit left behind from exterior water movement through the brick. We recommend lowering the garden to maintain a 6 inch gap between the ground and the brick.

1.2 Item 4(Picture)

1.5 Exterior Door(s)

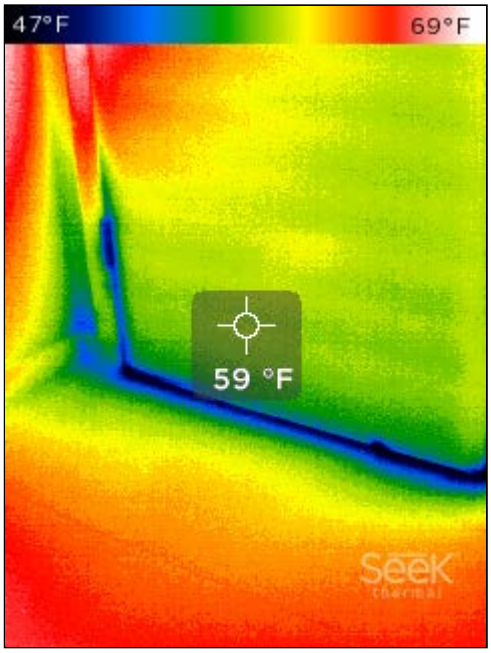
Review

(2) Rear entry screen door does not close properly. Adjustments are required to restore proper operation.

1.5 Item 4(Picture)

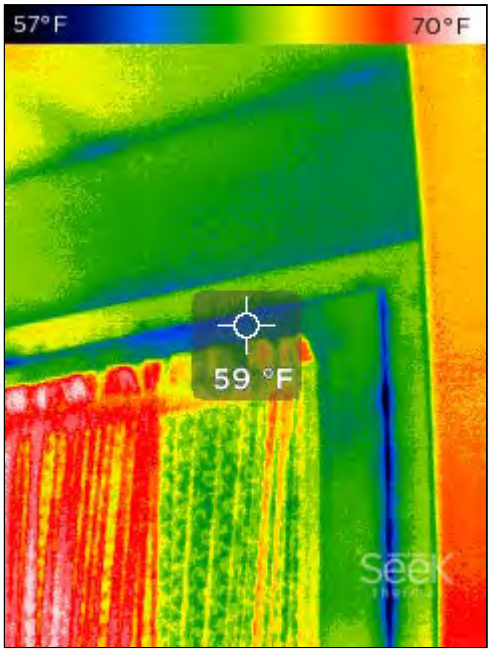
(5) Rear entry wood door is warped and does not contact the weather sealing uniformly. Air intrusion observed around the door where the weather seal is failing. We recommend review by a qualified contractor for replacement to restore energy efficiency and home comfort.

1.5 Item 8(Picture)



1.5 Item 9(Picture) Air infiltrating under the rear entry door

1.5 Item 10(Picture)



1.5 Item 11(Picture) Air infiltrating around the rear entry door

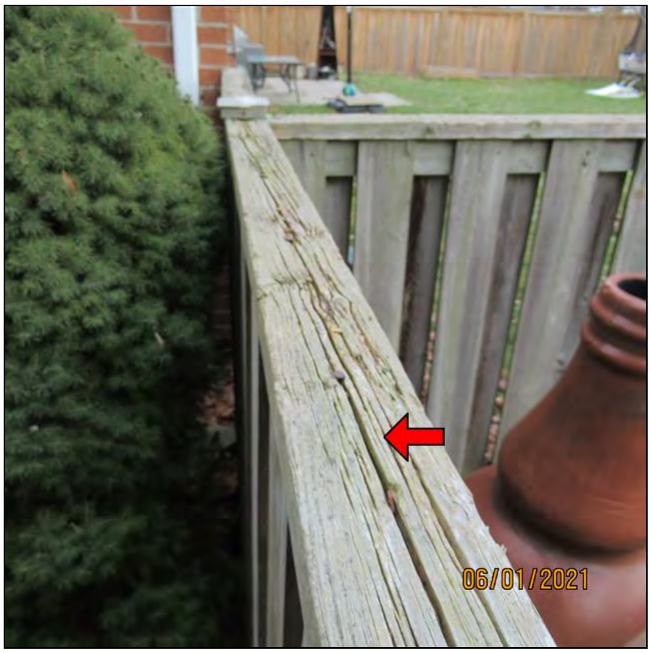
1.5 Item 12(Picture)

1.7 Fences / Gates

Review

Wood deterioration observed at the left side gate and fence top rail. We suggest repairs/replacement as needed.

1.7 Item 1(Picture)



1.7 Item 2(Picture)

1.8 Electrical

Review

(2) The light fixture at the rear entry door is not properly sealed and is missing its globe. Correct as necessary.

1.8 Item 2(Picture)

1.14 Lot / Grade Drainage

Review

The grade at the foundation appears to be inadequate at right side and rear. We recommend monitoring water flow patterns during heavy rainfall and snow melt events to determine how water flows around the foundation. Water should flow freely away from the foundation and off the property to limit water pressure on the foundation. We recommend changing the grading around the foundation to ensure effective water drainage away from the foundation.

1.14 Item 1(Picture)

1.14 Item 2(Picture)

1.14 Item 3(Picture)

1.14 Item 4(Picture)

1.14 Item 5(Picture)

2. Roof

2.0 Roof Membrane

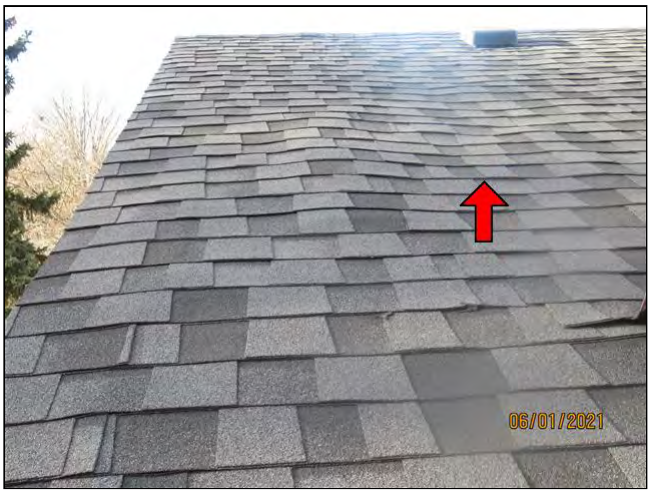
Review

(1) Excessive shingle overhang observed. Shingles should not extend more than 3/4” (19 mm) past the drip edge. If shingles overhang the edge of the roof by more than 3/4” (19 mm), then they are not supported and may crack and break off. In addition, the wind resistance at the roof edge may be compromised. We recommend review by a qualified roofer for corrections as necessary.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

(2) Sagging noted in the roof decking. We are unable to determine the cause of the sag; may be associated with deterioration of the roof sheathing observed in the attic. We recommend consulting with a licenced roofing contractor for further review and repair, as required.



2.0 Item 3(Picture)

3. Garages / Carports

3.0 Floor/Slab

Review

Common cracks observed. Generally, concrete floor slabs are not structural. Concrete floors naturally crack during the curing process due to shrinkage. Since the concrete slab does not usually carry the load of the structure, shrinkage cracks are generally considered cosmetic. However we do recommend sealing all cracks in concrete/ asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

3.0 Item 1(Picture)

5. Air Conditioning

5.1 Electrical

Review

Electrical disconnect observed. It is recommended that the disconnect be kept locked at all times to prevent access by children.

5.1 Item 1(Picture)

5.2 General Conditions

Review

(3) Based on the estimated age of the air conditioner, the unit is approaching the end of its useful life (air conditioners have an average life expectancy of 15 years). The client should budget for a replacement.

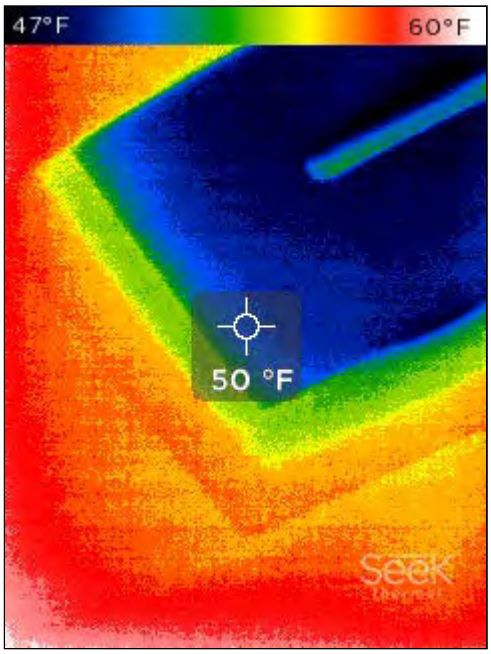
6(A) . Attic / Upper level

6.0.A Attic Access

Review

(2) Missing or low levels of insulation and weather sealing on the attic hatch. We recommend properly insulating and weatherstripping the hatch for improved energy efficiency and to limit warm moist air escaping into the attic space.

6.0.A Item 1(Picture)



6.0.A Item 2(Picture) Attic hatch with no insulation is chilled by the attic air

6.1.A Sheathing

Review

(1) Cracked, warped plywood decking observed. Recommend review by qualified professional for repair or replacement as necessary.

6.1.A Item 1(Picture)

6.1.A Item 2(Picture)

(2) Black discolouration was noted on the under side of the sheathing material (under side of the roof) at the attic sheathing. This is evidence that warm moist air from the conditioned (heated) portion of the home could be leaking into the attic and unable to escape quick enough through roof vents to prevent damage to the attic materials. Black discolouration may be mould and mildew or simply aging of the sheathing material. At the time of the inspection we were unable to determine the existence, nature or extent of mould and mildew, if any. Based on the conditions observed, we recommend consulting with a qualified home air leakage control contractor to determine air leakage control measures to reduce the potential for warm moist air to enter the attic, and increase ventilation in the attic space.

6.1.A Item 3(Picture)

6.2.A Insulation

Review

3-4" of insulation present, equivalent to approximately R10 of insulation value. We recommend adding additional insulation to at least R50.

6.2.A Item 1(Picture)

6.6.A Ventilation

Review

No soffit venting observed in the attic. It appears the insulation was blown into the soffit space without channels being installed to allow ventilation through the soffit into the attic space. We recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.

6.6.A Item 1(Picture)

7. Kitchen

7.7 Cabinets

Review

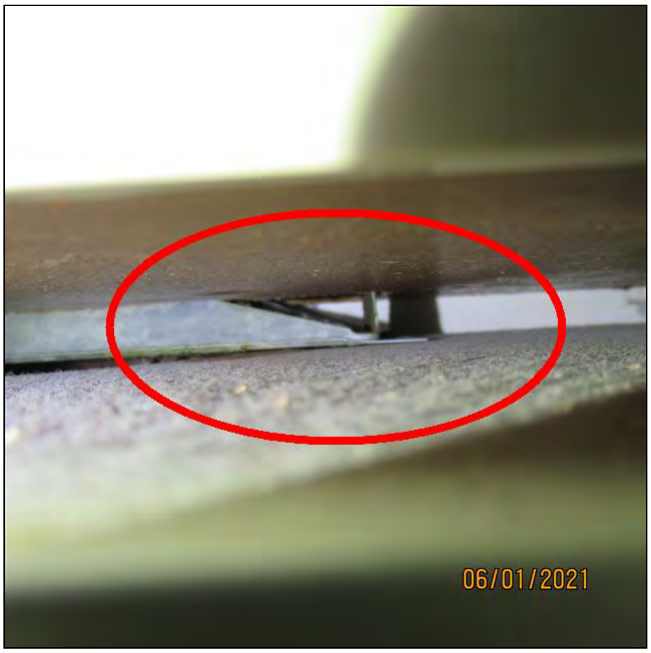
Drawer is pulled apart; corrections needed for proper and smooth operation.

7.7 Item 1(Picture)

7.16 Range Hood

Review

The range hood appears to be vented to the exterior. However, the connection to the vent pipe is poor, allowing air to recirculate to the kitchen. We recommend corrections to restore proper function.



7.16 Item 1(Picture)

8(A) . Bathrooms / Master ensuite

8.14.A Sinks

Review

Stopper is damaged; corrections are needed for proper operation.

8.14.A Item 1(Picture)

8(B) . Bathrooms / Upper level

8.4.B Windows

Review

Retractable screen is torn. Correct as necessary to restore proper function.

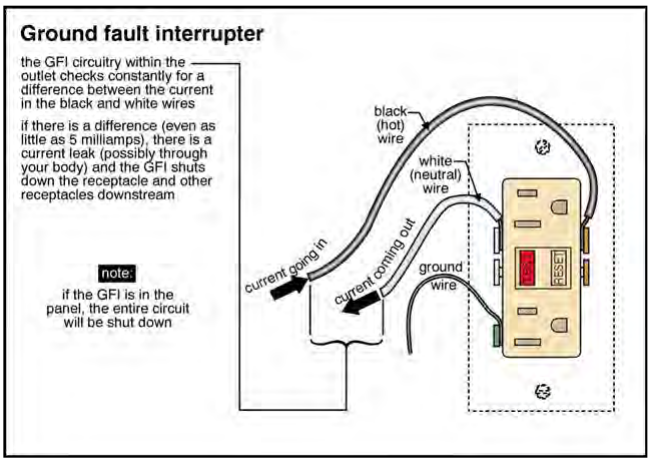
8.4.B Item 1(Picture)

9. Laundry Area

9.10 Electrical

Review

A Ground Fault Circuit Interrupter (GFCI) is not present at laundry room, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



9.10 Item 1(Picture)

10. Entry / Halls / Stairs

10.8 Stairs

Serviceable

Handrail is loose at the top of the stairs to the upper level. We recommend review for repair as necessary for safety.

10.8 Item 1(Picture)

11. Finished Interior Rooms

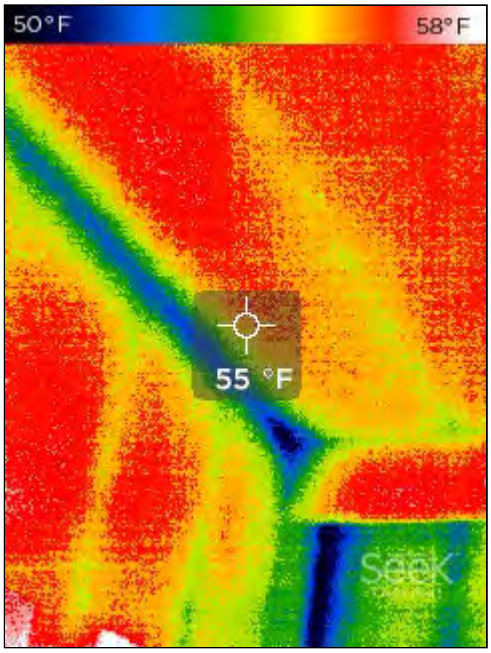
11.1 Walls

Review

Air infiltrates into the wall assembly and chills exterior corners where sealing and insulating at the time of construction was difficult. Sealing and insulating these areas increases energy efficiency and home comfort.

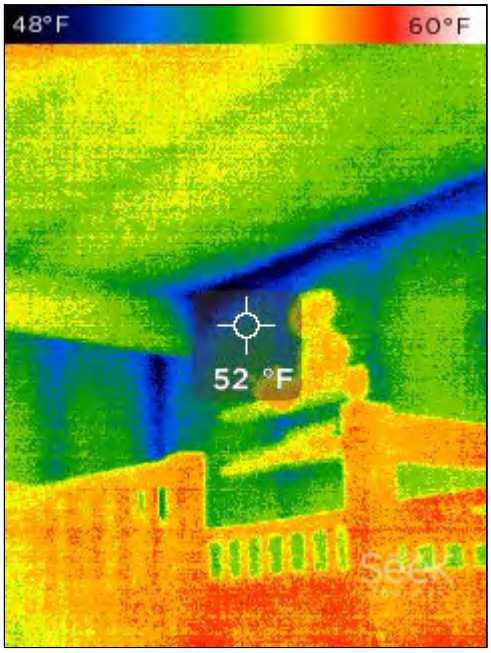
Air that infiltrates into the wall assembly can also exit into the house through holes in the wall covering (pipe passing through the wall, electrical outlets, switches and light fixtures). Sealing holes to the interior will improve energy efficiency and home comfort.

11.1 Item 1(Picture)

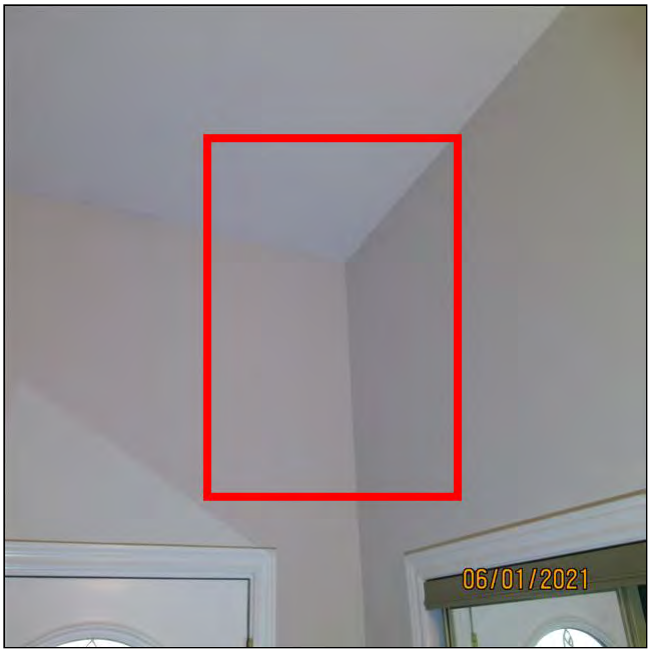


11.1 Item 2(Picture) Chilled corners at exterior walls

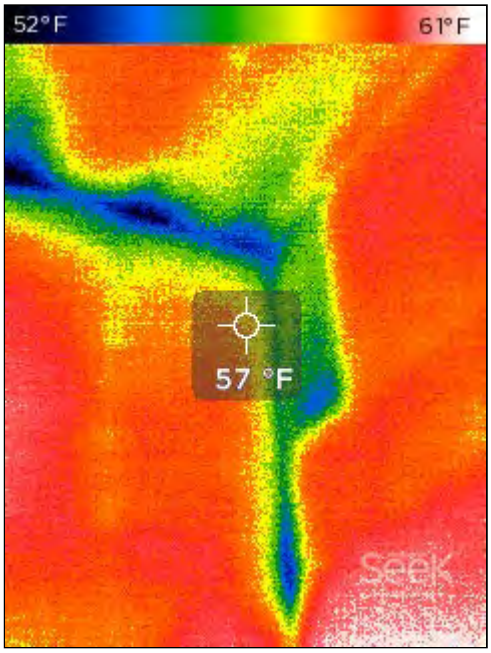
11.1 Item 3(Picture)



11.1 Item 4(Picture) Chilled corners at exterior walls

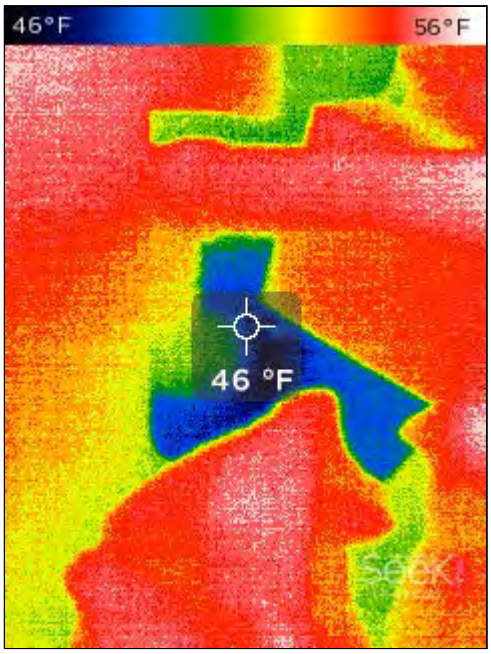


11.1 Item 5(Picture)



11.1 Item 6(Picture) Chilled corners and possible missing or loose insulation in the upper right corner

11.1 Item 7(Picture)



11.1 Item 8(Picture) Hole for drain pipe below the sink

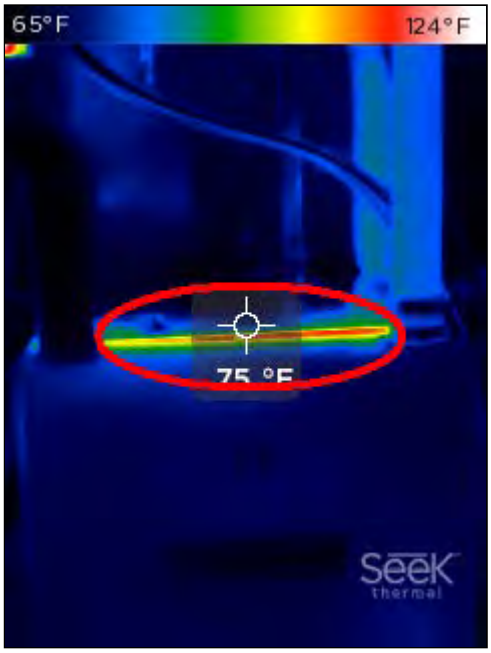
12. Heating

12.6 Distribution / Ducting

Review

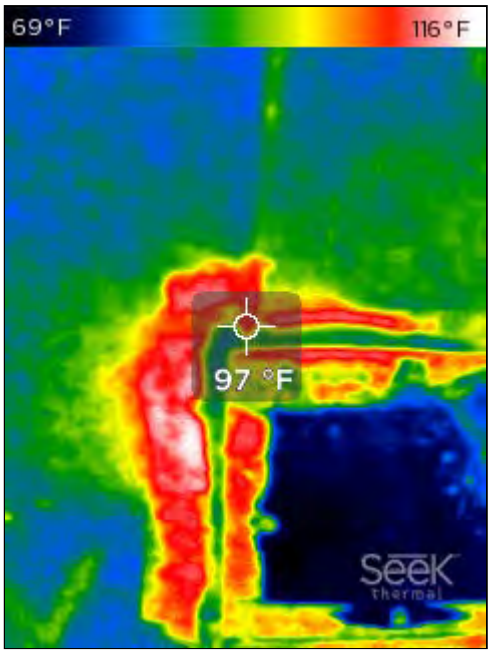
(2) We recommend that all exposed ductwork be sealed with foil tape to improve the efficiency of the distribution system.

12.6 Item 1(Picture)



12.6 Item 2(Picture) Air escaping through gap where ductwork connects to the furnace

12.6 Item 3(Picture)



12.6 Item 4(Picture) Air escaping a plate on the ductwork

13. Basement / Crawlspace

13.2 Walls

Review

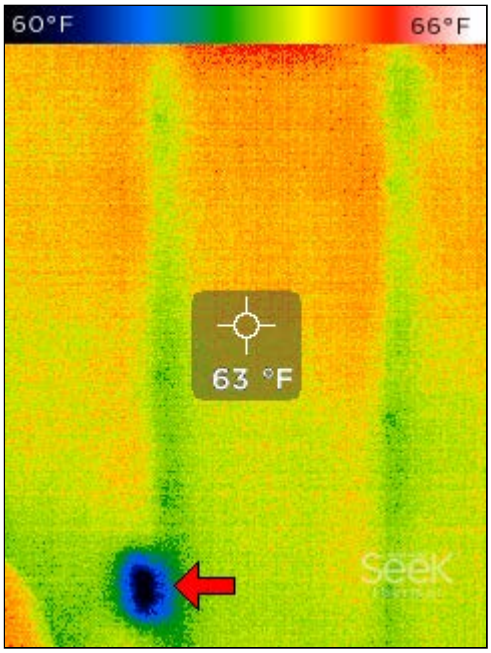
(2) The home's foundation appears to have experienced a common degree of cracks. In our opinion the cracks do not currently affect the serviceability of the structure, however even minor cracks can sometimes permit water entry into the home. In that regard, the client should ensure that positive drainage exists around the perimeter of the home and that no downspouts discharge water near the foundation walls. In addition, the client may wish to seal or repair these cracks to reduce the potential for water infiltration into the home.

13.2 Item 6(Picture) Laundry wall

(3) Air entering the basement wall assembly from gaps at the rim plate, around windows and penetration through the wall, exit into the basement through electrical outlets, at breaks in the wall covering and along the trim. Reducing air infiltration requires sealing gaps and cracks in the building envelope.

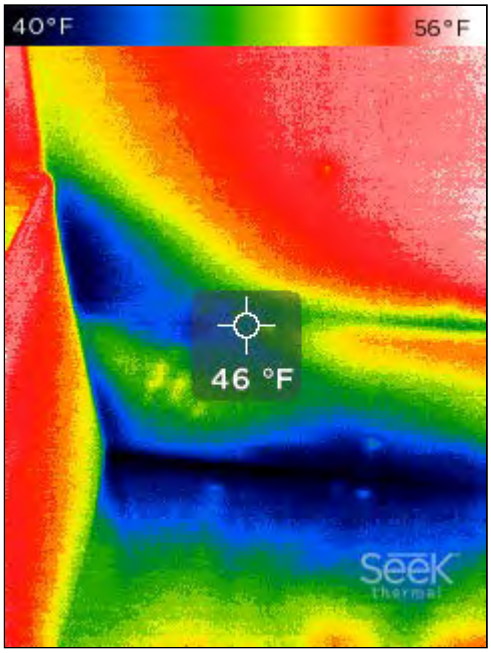
The vertical green areas are the result of thermal bridging through the wall studs (heat travels from the warm interior to cold exterior resulting in the cooling of the wall covering in contact with the studs. Thermal bridging is reduced by installing insulation between the studs and the exterior walls.

13.2 Item 7(Picture)



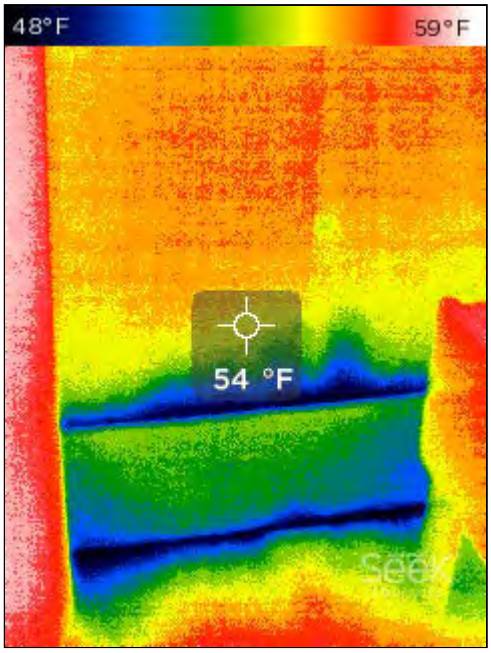
13.2 Item 8(Picture)

13.2 Item 9(Picture)



13.2 Item 10(Picture)

13.2 Item 11(Picture)



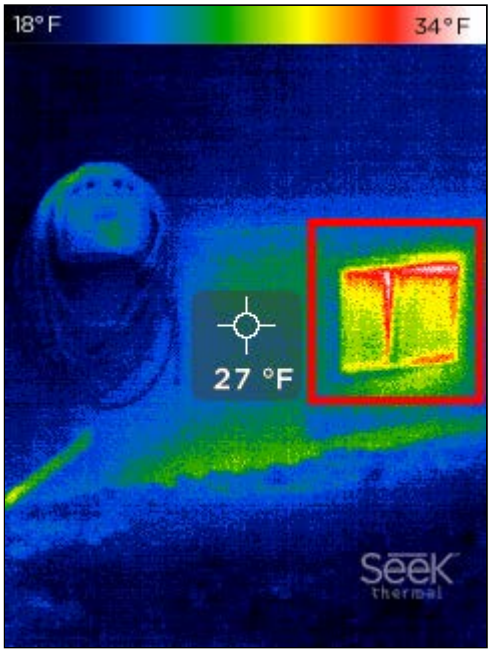
13.2 Item 12(Picture)

13.11 Windows

Review

Heat loss observed around window frames. Improved sealing between the window frame and the rough opening will reduce some of the loss. Other loss is related to the window design and wear.

13.11 Item 1(Picture)



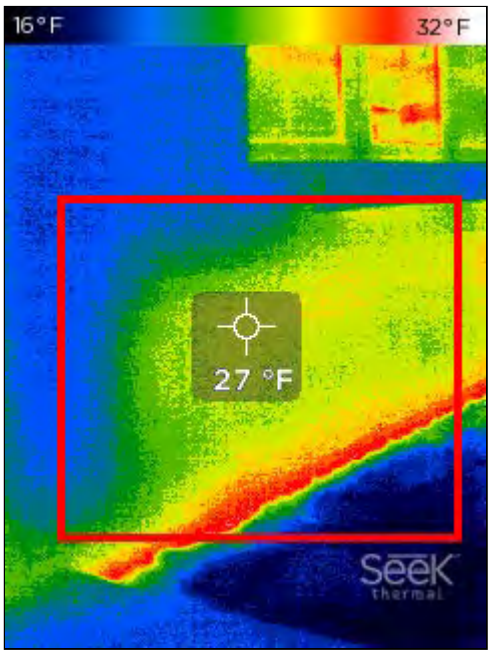
13.11 Item 2(Picture)

13.15 Insulation

Review

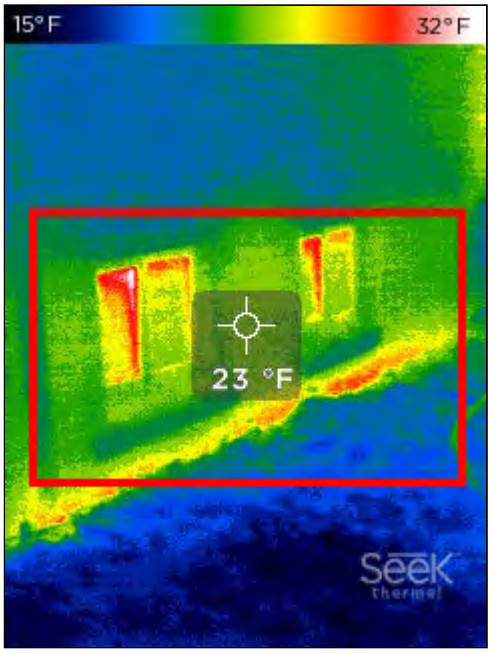
(1) Heat loss observed at the exterior walls with higher heat loss at the sill plate area. We recommend that the walls of the crawlspace be insulated.

13.15 Item 1(Picture)



13.15 Item 2(Picture)

13.15 Item 3(Picture)

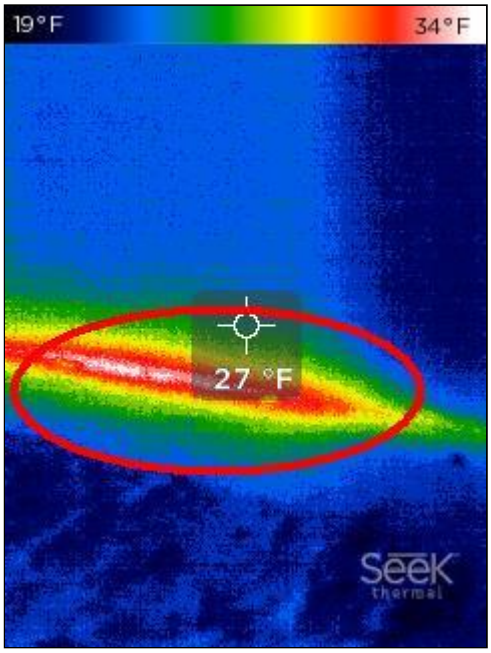


13.15 Item 4(Picture)

13.15 Item 5(Picture)

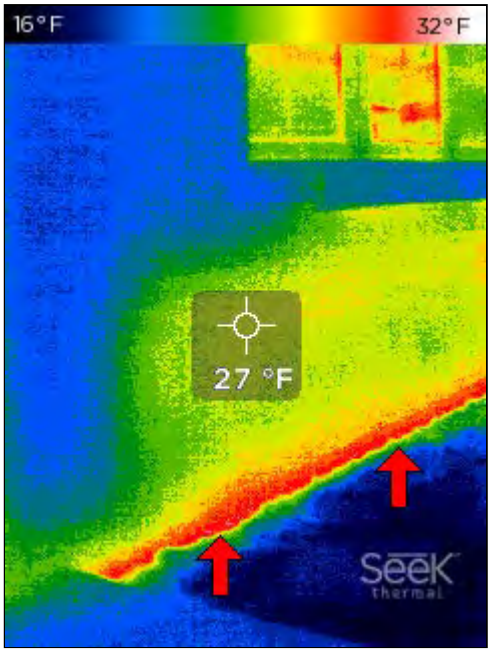
(2) Heat loss observed around sill plate area (especially where it has been exposed by parging failure). Insulating the header and rim plate areas of the basement will reduce such losses. We recommend adding insulation and a vapour barrier (or an approved spray foam insulation product) to the rim joist area to improve energy efficiency and to reduce air infiltration to the home.

13.15 Item 6(Picture)



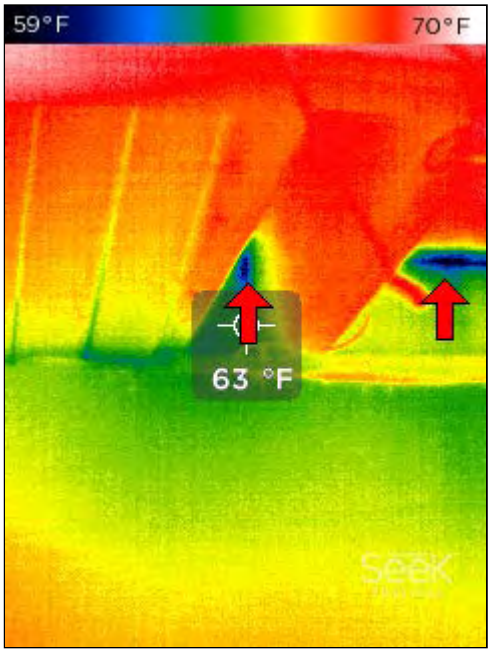
13.15 Item 7(Picture)

13.15 Item 8(Picture)



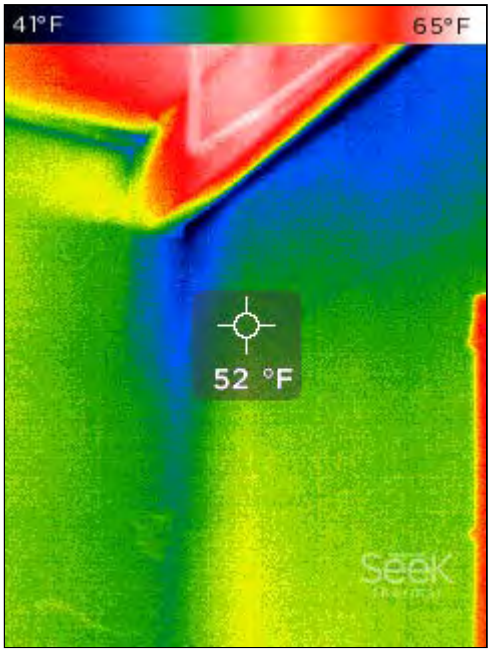
13.15 Item 9(Picture)

13.15 Item 10(Picture)



13.15 Item 11(Picture)

13.15 Item 12(Picture)



13.15 Item 13(Picture) Air leaking under the sill plate

14. Plumbing

14.0 Main Service Line

Review

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.

14.0 Item 1(Picture)

14.4 Sump Pump(s)

Review

(1) Sump pump drains to the rear right side exterior. The drain pipe is located at the ground surface and is subject to mechanical damage. We recommend review by a qualified contractor for correction to protect the drain and ensure it drains appropriately away from the foundation.

14.4 Item 1(Picture)

14.4 Item 2(Picture)

(2) Sump pit cover is missing. We suggest installing cover for safety and to limit moisture intrusion into the house from the exposed water surface.

14.4 Item 3(Picture)

(3) The float switch that controls the operation of the sump pump is set to high resulting in water backing up into the weeping tile before the pump switch on to pump the water from the pit. We recommend lowering the sump float switch so that it turns on before the water backs up into the weeping tile outlet.

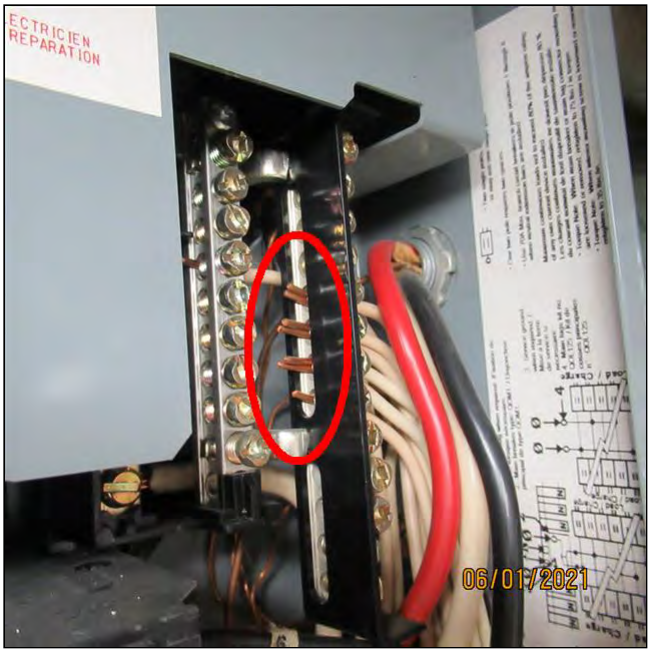
14.4 Item 4(Picture)

15. Electrical

15.5 Main Electrical Panel

Review

Double tapping observed in main electrical panel at the neutral bar. Double tapped neutrals at the breaker panel (i.e. 2 wires on a single pole breaker) prevent circuits from being properly isolated when working on them and are prone to working loose over time resulting in overheating and an increased fire hazard. We recommend review by a qualified electrician for repair or replacement as necessary.



15.5 Item 1(Picture)

15.7 Other:

Review

(2) Arc-fault interrupters are not present. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

16. Water Heater

16.4 Thermostatic mixing valve

Review

Thermostatic Mixing Valves are provided in newer homes and was not likely required at the time of construction or installation of the water heater.

These valves are located at the top of the water heater and limit mixed hot water to a desired, selectable temperature, helping to minimize thermal shock, while at the same time maintain a sufficiently high temperature in the water tank to prevent the growth of harmful bacterial.

The client may wish to have a mixing valve installed by a licenced plumber for safety.

SUMMARY REPORT

AmeriSpec Inspection Services of Hamilton, Brantford and Stratford
32 Livingstone Cres
Cambridge ON N3H 5S7
226-341-9569

MAINTENANCE SUMMARY

Doc #:	010621SH2	Client Name:	
Dwelling Address:		Inspector:	Stephen Huddle

1. Exterior

1.0 Driveway

Review

(1) Expansive cracks observed, we suggest filling cracks to prevent water infiltration and prevent further cracking.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

(2) We recommend that the client seals/caulks the opening between the foundation and the driveway with an elastic sealant and seal the driveway in accordance to manufacturer's directions for further protection.

1.0 Item 3(Picture)

1.2 Exterior Walls/Siding

Review

(1) It is important to maintain all exterior finishes, sealing and caulking all exterior wall penetrations as part of annual maintenance is recommended to prevent water infiltration.

(2) Siding on this home is covered with metal. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.

1.2 Item 1(Picture) Siding joint with chimney

(5) We suggest trimming vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.

1.2 Item 5(Picture)

(6) Damaged/deteriorated mortar joints observed (left side of sliding door, front left side of garage, lower chimney, left side window). We suggest tuck pointing mortar repair as necessary to prevent further damage.

1.2 Item 6(Picture) Lower chimney

1.2 Item 7(Picture) Left side window

1.2 Item 8(Picture) Front left side

1.2 Item 9(Picture) Front left of garage door

1.2 Item 10(Picture) Left side of rear sliding door

1.3 Trim

Review

(1) Wood trim will require ongoing maintenance such as painting or staining to prolong its life. The client is advised to consider cladding wood surfaces in aluminum to reduce the level of exterior maintenance of the home.

1.3 Item 1(Picture)

1.4 Window & Frames

Review

(1) Brick window sills noted. These types of sills are prone to water infiltration. We recommend maintaining the mortar joints and caulking seals in good condition or replace with precast sections.

1.4 Item 1(Picture)

1.4 Item 2(Picture)

(2) Casement windows can be very energy efficient if well-maintained. Be careful not to over-strain the cranking hardware. If restriction or resistance is observed, we recommend lubrication with a manufacturer's approved product or contacting a qualified window contractor for advice and assistance.

1.5 Exterior Door(s)

Review

(1) Missing or damaged caulking around windows and/or doors. We suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

1.5 Item 1(Picture) Rear sliding door

1.5 Item 2(Picture) Rear sliding door

1.5 Item 3(Picture) Front garage door

(3) Peeling paint/weathered conditions observed at rear entry and left side garage door entry. We suggest scraping and painting/staining as necessary as part of normal maintenance.

1.5 Item 5(Picture)

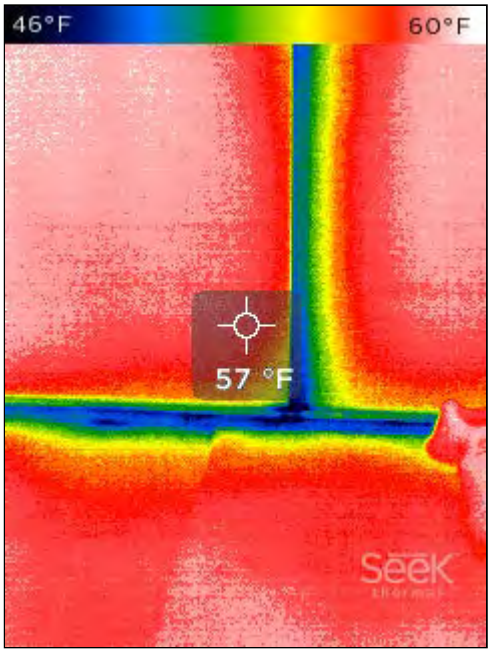
1.5 Item 6(Picture)

(4) Rear sliding glass doors do not slide easily. We recommend review and correction to restore proper operation.

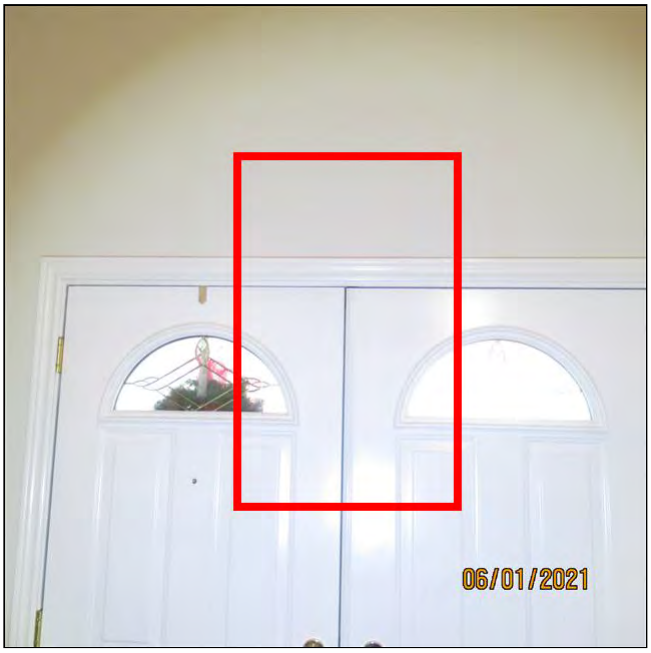
1.5 Item 7(Picture)

(6) French-style exterior doors are difficult to seal. Maintaining the weather seal will improve energy efficiency and home comfort.

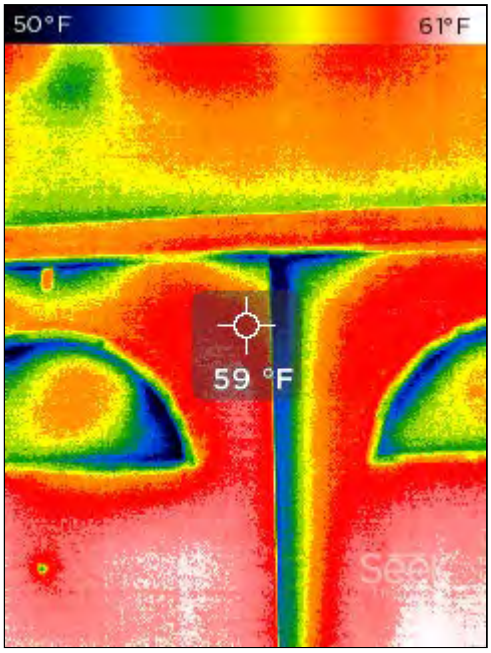
1.5 Item 13(Picture)



1.5 Item 14(Picture)



1.5 Item 15(Picture)



1.5 Item 16(Picture)

1.6 Gutters / Downspouts

Review

(1) Gutters and downspouts are an integral part of a home's water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home. Downspouts should also discharge at least five feet from the foundation to limit water ponding around the home.

(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. In order to verify that this system is working properly, we recommend that downspout locations be monitored during several rainfall/snowmelt events on a regular basis. If water appears to be surcharging (backing up) we recommend contacting a qualified contractor to clear any obstructions that may be blocking the downspouts and/or subsurface components or retrofitting the downspouts so that they discharge directly to the surface soils away from the foundation. In some cases, the subsurface drainage system will be directed to a "dry well" on the property. This system may be unreliable and may result in excess water

around the foundation in turn leading to basement leaks. We recommend consulting with the current owner or builder in this regard. As a general statement, we generally prefer to have the downspouts discharge to the lawn or other permeable area, if local by-laws permit.

1.6 Item 1(Picture)

1.15 Foundation

Review

(2) Parged exterior noted. Parging is generally a cosmetic feature and may, over time, crack or fall off the foundation walls. At that time, the homeowner may decide to repair or replace the parging, remove it, or leave it in its condition at the time.

1.15 Item 1(Picture)

1.18 Deck

Comment

(1) Weathered conditions observed (algae observed). Suggest scraping and painting/staining/sealing as necessary as part of normal maintenance.

1.18 Item 1(Picture)

1.20 Porch

Review

We recommend that the client seals/caulks the opening between the foundation and the porch slab with an elastic sealant.

1.20 Item 1(Picture)

1.20 Item 2(Picture)

2. Roof

2.1 Exposed Flashings

Review

Flashings are damaged/deteriorated at front second level wall to roof joint. We suggest review by a licensed roofer for repairs/replacement as needed.

2.1 Item 1(Picture)

3. Garages / Carports

3.2 Garage Door Hardware

Review

It is recommended that all joints and rollers be lubricated according to manufacturer's specifications on a regular basis.

4(B) . Chimney / Masonry

4.0.B Visible Condition

Review

We suggest sealing chimney cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.

4.0.B Item 1(Picture)

4.2.B Flashings

Review

(1) We recommend re-sealing all chimney flashings as a part of routine maintenance.

4.2.B Item 1(Picture)

4.2.B Item 2(Picture)

(2) Lower flashing is loose. We recommend securing.

4.2.B Item 3(Picture)

5. Air Conditioning

5.2 General Conditions

Review

(2) The condenser coil fins are dirty and need to be cleaned. We recommend service by a licensed HVAC contractor to assure serviceability.

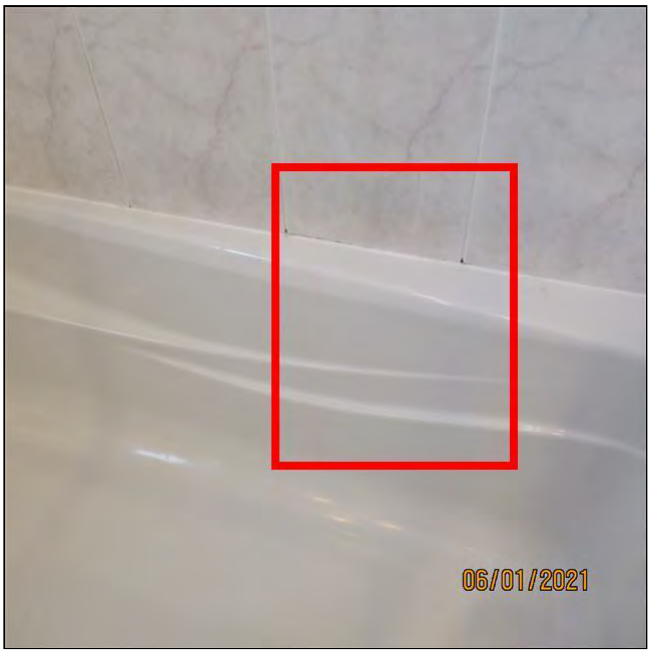
5.2 Item 1(Picture)

8(B) . Bathrooms / Upper level

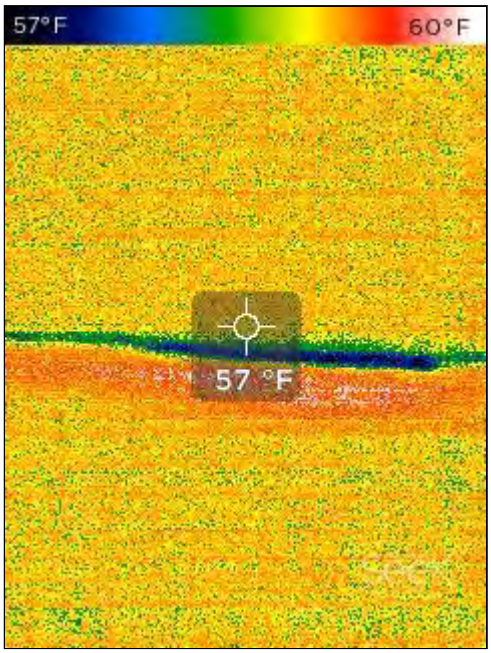
8.9.B Tub Surround

Review

The tile edges of the tub/shower walls should be caulked and sealed to reduce the potential for water/moisture penetration behind the surround as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed as part of routine maintenance to reduce the potential for moisture infiltration behind the surround walls.



8.9.B Item 1(Picture)



8.9.B Item 2(Picture)

9. Laundry Area

9.12 Dryer Hookups

Review

(1) We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to reduce the potential for obstruction of the vent, to improve dryer efficiency and for increased fire safety.

9.12 Item 1(Picture)

10. Entry / Halls / Stairs

10.0 Floors

Review

Loose/missing grout observed at the ground level landing at the basement stairs. We recommend re-grouting as necessary.

10.0 Item 1(Picture)

12. Heating

12.8 Maintenance

Review

We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy.

We recommend that the client 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.

We recommend that all ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality.

16. Water Heater

16.3 Water Heater Condition

Review

(1) Corrosion observed on unit. We recommend further review by a licenced technician.

16.3 Item 1(Picture)

16.5 Other:

Review

We recommend draining one bucket of water annually to remove tank residue, thereby extending the life of the unit.

Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason, the TPR value valve is not tested during a home inspection. We suggest caution when operating TPR values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency. The client should consult with a licenced plumber for testing and operation of the TPR valve on older water heaters.

16.5 Item 1(Picture) Drain plug

16.5 Item 2(Picture) TPR valve

AmeriSpec Inspection Services of Hamilton, Brantford and Stratford

32 Livingstone Cres
Cambridge ON N3H 5S7
226-341-9569

Doc #:	010621SH2	Inspector:	Stephen Huddle
Date:	2021-01-06		
Dwelling Address:			
Client Name:			
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

Your Report:

The attached report provides you with information about the overall condition of the home based on a visual, non-intrusive review of the accessible areas as outlined in the Inspection Agreement between AmeriSpec and you. Our home inspections are completed in accordance with the provisions and limitations of the Canadian Association of Home and Property Inspectors' Standards of Practice and Code of Ethics found here and as an attachment to this report. You should carefully review these documents since they set out the scope and limitations of a home inspection. As you read this report you may be concerned about some of the exclusions or disclaimers.

Limitations of the Home Inspection:

It should be noted that the inspection report does not provide a comprehensive listing of repairs to be completed at the home and is not intended to be used as a means to renegotiate the sales price of the property. In addition, the contents of the report should not be interpreted as an opinion of the value of the property. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this inspection. In accordance with the above-noted Standards, we do not complete repairs or recommend specific contractors to complete repairs. Should you desire cost estimates for repairs of the home, we suggest that you contact a licenced contractor, prior to close, or refer to our Repair Cost Guide for a general overview of costs across Canada. Should we be requested to provide our view on repair costs, we may do so for convenience only, but those estimates should not be relied upon.

As a homeowner, you should make yourself aware of common hazards and risks associated ownership; such risks may vary depending on the age and type of property. It is recommended that, as a rule of thumb, homeowners budget approximately 3 to 5 per cent of the value of the home for annual repairs and maintenance.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs.

Future Failure:

Items in a 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.

Definition of Terms:

S (Serviceable):
The items inspected appeared to function with its intended purpose at time of inspection.

R (Review):
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. Items with the heading 'Review' will appear in the Summary section.

C (Comment):
The items inspected do not necessarily require review, but a comment is made to assist in maintenance or the home's durability.

NP (Not Present):
The item was not present at the time of inspection.

NI (Not Inspected):
The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. If we were unable to inspect a component of the home due to personal storage, we can return prior to closing to re-inspect the area for a nominal fee.

NO (Not Operated):
The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

AmeriSpec Inspection Services

This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

In accordance with our inspection agreement, outbuildings or other structures are not inspected as part of our service.

GENERAL CONDITIONS

The client is a:
Buyer

In Attendance:
Buyer(s), Buyers Agent, Listing Agent

Occupancy:
The property is occupied

Property Information:
Single family dwelling, Outbuilding not inspected

Levels:
2 storey structure, Split level structure

Estimated Age:
53 years old

Weather Conditions:
Cold, Cloudy

1. Exterior

Our exterior evaluation is visual in nature and 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. Any openings or protrusions in the exterior walls or cladding (with the exception of weep holes in the bottom course of bricks) should be caulked or sealed to limit pest and water infiltration.

Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Any low areas next to the foundation should have fill added while, at the same time, maintaining at least 5 inches from the final grade to the bottom of the siding. All homes should have properly sized and visible house numbers to ensure that the home may be identified by emergency responders.

Styles & Materials

Driveway:
Asphalt

Walkways:
Concrete
Paver/Tile

Exterior Walls/Siding:
Brick
Metal siding

Trim:
Aluminum
Wood

Window & Frames:
Double glazed insulated
Slider
Casement
Fixed

Exterior Door(s):
Metal/Metal Clad
Wood
Sliding (glass)
French

Gutters / Downspouts:
Aluminum
Underground drains

Fences / Gates:
Wood
Chain link

Electrical:
None noted

Electric Meter(s):
Rear

Gas Meter(s):
Rear

Exterior Faucets:
Rear

Bell / Chime:
Front

Lot / Grade Drainage:
Minor slope

Irrigation System:
Not present

Foundation / Structure Type:
Parged
Concrete Block

Retaining Wall(s):
N/A

Patio:
N/A

Deck:
Raised Wood

Balcony:
N/A

Porch:
Concrete

Stairs / Steps:
Wood

Items

1.0 Driveway

Comments: Review

(1) Expansive cracks observed, we suggest filling cracks to prevent water infiltration and prevent further cracking.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

(2) We recommend that the client seals/caulks the opening between the foundation and the driveway with an elastic sealant and seal the driveway in accordance to manufacturer's directions for further protection.

1.0 Item 3(Picture)

1.1 Walkways

Comments: Serviceable

1.2 Exterior Walls/Siding

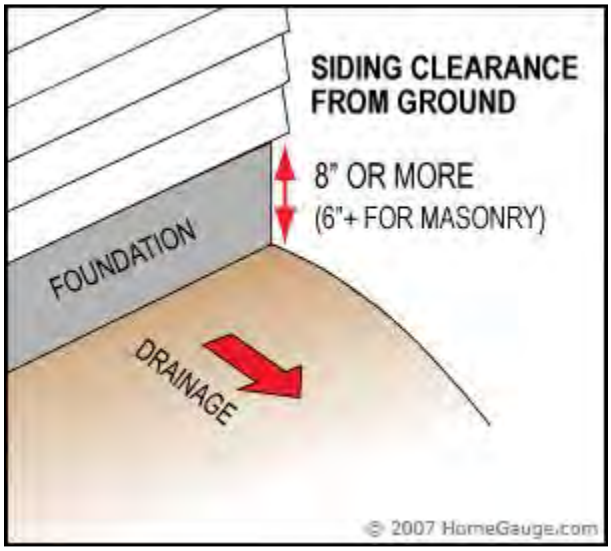
Comments: Review

(1) It is important to maintain all exterior finishes, sealing and caulking all exterior wall penetrations as part of annual maintenance is recommended to prevent water infiltration.

(2) Siding on this home is covered with metal. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.

1.2 Item 1(Picture) Siding joint with chimney

(3) Portions of the brick at front are in direct contact with the ground (front garden). This can cause accelerated deterioration of the brick, possible water intrusion at the rim plate and a higher probability of pest infestation. We recommend corrections to limit further damage/deterioration.



1.2 Item 2(Picture)

1.2 Item 3(Picture)

(4) Efflorescence observed at front brick above the garden; this is a mineral deposit left behind from exterior water movement through the brick. We recommend lowering the garden to maintain a 6 inch gap between the ground and the brick.

1.2 Item 4(Picture)

(5) We suggest trimming vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.

1.2 Item 5(Picture)

(6) Damaged/deteriorated mortar joints observed (left side of sliding door, front left side of garage, lower chimney, left side window). We suggest tuck pointing mortar repair as necessary to prevent further damage.

1.2 Item 6(Picture) Lower chimney

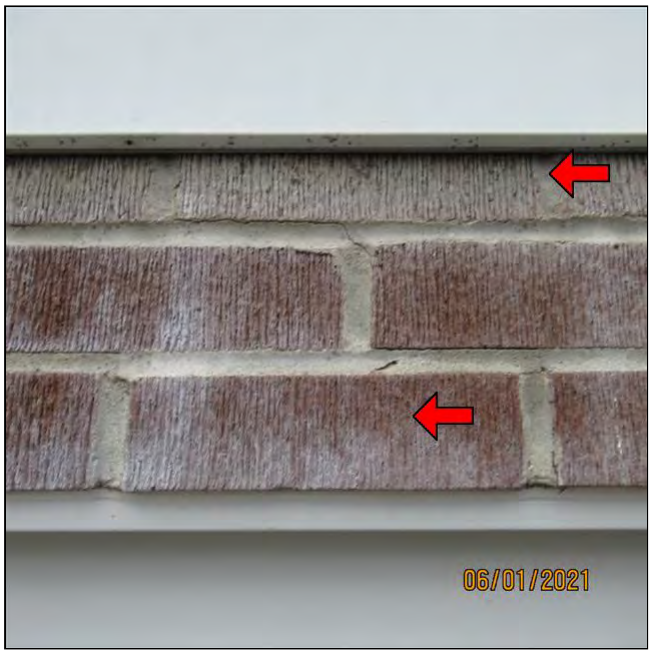
1.2 Item 7(Picture) Left side window

1.2 Item 8(Picture) Front left side

1.2 Item 9(Picture) Front left of garage door

1.2 Item 10(Picture) Left side of rear sliding door

(7) Staining observed on the bricks below the metal siding. It appears the paint is leaching pigment that is attaching to the brick as it runs down the wall. This appears to be a cosmetic concern only.



1.2 Item 11(Picture)

1.3 Trim

Comments: Review

(1) Wood trim will require ongoing maintenance such as painting or staining to prolong its life. The client is advised to consider cladding wood surfaces in aluminum to reduce the level of exterior maintenance of the home.

1.3 Item 1(Picture)

(2) Loose trim observed at left side gable soffit. We suggest securing as necessary.

1.3 Item 2(Picture)

(3) Moisture damage, wood rot, observed at rear entry door and left side garage entry door (frame and trim). We recommend review for repair as necessary.

1.3 Item 3(Picture) Left side garage door

1.3 Item 4(Picture) Rear entry door

1.3 Item 5(Picture) Left side garage door

1.4 Window & Frames

Comments: Review

(1) Brick window sills noted. These types of sills are prone to water infiltration. We recommend maintaining the mortar joints and caulking seals in good condition or replace with precast sections.

1.4 Item 1(Picture)

1.4 Item 2(Picture)

(2) Casement windows can be very energy efficient if well-maintained. Be careful not to over-strain the cranking hardware. If restriction or resistance is observed, we recommend lubrication with a manufacturer's approved product or contacting a qualified window contractor for advice and assistance.

(3) 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.

1.5 Exterior Door(s)

Comments: Review

(1) Missing or damaged caulking around windows and/or doors. We suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

1.5 Item 1(Picture) Rear sliding door

1.5 Item 2(Picture) Rear sliding door

1.5 Item 3(Picture) Front garage door

(2) Rear entry screen door does not close properly. Adjustments are required to restore proper operation.

1.5 Item 4(Picture)

(3) Peeling paint/weathered conditions observed at rear entry and left side garage door entry. We suggest scraping and painting/staining as necessary as part of normal maintenance.

1.5 Item 5(Picture)

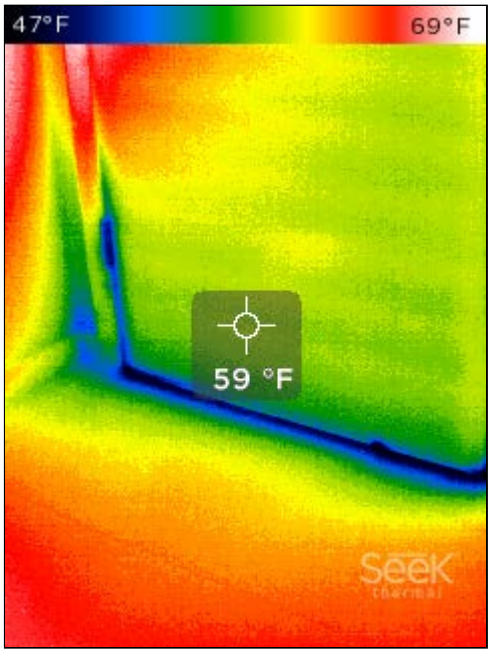
1.5 Item 6(Picture)

(4) Rear sliding glass doors do not slide easily. We recommend review and correction to restore proper operation.

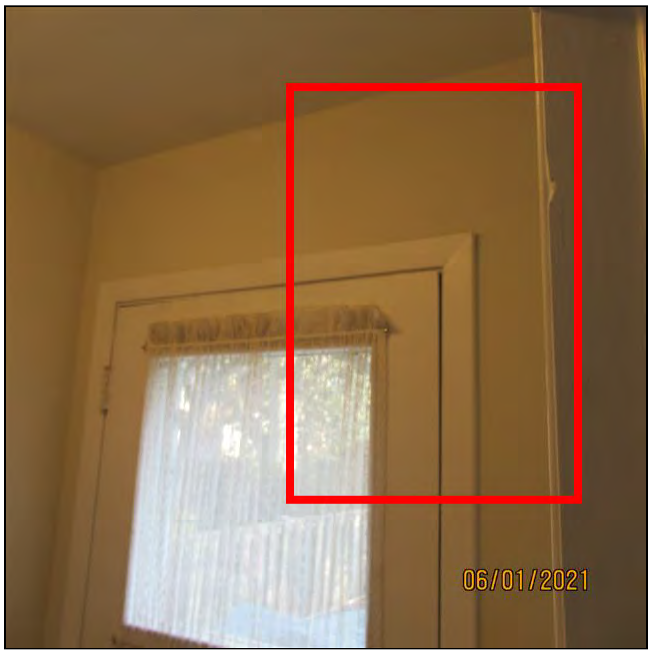
1.5 Item 7(Picture)

(5) Rear entry wood door is warped and does not contact the weather sealing uniformly. Air intrusion observed around the door where the weather seal is failing. We recommend review by a qualified contractor for replacement to restore energy efficiency and home comfort.

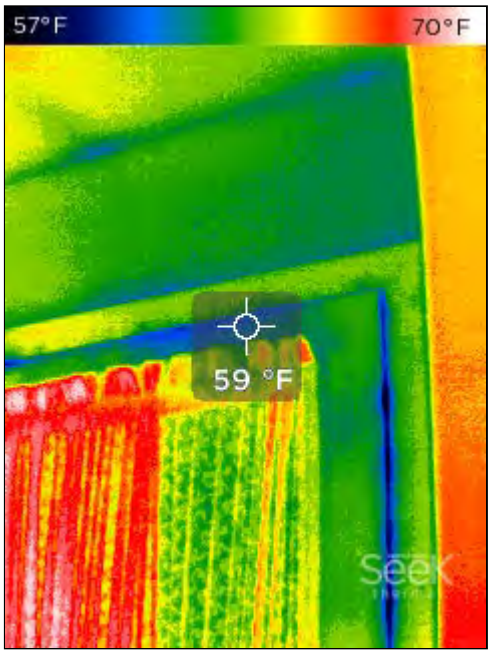
1.5 Item 8(Picture)



1.5 Item 9(Picture) Air infiltrating under the rear entry door



1.5 Item 10(Picture)

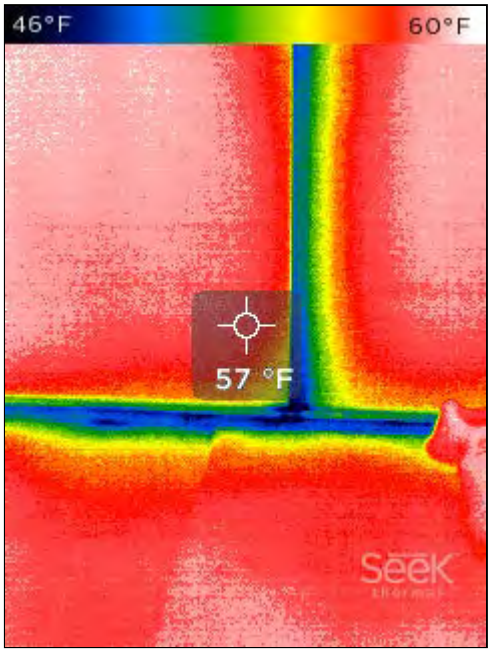


1.5 Item 11(Picture) Air infiltrating around the rear entry door

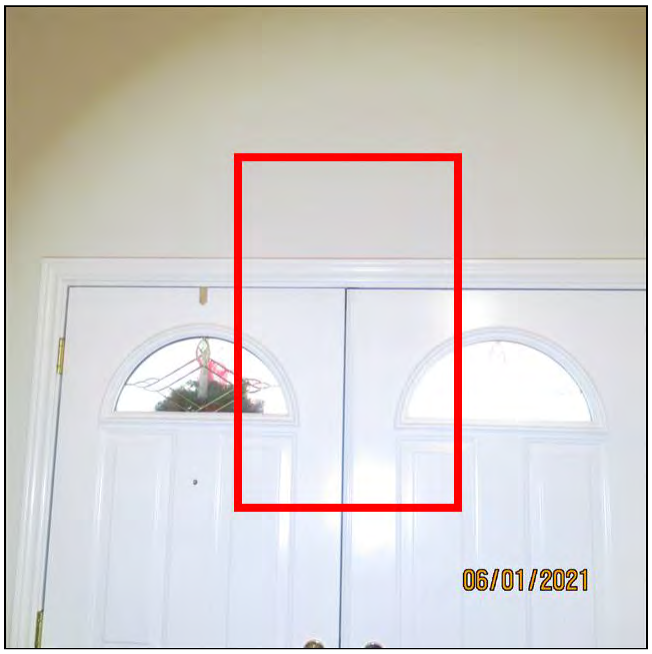
1.5 Item 12(Picture)

(6) French-style exterior doors are difficult to seal. Maintaining the weather seal will improve energy efficiency and home comfort.

1.5 Item 13(Picture)



1.5 Item 14(Picture)



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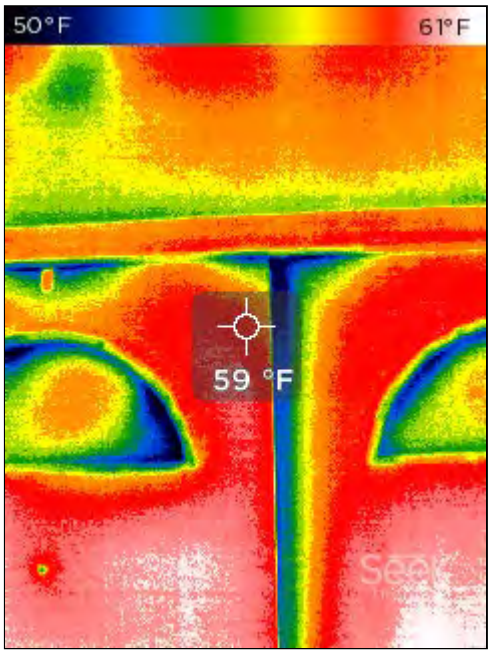


1.5 Item 16(Picture)

1.6 Gutters / Downspouts

Comments: Review

(1) Gutters and downspouts are an integral part of a home's water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home. Downspouts should also discharge at least five feet from the foundation to limit water ponding around the home.

(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. In order to verify that this system is working properly, we recommend that downspout locations be monitored during several rainfall/ snowmelt events on a regular basis. If water appears to be surcharging (backing up) we recommend contacting a qualified contractor to clear any obstructions that may be blocking the downspouts and/or subsurface components or retrofitting the downspouts so that they discharge directly to the surface soils away from the foundation. In some cases, the subsurface drainage system will be directed to a "dry well" on the property. This system may be unreliable and may result in excess water around the foundation in turn leading to basement leaks. We recommend consulting with the current owner or builder in this regard. As a general statement, we generally prefer to have the downspouts discharge to the lawn or other permeable area, if local by-laws permit.

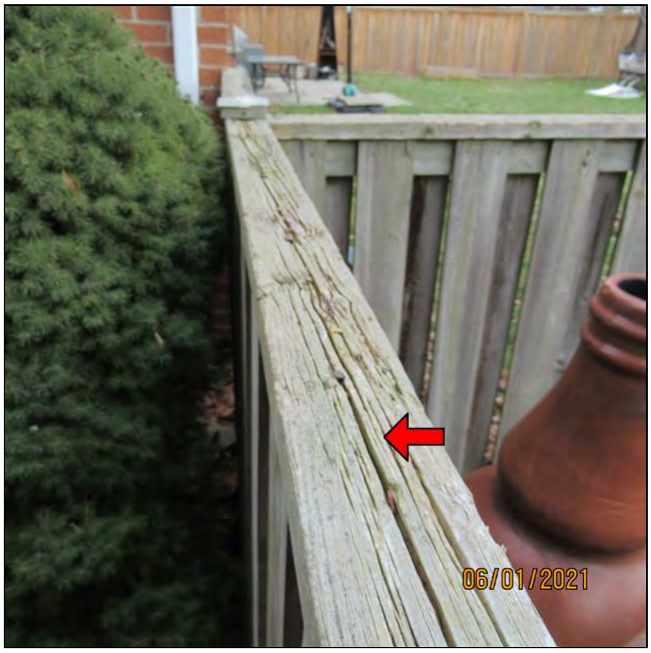
1.6 Item 1(Picture)

1.7 Fences / Gates

Comments: Review

Wood deterioration observed at the left side gate and fence top rail. We suggest repairs/replacement as needed.

1.7 Item 1(Picture)



1.7 Item 2(Picture)

1.8 Electrical

Comments: Review

(1) Light fixture at rear was inoperative at time of inspection; missing bulbs. We suggest the client verify fixture for proper operation prior to closing.

1.8 Item 1(Picture)

(2) The light fixture at the rear entry door is not properly sealed and is missing its globe. Correct as necessary.

1.8 Item 2(Picture)

1.9 Electric Meter(s)

Comments: Serviceable

1.10 Gas Meter(s)

Comments: Serviceable

1.11 Exterior Faucets

Comments: Comment

Winterized, unable to test. Client is advised to consult sellers as to operation.

1.11 Item 1(Picture)

1.12 Irrigation System

Comments: Not Present

1.13 Bell / Chime

Comments: Serviceable

1.14 Lot / Grade Drainage

Comments: Review

The grade at the foundation appears to be inadequate at right side and rear. We recommend monitoring water flow patterns during heavy rainfall and snow melt events to determine how water flows around the foundation. Water should flow freely away from the foundation and off the property to limit water pressure on the foundation. We recommend changing the grading around the foundation to ensure effective water drainage away from the foundation.

1.14 Item 1(Picture)

1.14 Item 2(Picture)

1.14 Item 3(Picture)

1.14 Item 4(Picture)

1.14 Item 5(Picture)

1.15 Foundation

Comments: Review

(1) By virtue of the nature of concrete block foundations, they tend to leak at the mortar joints over time. As a result, it is particularly important to address any issues with grading and surface water management around the home as soon as practical. Should moisture enter the home, we recommend consulting with a basement waterproofing contractor to conduct professional repairs as soon as practical to reduce the potential for damage to the interior and mold growth.

(2) Parged exterior noted. Parging is generally a cosmetic feature and may, over time, crack or fall off the foundation walls. At that time, the homeowner may decide to repair or replace the parging, remove it, or leave it in its condition at the time.

1.15 Item 1(Picture)

1.16 Retaining Wall(s)

Comments: Not Present

1.17 Patio

Comments: Not Present

1.18 Deck

Comments: Comment

(1) Weathered conditions observed (algae observed). Suggest scraping and painting/staining/sealing as necessary as part of normal maintenance.

1.18 Item 1(Picture)

(2) Skirting around the deck limited the review of the structure of the deck and grade.

1.18 Item 2(Picture)

1.18 Item 3(Picture)

1.19 Balcony

Comments: Not Present

1.20 Porch

Comments: Review

We recommend that the client seals/caulks the opening between the foundation and the porch slab with an elastic sealant.

1.20 Item 1(Picture)

1.20 Item 2(Picture)

1.21 Stairs / Steps

Comments: Serviceable

2. Roof

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, or other reasons of safety, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof penetrations (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 obtaining qualified contractor estimates and review of the full roof system, prior to close, 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

Methods Used To Inspect:
Observed from the ground
Not mounted over 10' high
Observed from elevated location
Method : Telescopic pole and camera

Material/Type:
Sloped Roof
Asphalt composite shingle single layer
Type : Gable

Exposed Flashings:
Aluminum

Skylights:
None

Items

2.0 Roof Membrane

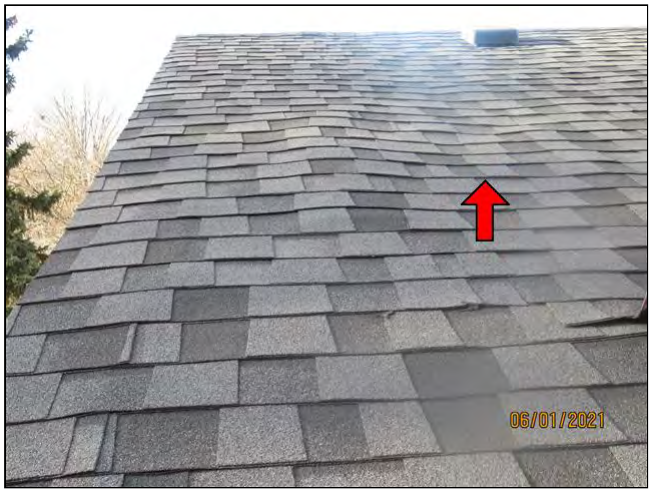
Comments: Review

(1) Excessive shingle overhang observed. Shingles should not extend more than 3/4” (19 mm) past the drip edge. If shingles overhang the edge of the roof by more than 3/4” (19 mm), then they are not supported and may crack and break off. In addition, the wind resistance at the roof edge may be compromised. We recommend review by a qualified roofer for corrections as necessary.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

(2) Sagging noted in the roof decking. We are unable to determine the cause of the sag; may be associated with deterioration of the roof sheathing observed in the attic. We recommend consulting with a licenced roofing contractor for further review and repair, as required.



2.0 Item 3(Picture)

2.1 Exposed Flashings

Comments: Review

Flashings are damaged/deteriorated at front second level wall to roof joint. We suggest review by a licensed roofer for repairs/replacement as needed.

2.1 Item 1(Picture)

2.2 Skylights

Comments: Not Present

2.3 General

Comments: Comment

Roof components were not mounted since they are over 3 metres (10 feet) off the ground (and guardrails or fall-restraint systems are not in place). Mounting these parts of the roof would contravene the Ontario Health and Safety Act and our Health and Safety Policy. On that basis, the client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

3. Garages / Carports

Our garage/carport evaluation is visual in nature and 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.

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

Attached garages should be separated from the house by a steel or solid wood door with a self-closer, and common walls should have a fully sealed fire/ gas resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Attic hatches should remain closed and any holes or damage that exists should be repaired to avoid openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Styles & Materials

Type:	**Floor/Slab:**	**Garage Doors:**
Attached garage	Concrete	Metal
Door Openers:	**Interior Door:**	**Exterior Door(s):**
Not observed	N/A	Metal/Metal Clad
Windows:	**Walls:**	**Ceiling:**
None	Not observed	Not observed

Items

3.0 Floor/Slab

Comments: Review

Common cracks observed. Generally, concrete floor slabs are not structural. Concrete floors naturally crack during the curing process due to shrinkage. Since the concrete slab does not usually carry the load of the structure, shrinkage cracks are generally considered cosmetic. However we do recommend sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

3.0 Item 1(Picture)

3.1 Garage Doors

Comments: Comment

Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

3.2 Garage Door Hardware

Comments: Review

It is recommended that all joints and rollers be lubricated according to manufacturer's specifications on a regular basis.

3.3 Door Openers

Comments: Not Inspected

3.4 Interior Door

Comments: Not Present

3.5 Exterior Door(s)

Comments: Not Operated

3.6 Windows

Comments: Not Present

3.7 Walls

Comments: Not Inspected

Not inspected. Inspector did not access the garage space.

3.8 Fire & Gas Barrier

Comments: Not Inspected

Not inspected. Inspector did not access the garage space.

3.9 Ceiling

Comments: Not Inspected

Not inspected. Inspector did not access the garage space.

3.10 Electrical

Comments: Not Inspected

Not inspected. Inspector did not access the garage space.

3.11 Other:

Comments: Comment

Attached garages should be separated from common walls of the house by a proper fire and gas impermeable wall and fire door. This is to keep the migration of any smoke, fire and combustion gases from entering the house in the event of a fire in the garage or operation of a motor vehicle. A self closer on the fire door between the garage and the house is an additional safety precaution.

4(A) . Chimney / Metal

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 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. A video scan, conducted by a qualified chimney specialist as part of the home buying process is a wise investment. Such an inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:	Chimney Flue:	Spark Arrestor / Rain Cap:
B-Vent	Metal	Rain cap present
Saddle/Cricket:	**Chimney used to vent:**	**Chimney Comments:**
N/A	Water Heater	Viewed from ground

Items

4.0.A Visible Condition

Comments: Serviceable

4.1.A Chimney Flue

Comments: Comment

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep.

4.2.A Flashings

Comments: Serviceable

4.3.A Spark Arrestor / Rain Cap

Comments: Serviceable

Rain cap installed.

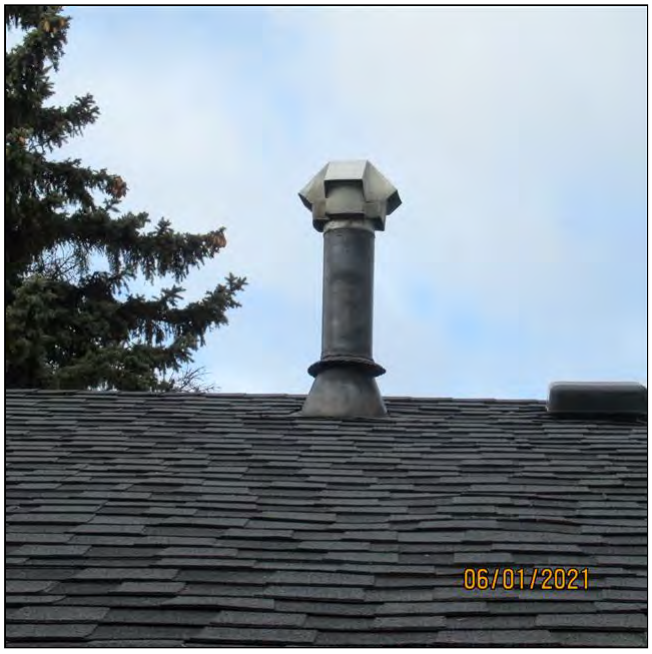
4.4.A Saddle/Cricket

Comments: Not Present

4.5.A Other:

Comments: Comment

Limited review, chimney was viewed from the ground and with a camera mounted on a telescopic pole. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional.



4.5.A Item 1(Picture)

4(B) . Chimney / Masonry

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 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. A video scan, conducted by a qualified chimney specialist as part of the home buying process is a wise investment. Such an inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:	Chimney Flue:	Spark Arrestor / Rain Cap:
Masonry chimney	Metal	Rain cap present
Saddle/Cricket:	**Chimney used to vent:**	**Chimney Comments:**
N/A	Gas fireplace / stove	Limited review

Items

4.0.B Visible Condition

Comments: Review

We suggest sealing chimney cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.

4.0.B Item 1(Picture)

4.1.B Chimney Flue

Comments: Comment

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep.

4.2.B Flashings

Comments: Review

(1) We recommend re-sealing all chimney flashings as a part of routine maintenance.

4.2.B Item 1(Picture)

4.2.B Item 2(Picture)

(2) Lower flashing is loose. We recommend securing.

4.2.B Item 3(Picture)

4.3.B Spark Arrestor / Rain Cap

Comments: Comment

Rain cap installed.

4.4.B Saddle/Cricket

Comments: Not Present

4.5.B Other:

Comments: Comment

The chimney review is limited to the visible/accessible components only. Examination of concealed/ inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present.

5. Air Conditioning

Our evaluation of air conditioning systems is both visual and functional provided power is supplied to the unit. We are not permitted to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license.

This type of visual inspection does not determine the capacity of the 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 (efficiency) 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. Some air conditioners can be damaged if operated in temperatures below 15 degrees C 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 level, 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 may be expensive to repair or replace.

We suggest obtaining the maintenance records for the 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 also obtain warranty paperwork, if applicable, and request receipts for any recent repairs.

Styles & Materials

Location of unit:	Air Conditioner Type:	Energy Source:
Right	Split system - central distribution Brand : Goodman	Electric with disconnect provided
Distribution / Ducting:	**Age:**	**Brand:**
Ducts/Registers	10 to 15 years old Extra Info : Manufacture date: Sep 2006	GOODMAN

Items

5.0 Distribution / Ducting

Comments: Comment

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted to ensure proper operation of this unit.

5.1 Electrical

Comments: Review

Electrical disconnect observed. It is recommended that the disconnect be kept locked at all times to prevent access by children.

5.1 Item 1(Picture)

5.2 General Conditions

Comments: Review

(1) Temperature at condenser was 3C degrees at time of inspection. As most manufacturers warn against operating air conditioning units when outside temperatures are less than 15C degrees, this unit was not tested. We recommend verifying operation with HVAC contractor or seller when temperatures allow, if client has concerns about operation of this system.

(2) The condenser coil fins are dirty and need to be cleaned. We recommend service by a licensed HVAC contractor to assure serviceability.

5.2 Item 1(Picture)

(3) Based on the estimated age of the air conditioner, the unit is approaching the end of its useful life (air conditioners have an average life expectancy of 15 years). The client should budget for a replacement.

6(A) . Attic / Upper level

Our evaluation of the attic can be limited by 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. Therefore, 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 heavy rainfall. Increasing insulation in the attic and on the hatch 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.

Styles & Materials

Access location / Inspection method:
Access at bedroom closet
Viewed from hatch
Access Location : Front right bedroom closet

Sheathing:
Plywood

Insulation:
Blown-in insulation
Fiberglass

Distribution / Ducting:
N/A

Framing:
Joist
Rafters

Ventilation:
Standard roof vents
Soffit vents

Chimneys:
Not present

Items

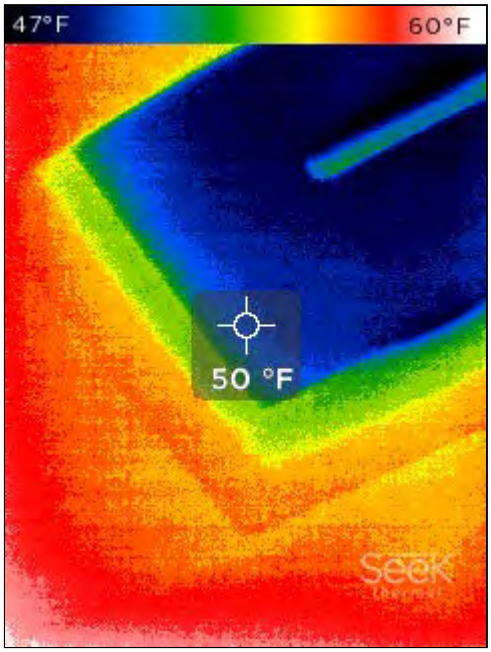
6.0.A Attic Access

Comments: Review

(1) The attic was viewed from the hatch area only because insufficient height in the attic for access. 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 through the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing.

(2) Missing or low levels of insulation and weather sealing on the attic hatch. We recommend properly insulating and weatherstripping the hatch for improved energy efficiency and to limit warm moist air escaping into the attic space.

6.0.A Item 1(Picture)



6.0.A Item 2(Picture) Attic hatch with no insulation is chilled by the attic air

6.1.A Sheathing

Comments: Review

(1) Cracked, warped plywood decking observed. Recommend review by qualified professional for repair or replacement as necessary.

6.1.A Item 1(Picture)

6.1.A Item 2(Picture)

(2) Black discolouration was noted on the under side of the sheathing material (under side of the roof) at the attic sheathing. This is evidence that warm moist air from the conditioned (heated) portion of the home could be leaking into the attic and unable to escape quick enough through roof vents to prevent damage to the attic materials. Black discolouration may be mould and mildew or simply aging of the sheathing material. At the time of the inspection we were unable to determine the existence, nature or extent of mould and mildew, if any. Based on the conditions observed, we recommend consulting with a qualified home air leakage control contractor to determine air leakage control measures to reduce the potential for warm moist air to enter the attic, and increase ventilation in the attic space.

6.1.A Item 3(Picture)

6.2.A Insulation

Comments: Review

3-4" of insulation present, equivalent to approximately R10 of insulation value. We recommend adding additional insulation to at least R50.

6.2.A Item 1(Picture)

6.3.A Distribution / Ducting

Comments: Not Present

6.4.A Framing

Comments: Serviceable

6.5.A Evidence of Leaking

Comments: Serviceable

6.6.A Ventilation

Comments: Review

No soffit venting observed in the attic. It appears the insulation was blown into the soffit space without channels being installed to allow ventilation through the soffit into the attic space. We recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.

6.6.A Item 1(Picture)

6.7.A Electrical

Comments: Not Inspected

6.8.A Chimneys

Comments: Not Present

6.9.A Pests

Comments: Serviceable

6(B) . Attic / Lower level

Our evaluation of the attic can be limited by 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. Therefore, 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 heavy rainfall. Increasing insulation in the attic and on the hatch 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.

Styles & Materials

Access location / Inspection method:
No Access

Sheathing:
Not Inspected

Insulation:
Not Inspected

Distribution / Ducting:
Not Inspected

Framing:
Not Inspected

Ventilation:
Standard roof vents
Soffit vents

Chimneys:
Present

Items

6.0.B Attic Access
Comments: Not Present

The attic access for the lower attic is missing or was not found. We could not inspect the interior side of roof structure, insulation, ventilation, ductwork, chimney or any electrical in attic.

6.1.B Sheathing
Comments: Not Inspected

6.2.B Insulation
Comments: Not Inspected

6.3.B Distribution / Ducting
Comments: Not Inspected

6.4.B Framing
Comments: Not Inspected

6.5.B Evidence of Leaking
Comments: Not Inspected

6.6.B Ventilation
Comments: Not Inspected

6.7.B Electrical
Comments: Not Inspected

6.8.B Chimneys
Comments: Not Inspected

6.9.B Pests
Comments: Not Inspected

7. Kitchen

Appliance inspection is beyond the scope of the CAHPI Standards of Practice but, as a courtesy to our clients, we may check them for proper operation, if accessible and power is supplied.

Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles.

Built-in dishwashers may be run through a rinse cycle to determine if the system is free of leaks, noises and excessive corrosion.

Please double-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. 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. We recommend that all kitchens have a properly sized and quiet range hood, discharged to the exterior.

Styles & Materials

Floor:	**Walls:**	**Ceiling:**
Linoleum / Sheet Vinyl	Drywall/plaster	Drywall/plaster
Doors:	**Windows:**	**Heat / Cooling Source:**
Archway	Sliding frame Vinyl frame	Central heating/cooling
Counter Tops:	**Sinks:**	**Range/Cooktop:**
Laminate	Stainless steel	Range
Range or Oven Brand:	**Dishwasher Brand:**	**Refrigerator Brand:**
BEAUMARK	UNKNOWN	BEAUMARK
Microwave:	**Traps / Drains / Supply:**	**Hood / Fan / Light:**
Built-in	Plastic	Exterior vented

Items

7.0 Floor
Comments: Serviceable

7.1 Walls
Comments: Serviceable

7.2 Ceiling
Comments: Serviceable

7.3 Doors
Comments: Serviceable

7.4 Windows
Comments: Serviceable

7.5 Heat / Cooling Source
Comments: Serviceable

7.6 Electrical
Comments: Review

Reversed polarity wiring conditions was observed at the receptacle to the right of the kitchen sink. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s).

7.6 Item 1(Picture)

7.7 Cabinets

Comments: Review

Drawer is pulled apart; corrections needed for proper and smooth operation.

7.7 Item 1(Picture)

7.8 Counter Tops

Comments: Serviceable

7.9 Sinks

Comments: Serviceable

7.10 Faucets

Comments: Review

Faucet loose, allowing water to leak into the counter top. Recommend review by qualified professional for repair or replacement as necessary.

7.10 Item 1(Picture)

7.11 Traps / Drains / Supply

Comments: Serviceable

Flow and drainage were serviceable at the time of inspection. No leaks noted.

7.12 Disposals

Comments: Not Present

7.13 Dishwasher(s)

Comments: Comment

Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the rinse cycle only. We recommend you operate this unit prior to closing.

7.14 Refrigerator

Comments: Serviceable

7.15 Range/Cooktop

Comments: Comment

Ranges typically have a life expectancy of 10 to 20 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

7.16 Range Hood

Comments: Review

The range hood appears to be vented to the exterior. However, the connection to the vent pipe is poor, allowing air to recirculate to the kitchen. We recommend corrections to restore proper function.

7.16 Item 1(Picture)

7.17 Microwave

Comments: Review

Inoperable at the time of inspection. Recommend review by a qualified appliance technician for repair or replacement as necessary.

7.17 Item 1(Picture)

8(A) . Bathrooms / Master ensuite

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing 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, tub/shower walls, faucets, shower head connections and counter/ wall interfaces 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.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Location & Number:
Upper level

Floor:
Tile

Walls:
Drywall

Ceiling:
Drywall

Doors:
Hollow core

Windows:
Sliding frame
Vinyl window

Heat / Cooling Source:
Central heating/cooling

Exhaust Fans:
Ceiling

Tub/Whirlpool:
N/A

Tub Surround:
N/A

Shower Base / Surround:
N/A

Shower Door:
N/A

Shower Head:
N/A

Sinks:
Ceramic

Counter / Cabinets:
Pedestal

Items

8.0.A Floor
Comments: Serviceable

8.1.A Walls
Comments: Serviceable

8.2.A Ceiling
Comments: Serviceable

8.3.A Doors
Comments: Serviceable

8.4.A Windows
Comments: Serviceable

8.5.A Heat / Cooling Source
Comments: Serviceable

8.6.A Electrical
Comments: Serviceable

8.7.A Exhaust Fans
Comments: Serviceable

8.8.A Tub/Whirlpool

Comments: Not Present

8.9.A Tub Surround

Comments: Not Present

8.10.A Tub Faucet

Comments: Not Present

8.11.A Shower Base / Surround

Comments: Not Present

8.12.A Shower Door

Comments: Not Present

8.13.A Shower Head

Comments: Not Present

8.14.A Sinks

Comments: Review

Stopper is damaged; corrections are needed for proper operation.

8.14.A Item 1(Picture)

8.15.A Sink Faucets

Comments: Serviceable

8.16.A Traps / Drains / Supply

Comments: Serviceable

8.17.A Toilet

Comments: Serviceable

8.18.A Bidet

Comments: Not Present

8.19.A Counter / Cabinets

Comments: Serviceable

8.20.A Other:

Comments: Serviceable

8(B) . Bathrooms / Upper level

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing 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, tub/shower walls, faucets, shower head connections and counter/ wall interfaces 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.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Location & Number:
Upper level

Floor:
Tile

Walls:
Drywall

Ceiling:
Drywall

Doors:
Hollow core

Windows:
Casement

Heat / Cooling Source:
Central heating/cooling

Exhaust Fans:
Ceiling

Tub/Whirlpool:
Tub

Tub Surround:
Ceramic tile

Shower Base / Surround:
Same as tub

Shower Door:
Glass

Shower Head:
Yes

Sinks:
Ceramic

Counter / Cabinets:
Solid surface
Wood

Items

8.0.B Floor
Comments: Serviceable

8.1.B Walls
Comments: Serviceable

8.2.B Ceiling
Comments: Serviceable

8.3.B Doors
Comments: Serviceable

8.4.B Windows
Comments: Review

Retractable screen is torn. Correct as necessary to restore proper function.

8.4.B Item 1(Picture)

8.5.B Heat / Cooling Source

Comments: Serviceable

8.6.B Electrical

Comments: Serviceable

8.7.B Exhaust Fans

Comments: Serviceable

8.8.B Tub/Whirlpool

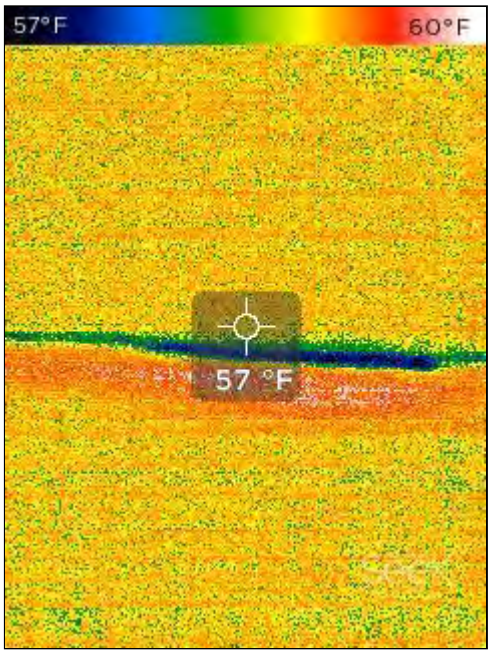
Comments: Serviceable

8.9.B Tub Surround

Comments: Review

The tile edges of the tub/shower walls should be caulked and sealed to reduce the potential for water/moisture penetration behind the surround as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed as part of routine maintenance to reduce the potential for moisture infiltration behind the surround walls.

8.9.B Item 1(Picture)



8.9.B Item 2(Picture)

8.10.B Tub Faucet

Comments: Serviceable

8.11.B Shower Base / Surround

Comments: Serviceable

8.12.B Shower Door

Comments: Serviceable

8.13.B Shower Head

Comments: Serviceable

8.14.B Sinks

Comments: Serviceable

8.15.B Sink Faucets

Comments: Serviceable

8.16.B Traps / Drains / Supply

Comments: Review

Left sink drain assembly has a cracked/loose connection; no leaks observed. We recommend review by a qualified professional for repair or replacement, as necessary.

8.16.B Item 1(Picture)

8.17.B Toilet

Comments: Serviceable

8.18.B Bidet

Comments: Not Present

8.19.B Counter / Cabinets

Comments: Serviceable

8(C) . Bathrooms / Ground level

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing 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, tub/shower walls, faucets, shower head connections and counter/ wall interfaces 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.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Location & Number:
Ground level

Floor:
Tile

Walls:
Drywall

Ceiling:
Drywall

Doors:
Hollow core

Windows:
Sliding frame
Vinyl window

Heat / Cooling Source:
Central heating/cooling

Exhaust Fans:
None

Tub/Whirlpool:
N/A

Tub Surround:
N/A

Shower Base / Surround:
N/A

Shower Door:
N/A

Shower Head:
N/A

Sinks:
Ceramic

Counter / Cabinets:
Laminate
Wood

Items

8.0.C Floor
Comments: Serviceable

8.1.C Walls
Comments: Serviceable

8.2.C Ceiling
Comments: Serviceable

8.3.C Doors
Comments: Serviceable

8.4.C Windows
Comments: Serviceable

8.5.C Heat / Cooling Source
Comments: Serviceable

8.6.C Electrical
Comments: Serviceable

8.7.C Exhaust Fans

Comments: Not Present

8.8.C Tub/Whirlpool

Comments: Not Present

8.9.C Tub Surround

Comments: Not Present

8.10.C Tub Faucet

Comments: Not Present

8.11.C Shower Base / Surround

Comments: Not Present

8.12.C Shower Door

Comments: Not Present

8.13.C Shower Head

Comments: Not Present

8.14.C Sinks

Comments: Serviceable

8.15.C Sink Faucets

Comments: Serviceable

8.16.C Traps / Drains / Supply

Comments: Serviceable

8.17.C Toilet

Comments: Review

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

8.17.C Item 1(Picture)

8.18.C Bidet

Comments: Not Present

8.19.C Counter / Cabinets

Comments: Serviceable

9. 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 dryer exhaust pipes upon occupancy and then regularly to enhance safety/performance. A solid metal ducting material should be used for dryer vents.

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

Floor:
Concrete
Unfinished

Location:
Basement

Walls:
Concrete block
Paneled
Unfinished

Ceiling:
Unfinished

Doors:
Hollow core

Closet / Wardrobe:
N/A

Windows:
Wood frame
Awning/hopper

Laundry Tub / Sink:
Plastic

Heat / Cooling Source:
Central heating/cooling

Electrical:
GFCI not present

Washer Hookups:
Not within scope

Dryer Hookups:
Electric
Not within scope

Exhaust Fan:
None observed

Items

9.0 Floor
Comments: Serviceable

9.1 Walls
Comments: Serviceable

9.2 Ceiling
Comments: Serviceable

9.3 Doors
Comments: Serviceable

9.4 Closet / Wardrobe
Comments: Not Present

9.5 Windows
Comments: Serviceable

9.6 Cabinets
Comments: Not Present

9.7 Laundry Tub / Sink
Comments: Serviceable

9.8 Faucets

Comments: Serviceable

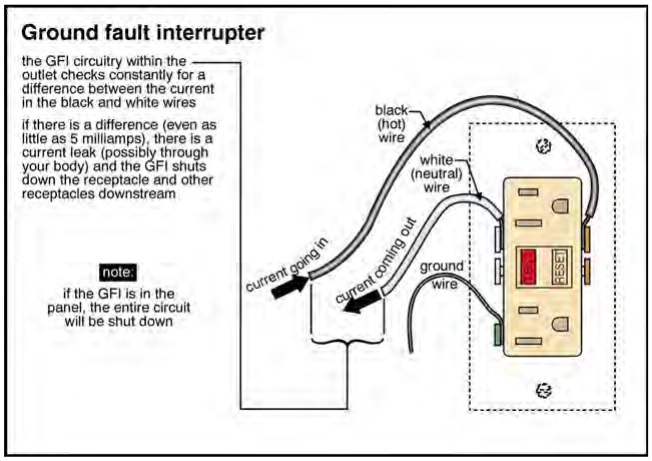
9.9 Heat / Cooling Source

Comments: Serviceable

9.10 Electrical

Comments: Review

A Ground Fault Circuit Interrupter (GFCI) is not present at laundry room, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



9.10 Item 1(Picture)

9.11 Washer Hookups

Comments: Comment

Washers are not in the scope of this inspection, suggest verify operation with owners prior to close. Washing machines typically have a life expectancy of 10 to 15 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

9.12 Dryer Hookups

Comments: Review

(1) We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to reduce the potential for obstruction of the vent, to improve dryer efficiency and for increased fire safety.

9.12 Item 1(Picture)

(2) Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close. Dryers typically have a life expectancy of 12 to 18 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

9.13 Exhaust Fan

Comments: Not Present

9.14 Floor Drain

Comments: Serviceable

10. Entry / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas.

Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches.

Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings.

Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Styles & Materials

Floors:
Carpet
Ceramic tile
Woodstrip

Walls:
Drywall / plaster

Ceilings:
Drywall / plaster

Doors:
Hollow core

Closet:
Hollow core
Sliding

Windows:
Same type as house exterior windows

Heat / Cooling Source:
Central heating/cooling

Items

10.0 Floors

Comments: Review

Loose/missing grout observed at the ground level landing at the basement stairs. We recommend re-grouting as necessary.

10.0 Item 1(Picture)

10.1 Walls

Comments: Serviceable

10.2 Ceilings
Comments: Serviceable

10.3 Doors
Comments: Serviceable

10.4 Closet
Comments: Serviceable

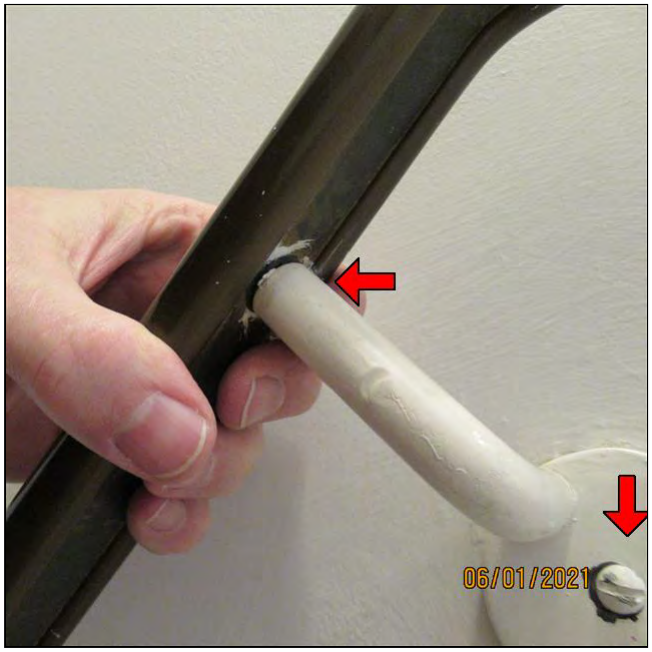
10.5 Windows
Comments: Serviceable

10.6 Heat / Cooling Source
Comments: Serviceable

10.7 Electrical
Comments: Serviceable

10.8 Stairs
Comments: Serviceable

Handrail is loose at the top of the stairs to the upper level. We recommend review for repair as necessary for safety.



10.8 Item 1(Picture)

11. Finished Interior Rooms

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as floor or wall scratches, torn screens or an occasional cracked window may not be noted in the inspection report. We, therefore, suggest you double check these items, prior to close, and call our office, if concerned.

Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source without intrusive testing. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired or a leaking window replaced), but the resultant interior damage has not. It is therefore, difficult to advise with any certainly if the stain/damage will develop into a more serious issue.

Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. The Client is also advised that moisture persistence over time may lead to mold growth in obvious or concealed areas.

Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mold abatement contractor, prior to close to determine remedial options and associated costs. You should consult with the current owner for further information regarding the cause of the moisture damage noted and remedial efforts taken, if any. We are not permitted to remove floor/wall/ceiling finishes to determine the source of the problem or to determine the extent of any damage.

Carbon monoxide and smoke detectors have been proven to save lives. The Client is advised to install late model carbon monoxide and smoke detectors, if not already present in home. We suggest consulting with your local municipality or fire department and manufacturer's specifications as to their proper location and installation of these units.

Styles & Materials

Location:
- Kitchens and baths noted separately
- Upper level
- Ground level
- Main floor

Floors:
- Wood Strip
- Hardwood planks

Walls:
- Drywall/plaster

Ceilings:
- Drywall/plaster

Doors:
- Hollow core
- Archway
- Sliding

Windows:
- Same type as house exterior windows

Fire & CO Protection:
- Smoke detectors noted.

Heat / Cooling Source:
- Central heating/cooling

Fireplace:
- Gas insert

Ceiling fans:
- Ceiling fan noted

Items

11.0 Floors

Comments: Serviceable

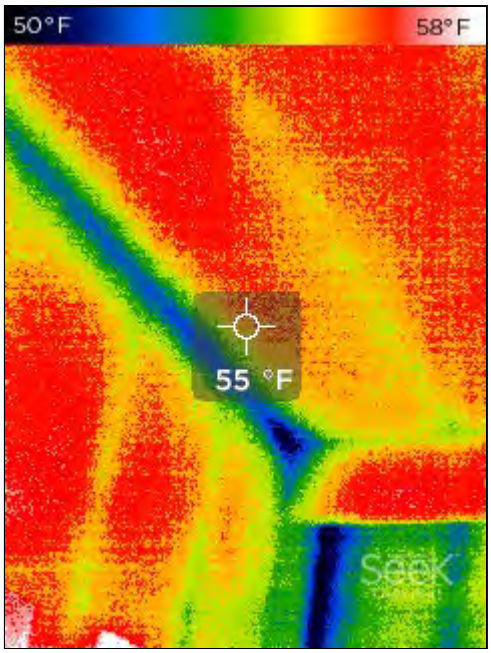
11.1 Walls

Comments: Review

Air infiltrates into the wall assembly and chills exterior corners where sealing and insulating at the time of construction was difficult. Sealing and insulating these areas increases energy efficiency and home comfort.

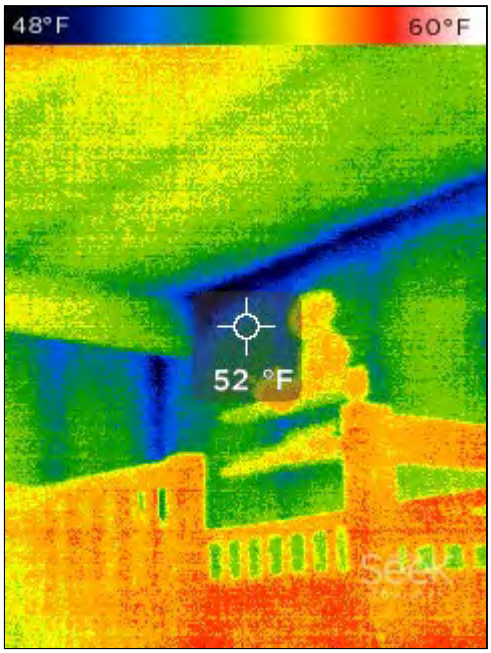
Air that infiltrates into the wall assembly can also exit into the house through holes in the wall covering (pipe passing through the wall, electrical outlets, switches and light fixtures). Sealing holes to the interior will improve energy efficiency and home comfort.

11.1 Item 1(Picture)

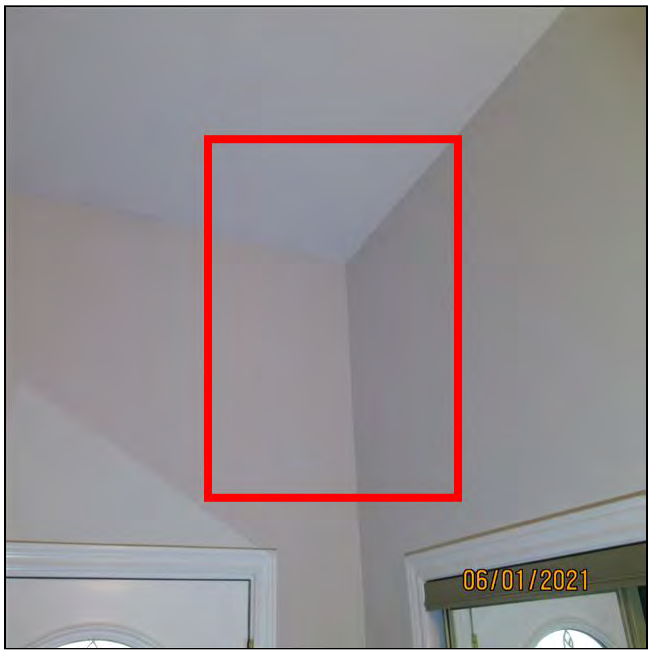


11.1 Item 2(Picture) Chilled corners at exterior walls

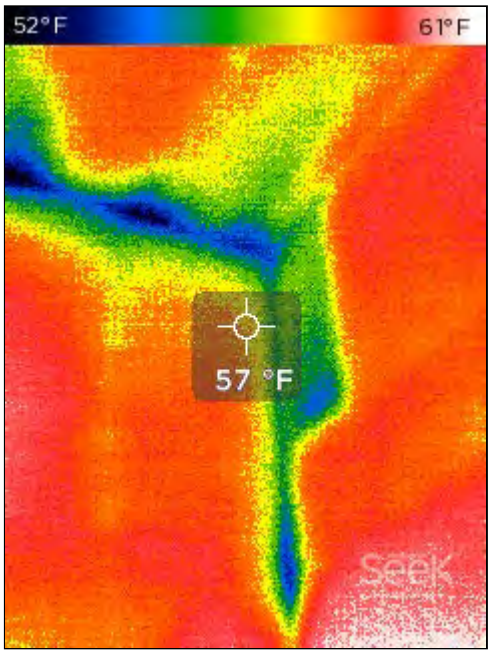
11.1 Item 3(Picture)



11.1 Item 4(Picture) Chilled corners at exterior walls

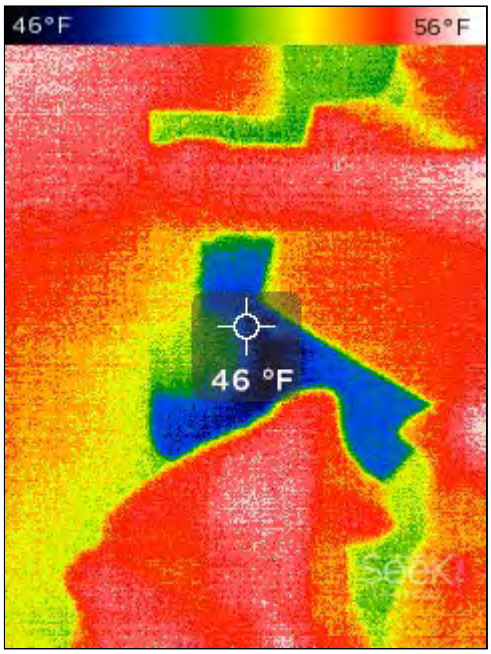


11.1 Item 5(Picture)



11.1 Item 6(Picture) Chilled corners and possible missing or loose insulation in the upper right corner

11.1 Item 7(Picture)



11.1 Item 8(Picture) Hole for drain pipe below the sink

11.2 Ceilings

Comments: Serviceable

11.3 Doors

Comments: Comment

Cracked mirror observed at sliding closet door in the master bedroom. This is primarily a cosmetic concern. Caulking has been applied to protect against the sharp edges; may require repair.

11.3 Item 1(Picture)

11.4 Windows

Comments: Review

(1) The sliding window latching hardware is inoperable in the family room. We recommend corrections as needed for proper operation.

11.4 Item 1(Picture)

(2) Crank mechanism is not operational at the front left bedroom. Hardware repair/replace is needed for proper operation.

11.4 Item 2(Picture)

11.5 Fire & CO Protection

Comments: Review

In the inspectors opinion the smoke detector(s) are near the end of their useful life due to age. Smoke detectors are required on all levels of the home and carbon monoxide detectors are required in the proximity of all bedroom areas. We recommend replacement for safety and for regulatory compliance.

11.5 Item 1(Picture)

11.6 Heat / Cooling Source

Comments: Serviceable

11.7 Fireplace

Comments: Review

A fireplace insert was observed. We are unable to determine by a visual inspection if this system was installed according to manufacturer's specifications or local building authority requirements. Inserts, flues, and flue liners are not visible or accessible for examination unless the insert is removed. Due to safety concerns regarding dirty flues, cracks, damaged and/or deteriorating flues and chimney on fireplaces, we suggest complete review of these areas by a certified technician to ensure proper operation and fire safety.

Inspector was not able to operate the fireplace. No pilot light operating to ignite the fireplace.

11.7 Item 1(Picture)

11.8 Electrical

Comments: Review

(1) Light fixture in the family room was inoperative at time of inspection. Missing bulb observed. We suggest the client verify fixture for proper operation prior to closing.

11.8 Item 1(Picture)

(2) Reversed polarity wiring conditions was observed at the receptacle in the dining room. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s).

11.8 Item 2(Picture)

11.9 Ceiling fans

Comments: Comment

Ceiling fan(s) noted at master bedroom. We recommend that the Client ensures that a safety strap is properly installed for each fan.

11.9 Item 1(Picture)

11.10 Other:

Comments: Serviceable

12. Heating

Our evaluation of heating systems 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 seller 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. If the unit has not been serviced within the past year, we recommend that it be serviced and fully inspected prior to close. 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 the central air conditioning system as well. 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. 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.

We do not investigate the possibility of underground fuel tanks.

Styles & Materials

Location of unit:
Basement

Heating System Design Type/Brand:
High Efficiency gas
Brand : Goodman (manufacture date: Nov 2006 - approx 14 years old)

Energy Source:
Natural gas w gas S/O valve

Burner Chambers:
Closed system, not visible

General Conditions:
Age: 10 - 15 years
Electrical disconnect noted

Exhaust Venting:
ABS venting

Thermostat:
Located at dining room

Air Filters:
Electronic air filter
Disposable Filter Media

Filter Size:
Unknown

Distribution / Ducting:
Ducts/Registers

Humidifier:
Not within scope

Items

12.0 Burner Chambers

Comments: Review

(1) Due to presence of minor rust in the burner chamber and visible heat exchanger, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.

(2) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat

exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

12.1 General Conditions

Comments: Review

(1) High efficiency gas furnace noted. These types of appliances normally have a lifespan of 15 - 20 years. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor prior to possession to ensure proper operation.

(2) Based upon the conditions observed at the time of the inspection (dust and debris in the furnace cabinet, rust staining and condensate staining in the filter cabinets, rust in the combustion and heat exchanger), we recommend review by a licensed HVAC contractor for repair or servicing, as necessary, prior to close.

12.1 Item 1(Picture)

12.1 Item 2(Picture)

12.1 Item 3(Picture)

(3) Natural gas with gas shutoff valve located close to unit.

12.1 Item 4(Picture)

(4) Electrical disconnect noted at wall next to utility room entry door.

12.1 Item 5(Picture)

12.2 Exhaust Venting

Comments: Review

ABS vent material is no longer permitted on new installations since it was prone to cracking. The client may wish to upgrade to System 636 PVC or other approved material. It is recommended that the pipes be inspected by a qualified HVAC contractor.

12.2 Item 1(Picture)

12.3 Thermostat

Comments: Serviceable

12.4 Automatic Safety Controls

Comments: Serviceable

12.5 Air Filters

Comments: Review

An electronic air filter was observed at this unit. This type of filter systems is not within the scope of this inspection. The unit was turned off and the filter elements were stored behind the furnace. A improperly fitted disposable filter was placed in the filter cabinet. The client is advised to consult seller's to ensure proper operation.

12.5 Item 1(Picture) Turned off

12.5 Item 2(Picture) Poorly fitting disposable filter media

12.5 Item 3(Picture) Electric filter elements

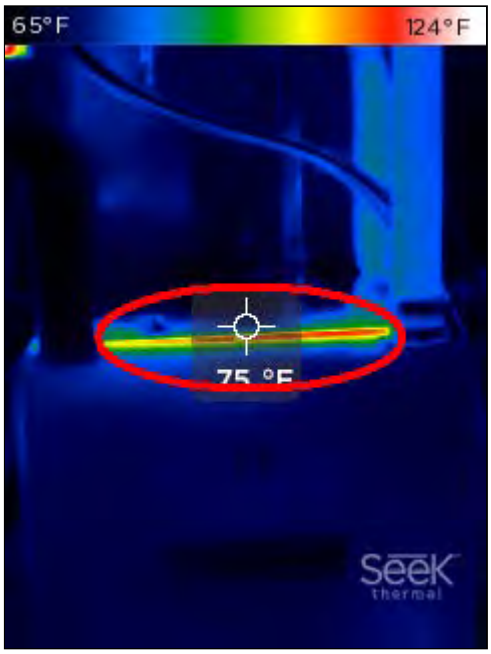
12.6 Distribution / Ducting

Comments: Review

(1) Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

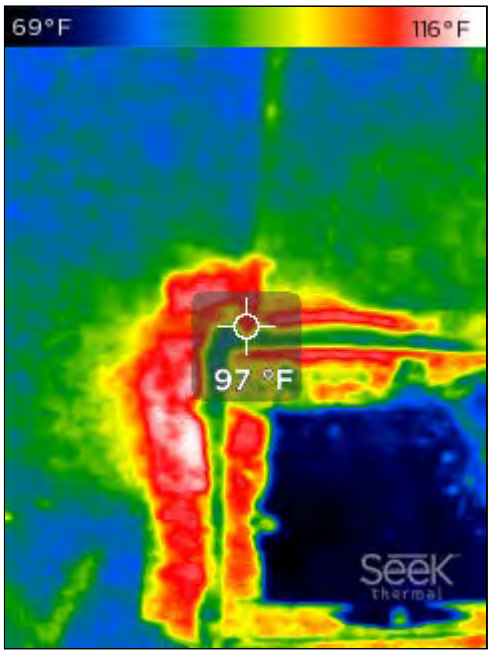
(2) We recommend that all exposed ductwork be sealed with foil tape to improve the efficiency of the distribution system.

12.6 Item 1(Picture)



12.6 Item 2(Picture) Air escaping through gap where ductwork connects to the furnace

12.6 Item 3(Picture)



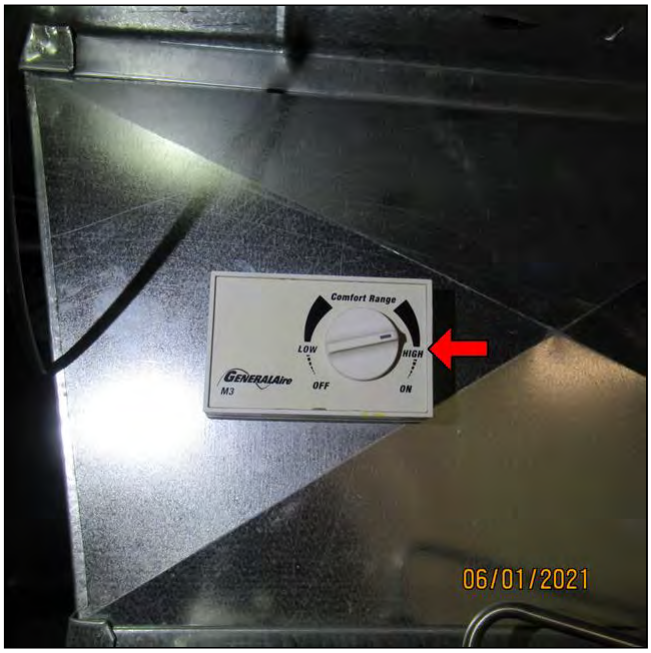
12.6 Item 4(Picture) Air escaping a plate on the ductwork

12.7 Humidifier

Comments: Comment

A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection. We suggest the client verify operation and maintenance procedures with seller prior to closing.

12.7 Item 1(Picture)



12.7 Item 2(Picture)

12.8 Maintenance

Comments: Review

We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy.

We recommend that the client 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.

We recommend that all ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality.

13. Basement / Crawlspace

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 recommend 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.

Some cracks in walls and floors is common and whenever cracks are present, the possibility of future leaking exists. Most wall cracks in poured foundation walls 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. In some homes (pre-1985), the weeping tiles may be connected to the sanitary sewer system.

In newer homes, the weeping tile system is normally connected to a sump pit. Older weeping tiles (say pre 1970) were made of clay and can be prone to collapse or other damage. During the course of our inspection, we are unable to determine if a weeping tile system exists, its material or if the entire system is connected to a sump pit, if present.

Sump pump systems with battery back-ups 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 mould/mildew, stains on walls, loose flooring, musty odours, 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

Access:
Interior stairs

Type:
Partially finished basement/ crawlspace

Stairs:
Wood

Floor:
Concrete
Unfinished
Carpet

Walls:
Unfinished
Block
Paneled

Ceiling:
Unfinished
Ceiling Tile

Exterior Door(s):
None noted

Coldroom:
None Noted

Joists:
Conventional 2 X 8 framing

Subfloor for First Floor:
Woodplank

Subfloor for Basement Floor:
Poured concrete
Not visible

Beams:
Not visible

Support Posts / Columns:
Not visible

Windows:
Sliding frame
Vinyl frame
Wood frame
Awning

Heat / Cooling Source:
Central heating/cooling

Ventilation:
Windows

Insulation:
Add rim joist insulation
Add to crawlspace walls
Rigid foam

Floor Drain:
Floor drain noted

Visible Plumbing:
ABS
Copper

Distribution / Ducting:
Ducts/Registers

Fireplace:
None

Items

13.0 Stairs

Comments: Serviceable

13.1 Floor

Comments: Comment

(1) It is recommended that a vapour barrier be installed beneath carpeted areas in the basement to limit moisture from damaging the floor covering. The inspector could not confirm the presence of a barrier below the floor coverings. We recommend regular use of a dehumidifier to manage the relative humidity in the basement to avoid moisture condensing in the carpet.

(2) Common cracks observed. Generally, concrete floor slabs are not structural. Concrete floors naturally crack during the curing process due to shrinkage. Since the concrete slab does not usually carry the load of the structure, shrinkage cracks are generally considered cosmetic. However, we do recommend sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. The client should also monitor the floor for any heaving or displacement. Should this occur, a licenced contractor should be consulted for repair options.

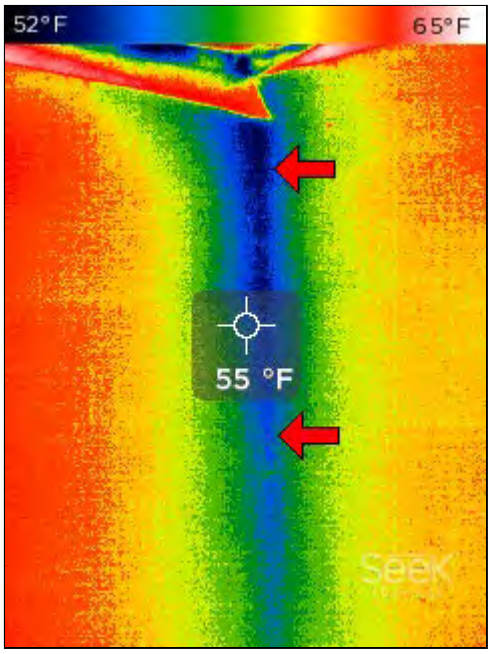
13.1 Item 1(Picture)

13.2 Walls

Comments: Review

(1) Water staining and efflorescence observed at crawlspace (corners); this is a mineral deposit left behind from exterior water infiltration. We recommend consulting sellers as to moisture problems in these areas, and correct the exterior grading around the foundation in these areas to ensure effective drainage away from the foundation.

13.2 Item 1(Picture) Crawlspace



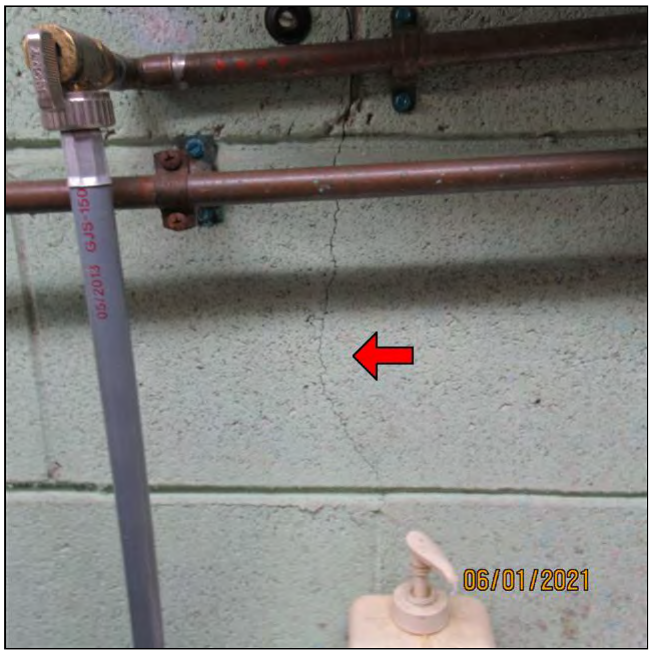
13.2 Item 2(Picture) Water infiltrating into the foundation from the exterior results in cooling of the wall

13.2 Item 3(Picture) Crawlspace

13.2 Item 4(Picture) Crawlspace

13.2 Item 5(Picture) Laundry wall

(2) The home's foundation appears to have experienced a common degree of cracks. In our opinion the cracks do not currently affect the serviceability of the structure, however even minor cracks can sometimes permit water entry into the home. In that regard, the client should ensure that positive drainage exists around the perimeter of the home and that no downspouts discharge water near the foundation walls. In addition, the client may wish to seal or repair these cracks to reduce the potential for water infiltration into the home.

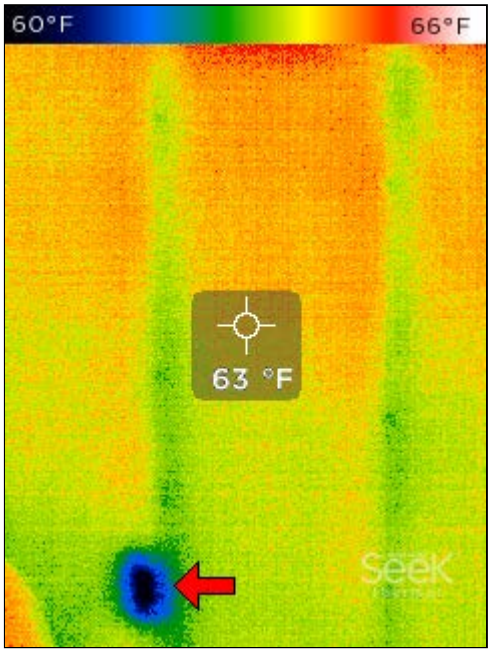


13.2 Item 6(Picture) Laundry wall

(3) Air entering the basement wall assembly from gaps at the rim plate, around windows and penetration through the wall, exit into the basement through electrical outlets, at breaks in the wall covering and along the trim. Reducing air infiltration requires sealing gaps and cracks in the building envelope.

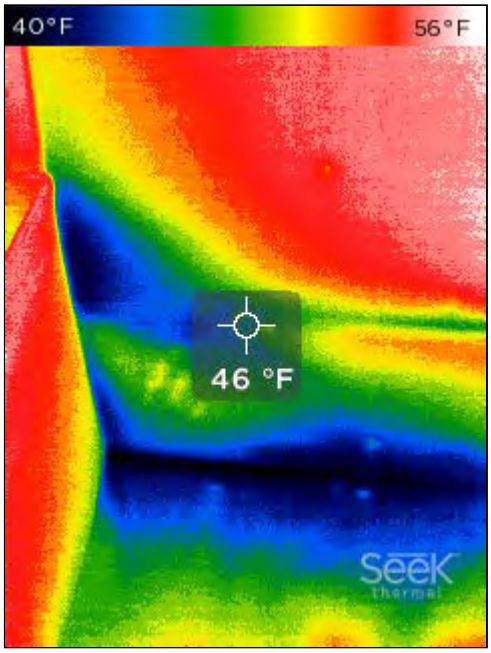
The vertical green areas are the result of thermal bridging through the wall studs (heat travels from the warm interior to cold exterior resulting in the cooling of the wall covering in contact with the studs. Thermal bridging is reduced by installing insulation between the studs and the exterior walls.

13.2 Item 7(Picture)



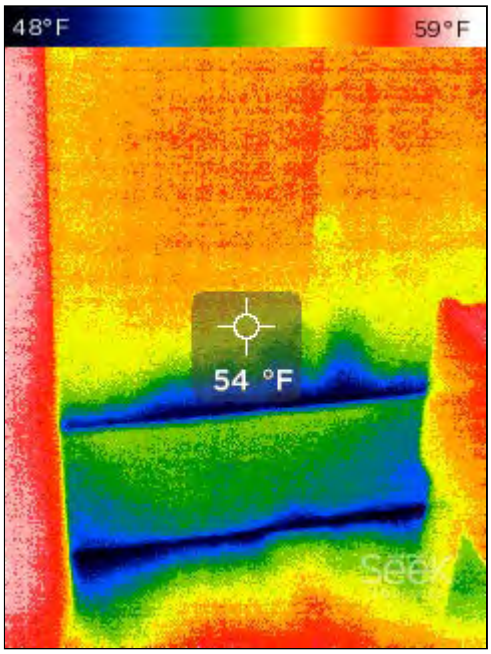
13.2 Item 8(Picture)

13.2 Item 9(Picture)



13.2 Item 10(Picture)

13.2 Item 11(Picture)



13.2 Item 12(Picture)

13.3 Ceiling

Comments: Review

Drop tiles noted. Some older ceiling tiles can contain asbestos. This is not an issue if the tile is in good condition and not disturbed. If concerned about this or if you and planning renovations that might involve removal of the tiles, you should contact a laboratory to test for the presence of asbestos.

13.3 Item 1(Picture)

13.4 Exterior Door(s)

Comments: Not Present

13.5 Coldroom

Comments: Not Present

13.6 Joists

Comments: Serviceable

13.7 Subfloor for First Floor

Comments: Serviceable

13.8 Subfloor for Basement Floor

Comments: Comment

Due to the presence of a subfloor in the basement, we are unable to inspect the area beneath the subfloor for material type, condition and water and pest intrusion. Should you be concerned about these issues, we recommend that you request the current homeowner to provide you with access to this area prior to closing.

13.8 Item 1(Picture)

13.9 Beams

Comments: Not Inspected

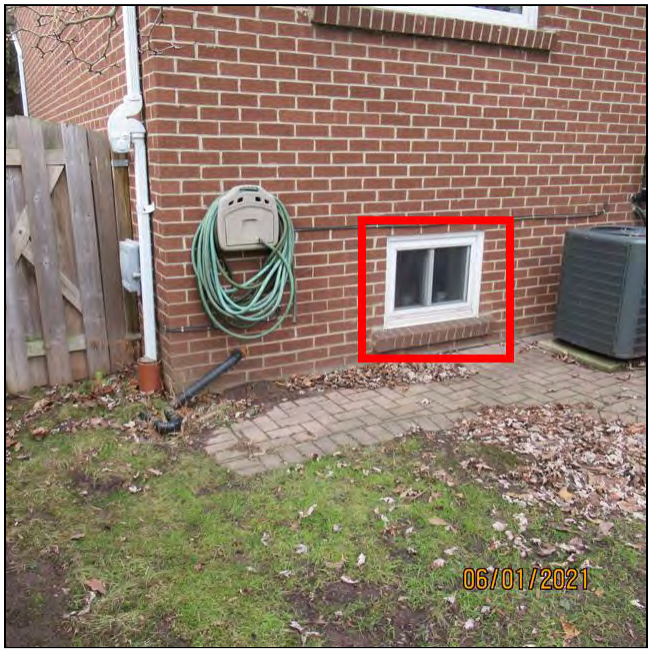
13.10 Support Posts / Columns

Comments: Not Inspected

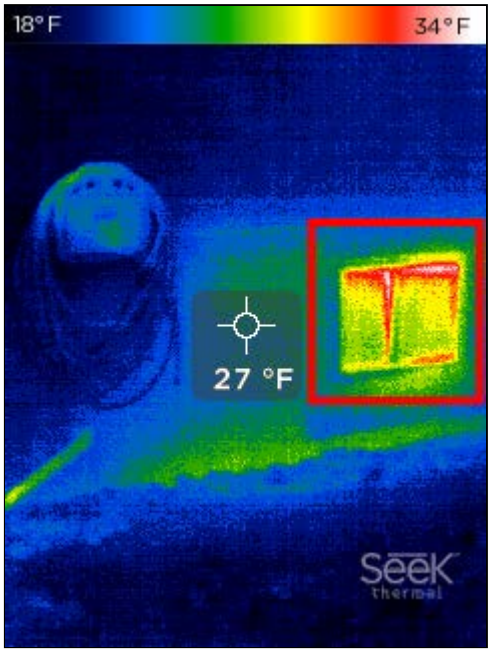
13.11 Windows

Comments: Review

Heat loss observed around window frames. Improved sealing between the window frame and the rough opening will reduce some of the loss. Other loss is related to the window design and wear.



13.11 Item 1(Picture)



13.11 Item 2(Picture)

13.12 Heat / Cooling Source

Comments: Serviceable

13.13 Electrical

Comments: Review

Light fixture in the crawlspace is not properly secured. This arrangement places strain on the electrical cables and connections. We recommend review and correction by a qualified contractor.

13.13 Item 1(Picture)

13.14 Ventilation

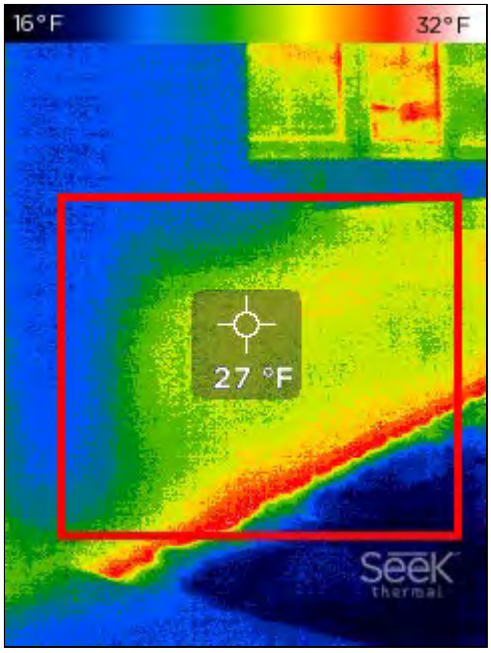
Comments: Serviceable

13.15 Insulation

Comments: Review

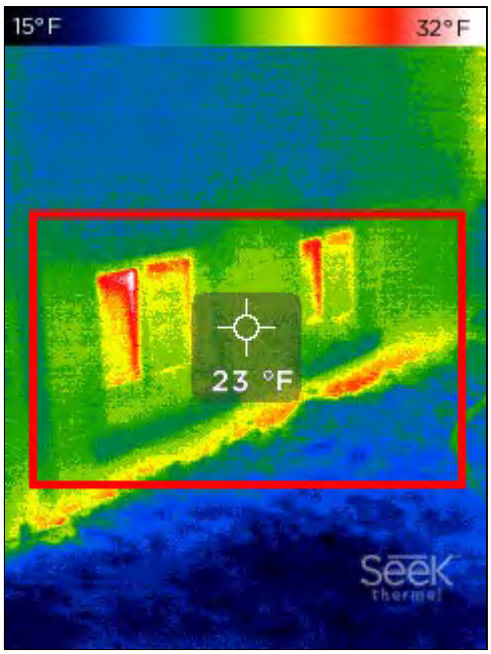
(1) Heat loss observed at the exterior walls with higher heat loss at the sill plate area. We recommend that the walls of the crawlspace be insulated.

13.15 Item 1(Picture)



13.15 Item 2(Picture)

13.15 Item 3(Picture)

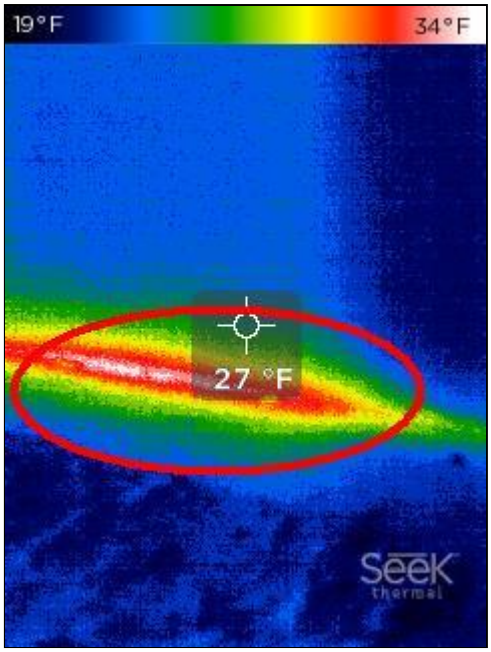


13.15 Item 4(Picture)

13.15 Item 5(Picture)

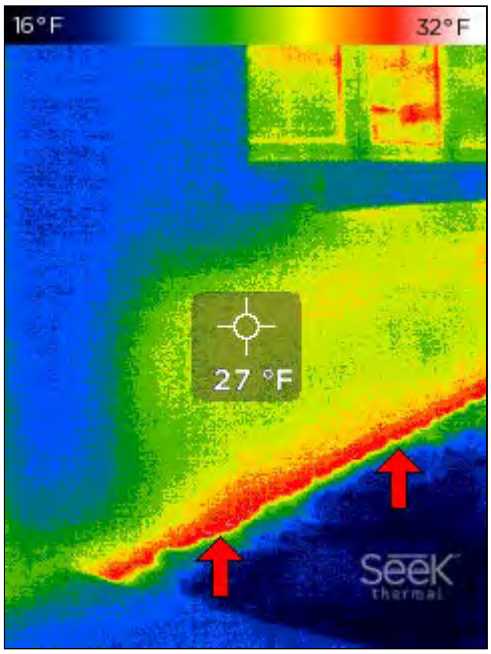
(2) Heat loss observed around sill plate area (especially where it has been exposed by parging failure). Insulating the header and rim plate areas of the basement will reduce such losses. We recommend adding insulation and a vapour barrier (or an approved spray foam insulation product) to the rim joist area to improve energy efficiency and to reduce air infiltration to the home.

13.15 Item 6(Picture)



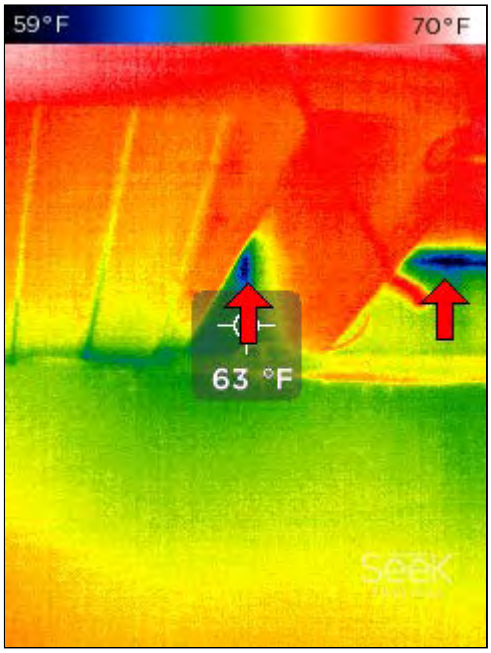
13.15 Item 7(Picture)

13.15 Item 8(Picture)



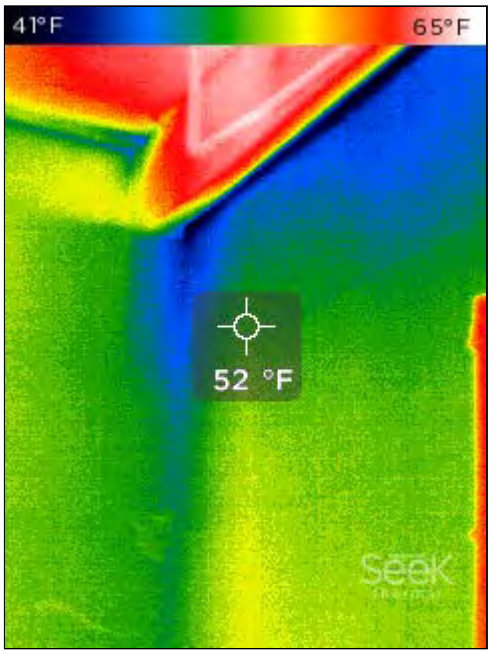
13.15 Item 9(Picture)

13.15 Item 10(Picture)



13.15 Item 11(Picture)

13.15 Item 12(Picture)



13.15 Item 13(Picture) Air leaking under the sill plate

13.16 Visible Plumbing

Comments: Comment

Floor drain was observed at the crawlspace and basement next to the furnace.

13.16 Item 1(Picture) Crawlspace

13.16 Item 2(Picture) Next to the furnace

13.17 Distribution / Ducting

Comments: Serviceable

13.18 Fireplace

Comments: Not Present

13.19 Other:

Comments: Comment

Partially finished basement/ crawlspace. Foundation walls and the floor structure above were visible only in the crawlspace and furnace/laundry room.

14. Plumbing

Our review of plumbing components in the home is directed at identifying visible water damage and existing or potential problems. We may not always mention common faults such as stuck or missing 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 by the homeowner to ensure free movement in case of emergency.

The water supply system is tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. We do not measure water temperature or pressure or test the quality of the water.

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.

Water softeners and filtration equipment are beyond the scope of a home inspection. We encourage you to conduct a review of the water softener prior to close by a qualified plumber to ensure functionality and proper settings for the type of water in your area.

Styles & Materials

Shut Off Valve Location:
Gate tap type
Located next to furnace in basement

Main Service Line:
Copper

Distribution Lines:
Copper

Drain Waste Lines & Vent Pipes:
ABS
Copper

Ejector Pump(s):
None observed

Sump Pump(s):
Yes

Waste Disposal System:
Municipal

Water Supply System:
Municipal

Additonal Comments:
Scope lines

Items

14.0 Main Service Line

Comments: Review

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.

14.0 Item 1(Picture)

14.1 Distribution Lines

Comments: Serviceable

14.2 Drain Waste Lines & Vent Pipes

Comments: Serviceable

14.3 Ejector Pump(s)

Comments: Not Present

14.4 Sump Pump(s)

Comments: Review

(1) Sump pump drains to the rear right side exterior. The drain pipe is located at the ground surface and is subject to mechanical damage. We recommend review by a qualified contractor for correction to protect the drain and ensure it drains appropriately away from the foundation.

14.4 Item 1(Picture)

14.4 Item 2(Picture)

(2) Sump pit cover is missing. We suggest installing cover for safety and to limit moisture intrusion into the house from the exposed water surface.

14.4 Item 3(Picture)

(3) The float switch that controls the operation of the sump pump is set to high resulting in water backing up into the weeping tile before the pump switch on to pump the water from the pit. We recommend lowering the sump float switch so that it turns on before the water backs up into the weeping tile outlet.

14.4 Item 4(Picture)

14.5 Waste Disposal System

Comments: Comment

The waste disposal system appears to be connected to public sewer systems.

14.6 Water Supply System

Comments: Comment

Water supply system appears to be public.

14.7 Other:

Comments: Comment

Due to the age of the property, the client may wish to consider scoping the waste lines to the street to confirm that there are no blockages or damage to the lines.

15. Electrical

Our electrical inspection meets or exceeds the CAHPI Standards of Practice and is done by inspecting 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 personal belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Cover plates 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 is prudent 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. It is recommended that any wiring issues noted within this report be further inspected or corrected, prior to close, by a an Authorized Electrical Contractor through Electrical Safety Authority (ESA), to ensure proper installation and safety.

Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes.

Any reference in this report to an electrician means an Authorized Contractor, as defined above.

One of the most important electrical safety devices in homes are Ground Fault Circuit Interrupters (GFCIs). These special devices shut the power off to a circuit when as little as 0.005 amps of electricity leaks from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers at the main panel or at individual outlets. GFCIs/GFIs should ideally be installed on all outdoor, kitchen or bathroom outlets or where electricity may be in close proximity to water in order to enhance safety. We do not test the GFCI breakers that may be located at the panel since this would result in loss of power to clock radios, computers or other equipment on those circuits. We do however, recommend testing of these breakers in accordance with the manufacturer's recommendations.

Newer homes may not be equipped with tamper resistant electrical receptacles. These are a recommended upgrade, particularly if young children live or visit the home. We recommend that you consider these devices, if the home is not already so equipped.

Styles & Materials

Meter Location:	**Service Entrance:**	**Main Panel Location:**
Rear	Overhead	Basement
Main Panel Description:	**Service Amperage:**	**Wiring Method:**
Circuit Breakers	100 AMPS	Non Metallic sheathed cable
AFCI Reset Location(s):	**Sub-Panel Comments & Location:**	**Additional Comments:**
Not Present	None	GFCI reset location(s) No AFCI protection(disclaimer)

Items

15.0 Service Entrance
Comments: Serviceable

15.1 Meter
Comments: Serviceable

15.2 Wiring Method
Comments: Serviceable

15.3 Grounding
Comments: Serviceable

15.4 Equipment Grounding
Comments: Serviceable

15.5 Main Electrical Panel
Comments: Review

Double tapping observed in main electrical panel at the neutral bar. Double tapped neutrals at the breaker panel (i.e. 2 wires on a single pole breaker) prevent circuits from being properly isolated when working on them and are prone to working loose over time resulting in overheating and an increased fire hazard. We recommend review by a qualified electrician for repair or replacement as necessary.

15.5 Item 1(Picture)

15.6 Sub-Panel

Comments: Not Present

15.7 Other:

Comments: Review

(1) The reset(s) for the GFCI(s) is located at/in bathrooms.

(2) Arc-fault interrupters are not present. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

16. Water Heater

Styles & Materials

Location of unit:
Basement

Water Heater Design Type:
Tank - Atmospheric Vent

Capacity:
151 litre

Energy Source:
Gas (shut off valve provided)

Flue Venting:
Metal

Items

16.0 Temperature / Pressure Release Valve

Comments: Not Operated

The temperature and pressure relief valve was not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

16.0 Item 1(Picture)

16.1 Combustion Chamber

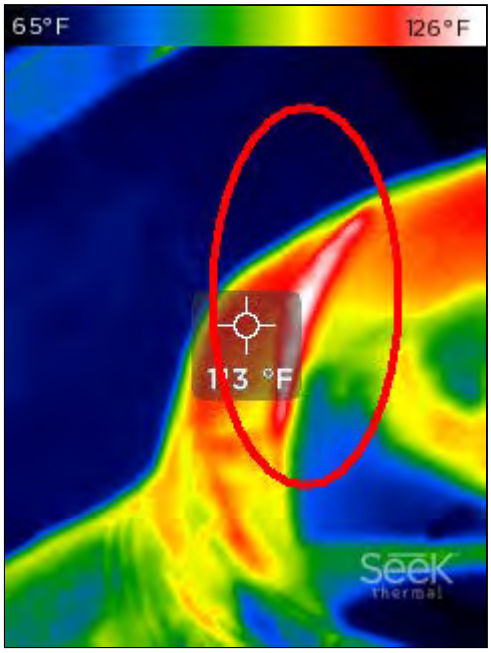
Comments: Not Inspected

16.2 Venting

Comments: Review

Vent pipe is disconnected or poorly fitted, which is a safety concern. We recommend review for repair or replacement, as necessary, prior to close.

16.2 Item 1(Picture)



16.2 Item 2(Picture) Cumbustion air escaping from the water heater vent pipe

16.3 Water Heater Condition

Comments: Review

(1) Corrosion observed on unit. We recommend further review by a licenced technician.

16.3 Item 1(Picture)

(2) Natural gas. Gas shut-off valve was observed near this appliance.

16.3 Item 2(Picture)

16.4 Thermostatic mixing valve

Comments: Review

Thermostatic Mixing Valves are provided in newer homes and was not likely required at the time of construction or installation of the water heater.

These valves are located at the top of the water heater and limit mixed hot water to a desired, selectable temperature, helping to minimize thermal shock, while at the same time maintain a sufficiently high temperature in the water tank to prevent the growth of harmful bacterial.

The client may wish to have a mixing valve installed by a licenced plumber for safety.

16.5 Other:

Comments: Review

We recommend draining one bucket of water annually to remove tank residue, thereby extending the life of the unit.

Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason, the TPR value valve is not tested during a home inspection. We suggest caution when operating TPR values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency. The client should consult with a licenced plumber for testing and operation of the TPR valve on older water heaters.

16.5 Item 1(Picture) Drain plug

16.5 Item 2(Picture) TPR valve