

ALL SEASONS HOME INSPECTIONS INC.

81 Ferris Road

Toronto, Ontario M4B 1G5

Telephone: 416-752-4663

Email: allseasons@rogers.com

HOME INSPECTION REPORT

Property Address:

233 Ashdale Avenue

Prepared By:

John Tackaberry, ASCT, RHI

Date of inspection:

April 12, 2023

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Inspections of Newly Constructed Homes

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PRE-LIST SUMMARY

Address: 233 Ashdale Avenue Municipality: Toronto Inspection Date: April 12, 2023

General Information: Inspector: John Tackaberry, AScT, RHI

Age of House 113 years. Construction Type: 2 storey row house solid masonry/double brick

This house is in substantially updated functional condition in comparison to other similar age and size homes in the neighbourhood.

On average; a house of similar age/size and quality will cost you \$4500-\$5500 for annual general repairs and on-going maintenance.

You will require \$10,000 (minimum) to address the functional concerns listed in the the report over the next 0-2 years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: asphalt shingles Secondary roofing system: modified bitumen

Exterior wall systems: solid masonry Secondary wall siding: cedar shingles wood siding

Windows(general): Aluminum sliding

Electrical Systems

Main service size 100 amp circuit breakers Predominant branch wiring: romex/copper

Heating System

Fuel type: natural gas Age of central heating appliance: 19 years System type: mid-efficiency forced air furnace

Cooling System

System type: central A/C-low velocity Age of cooling equipment: 9 years Approx. tons: 2 tons

Plumbing System

Main supply: 1/2 inch copper line Predominant water lines copper PEX

Interior (general): good overall functional condition

HOMEOWNER INSURANCE CONCERNS

None Identified

REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN

Replace the older cedar shingle siding at the NW gable with vinyl or aluminum Time frame 0-2 years Budget \$ 2,000+

Remove damp drywall adjacent to the basement stairs at the north side; monitor Time frame years Budget \$

for dampness and budget for exterior dampproofing along the north side Time frame 0-2 years Budget \$ 8,000+

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

OTHER RECOMMENDATIONS

Property is located in a termite zone. Have Aetna Pest Control inspect and advise every few years

Reinforce the rear deck (lattice) guardrail for child safety; also install a handrail

ADDITIONAL INFORMATION REQUIRED

SUMMARY

This report should not be considered as a complete home and property inspection. The All Seasons report is prepared for the owner to provide general information about this property. The inspector is available by telephone to any interested party to answer questions about the house. Please read the full report prior to calling the inspector. We are also available to provide any prospective buyer general orientation, helpful maintenance tips, and improvement consulting for a fee of \$325.00 + HST. This general review inspection is essential to compare your expectations, intended use and special needs with the realities of the house. Interested parties should be advised that without this general review our obligation and liability can only remain with the seller.

PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected 233 Ashdale Avenue Municipality Toronto

Inspection Date April 12, 2023 Time 10:10am to 1pm Inspector John Tackaberry, AScT, RHI

SUMMARY (GENERAL COMMENTS)

In comparison to other homes of similar vintage in the vicinity the functional condition of this building/dwelling is: substantially updated.

Recommended improvements or repairs to the building/dwelling have been addressed in the report.

It is suggested that the highlighted concerns be considered priorities.

Please be advised that failure to address concerns promptly may result in additional problems and/or consequential damages.

Table with 6 columns: Category, MINOR REPAIRS, MAJOR REPAIRS, Category, MINOR REPAIRS, MAJOR REPAIRS. Rows include Roofing, Exteriors, Interiors, Maintenance, Structure, Electrical, Heat/Cool, Plumbing.

Comments:

- 1) The preliminary inspection report issued by the inspector is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection. This report is not transferable to anyone other than the client as this report does not include the verbal information imparted by the inspector which is vital to fully understand the service and contract.
2) The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of the visual inspection. The client is hereby warned that not all deficiencies will be discovered. At best 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi and other indoor air quality contaminants are specifically not included.
3) The inspector's role is principally educational: to provide you with a better understanding of the building. We will not detect all problems.
4) The preliminary inspection is partially designed to reduce your risk of buying an older home. However we cannot eliminate this risk. The inspector/inspection firm will not assume any of your risk in buying an older property. Further inspections by specialists are required.
5) The client is advised to annually budget at least 1% of the building's value for general maintenance and unforeseen repairs.
6) The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner. This is especially the case in matters concerning uncontrolled water/vapour.
7) Cost estimates if provided in this report are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment. Obtain accurate cost estimates from contractors immediately.
8) The preliminary inspection does not cover code compliance issues set by governments or other regulatory authorities.
9) The preliminary inspection does not take into account manufacturer's recalls and eligibility for mortgage insurance, building or homeowners insurance.
10) The preliminary inspection process is conducted in a fair and impartial manner. Accordingly this report is not provided as an aid for negotiation in a real estate transaction. We do not overstate or under value any issue to benefit any party.
11) The purchaser is advised to ask the property owner if they are aware of any defects that would not normally be detected by a visual inspection. The purchaser is advised to revisit the property, before closing, to verify that functional conditions remain unchanged or retain the inspector for this task.
12) The client hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense in the event of an unforeseen and/or unreported problem or upon receiving a conflicting opinion and prior to any corrective work.

I have read this contract and report and am aware of the limitations of the inspection process. I accept this report and supplements according to the conditions as stated herein. I am aware that the fee paid for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind. I am aware that I can retain the inspector to re-evaluate the property prior to closing for evidence of new water leaks and/or items not previously inspected due to seasonal limitations for an additional fee.

Name of Client Jacob Sheldon (Bus.) (Res.)

Current Address 233 Ashdale Avenue, Toronto Other

E-mail:

GENERAL CONDITIONS/SPECIAL SITUATIONS & LIMITATIONS

The primary purpose of the inspection and report is to educate the prospective purchaser/owner about the general condition of the building. Repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation nor is it possible for the inspector to identify all potential problems solely on the basis of a visual examination. 80% of first year repairs should be revealed: not 100%.

DEFINITION OF TERMS USED IN THE PRELIMINARY INSPECTION REPORT:

- Functional** (1) system was performing its' intended purpose at the time of the inspection, no significant loss of functionality
- Monitor and/or Maintenance** (1) item is marginal; will require future repair or replacement. Owner is advised to monitor.
(2) preventative maintenance repairs are required by property owner.
- Minor Repair** (1) minor repair is recommended; cost should not exceed \$3000.00 and/or repair is not urgent.
- Major Repair** (1) major repair is recommended; cost will exceed \$3000.00. Obtain contractor's estimates immediately.
- Good Condition** (1) no defects were discovered that should require repair within the first six months, no significant loss of functionality
- Note: Limitations of a visual inspection and visually accessible physical evidence are in effect.**
- Fair Condition** (1) system or component is performing its intended purpose; but due to its age can fail at any time.
- N/A** (1) not applicable/not accessible/not inspected/not installed or does not pertain to the subject property.
- (?)** (1) performance/future performance of system or component is unpredictable. Further review is required.

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of their findings. There is no time limit on these discussions. Ask as many questions as you like to ensure we have addressed your concerns. The inspection process is a two-part system: the verbal survey and the report. This report is not transferable to third parties as it will not clearly convey the information herein.

WEATHER CONDITIONS

- Snow/ rain/ [] limited the extent of the exterior inspection. Roof/ grade/ walkway/ decks were snow covered.
- Absence of recent heavy rainfall limited scope of basement foundation inspection. []
- The outdoor temperature was too low to safely test the air conditioning system(s)/distribution systems and summer comfort.
- The outdoor temperature was too high to sufficiently test the central heating system/distribution systems and winter comfort.

Weather conditions during inspection: Rainy Snow Clear Cloudy Windy **Temperature** 20C to 25C [v]

INACCESSIBILITY

- Basement/ Garage storage limited access/ visibility. Excessive storage limited access to: []
- Areas/ systems/ work in progress not fully visually inspected: []
- Other specific limitations: []
- Plumbing system winterized (not fully inspected) Inspection of plumbing limited due to recent non-usage. []
- Building substantially furnished Building occupied Building vacant/ partially Building unoccupied []

RENOVATIONS/REMODELLING

Some recommendations contained in this report are based on the intent of the client that upgrades will be done to the following:

- Exterior Addition Kitchen Bathroom(s) Basement [] []

GENERAL/ORIENTATION

- For reference purposes the front of the building is facing: north south east west

Seller has warranted the following: []

Further inquiries to seller is recommended regarding: []

TYPE OF INSPECTION/TRANSACTION

- Pre-purchase inspection Pre-sale inspection Newly built house inspection Post-purchase inspection []
- Home owners inspection Estate sale Power of sale Private sale Pre-lease/rental inspection Pre-offer inspection

ATTENDANCE

- Buyer/client not present at inspection Client partially attended inspection Client fully attended inspection []

Also in attendance: Seller Seller's agent Buyer's agent [] []

EXCLUSIONS

- The testing of swimming pools & related equipment is beyond the scope of our visual inspections. A professional pool inspection is required.
- Exterior/common elements are the responsibility of the the condominium corporations. Review particulars with legal counsel.
- Appliances/central vacuum systems/trees/heat exchangers/flue interiors/outbuildings/security system/intercom/spas/wood destroying insects/vermin and animals/underground storage tanks/sub-grade plumbing drains/environmental testing/UFFI/mold and other indoor air quality contaminants/ window air conditioners/asbestos containing material/septic tanks/wells/marine structures and other items not specifically mentioned in the report are not included within the scope of this inspection. We do not disassemble equipment/bore holes into walls/floors and ceilings/move furniture and boxes/lift up carpets.

COST ALLOWANCES/TIME FRAMES AND SHORT TERM COURSE OF ACTION

YOUR EXPECTATION LEVEL

We have included this summary to help you prepare and budget for future work. Please be cautioned that the following noted items represent the minimum amount of work that you will address in the future. Be aware that you may receive opinions from other tradespeople or knowledgeable parties that can vary drastically from our own. In this instance we require you to contact us immediately to seek clarification or request a site inspection at no further expense.

GENERAL CONDITION AT THE TIME OF THE PRELIMINARY INSPECTION

- The subject property requires less current repair consideration than the average house/building of similar vintage
- The subject property requires an average amount of repair consideration compared with other houses/buildings of similar vintage.
- The subject property requires more current repair consideration than the average house/building of similar vintage.

The average annual repair/maintenance budget for a home/building of similar size and vintage is:

YOUR MINIMUM BUDGET ALLOWANCE:

- over the first 0 - 2 years
- over the first 0 - 5 Years
- over the course of

To address the functional concerns listed below you must budget at the very least the following amount:

- \$2,000-\$5,000
- \$5,000-\$10,000
- \$10,000-\$15,000
- \$15,000-\$20,000
-

AREAS REQUIRING CONSIDERATION

- | | | | | | |
|---------------------|---|---|---|---|-------------------------------------|
| Roofing Systems: | <input type="checkbox"/> Roof Coverings | <input type="checkbox"/> Eavestroughs/down pipes | <input type="checkbox"/> Overhangs | <input checked="" type="checkbox"/> Chimneys/flashings | <input type="checkbox"/> Skylights |
| Exterior: | <input checked="" type="checkbox"/> Brick/sidings/walls | <input checked="" type="checkbox"/> Windows/doors | <input checked="" type="checkbox"/> Site drainage | <input checked="" type="checkbox"/> Porches/decks | <input type="checkbox"/> Painting |
| | <input type="checkbox"/> Garage/sheds | <input type="checkbox"/> Driveway/walkway | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Fencing/gates | <input type="text"/> |
| Structures: | <input type="checkbox"/> Crawlspace | <input type="checkbox"/> Beams/columns | <input type="checkbox"/> Floors | <input type="checkbox"/> Foundation wall | <input type="text"/> |
| Electrical Systems: | <input type="checkbox"/> Main service/panels | <input type="checkbox"/> Lighting fixtures/switches | <input type="checkbox"/> Branch wiring | <input checked="" type="checkbox"/> Receptacles/outlets | <input type="text"/> |
| Heat/Cool Systems: | <input type="checkbox"/> Furnace/boiler | <input type="checkbox"/> Distribution: ducts/rads | <input type="checkbox"/> AC system | <input type="checkbox"/> Filters/humidifiers | <input type="text"/> |
| Plumbing Systems | <input type="checkbox"/> Main water service | <input type="checkbox"/> Distribution piping | <input type="checkbox"/> Drains/vents | <input checked="" type="checkbox"/> Fixtures/fittings | <input type="text"/> |
| Interiors: | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Basement spaces | <input type="checkbox"/> Bathrooms | <input type="checkbox"/> Attic/roof spaces | <input type="checkbox"/> Fireplaces |
| | <input type="checkbox"/> Walls/ceilings | <input type="checkbox"/> Floor coverings | <input checked="" type="checkbox"/> Stairs/railings | <input type="checkbox"/> Appliances | <input type="checkbox"/> Decorating |

- General annual & seasonal exterior/interior building maintenance & small repairs
-

YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION:

Please review the preliminary report in its entirety and ask for clarification on any matter. This page must not be relied upon in isolation. Prior to continuing with the next step of the transaction/project consider the issues listed in the report. We advise you to consult with your realtor or lawyer regarding options on how to proceed. Also instruct your lawyer to obtain Title Insurance for you. You should request additional inspections as outlined in the full report to address your special concerns and/or matters that we can not inspect. You must also factor the limitations of the building inspection in your decision making process. 80% of first year repairs should be revealed: NOT 100%. Therefore you must anticipate and budget for the 20% first year repairs that will not be discovered by a visual inspection. You must ask the seller for invoices/applicable warranties/plans and/or permits for work completed in the last five years.

- Consider all deficiencies related to health/ safety issues and uncontrolled water problems as urgent matters.
- See appendix.

[See survey summary on preceding page for priorities and costs.](#)

Further clarification regarding:

is required of the:

is required of the:

Further inspection/evaluation is required regarding:

OBTAIN CONTRACTORS QUOTES/REPAIR SPECIFICATIONS ON ANY MAJOR REPAIR NOTED HEREIN IMMEDIATELY.

ROOF STRUCTURES COVERINGS & RELATED SYSTEMS

Major Repair
Minor Repair
N/A
Monitor
Functional

METHOD OF ROOF INSPECTION

Fully /partially accessed (walked on) At eaves At ground with binoculars (too steep/ inaccessible) **Note: (limitations in effect)**

LIMITATIONS

Majority of the above elements were snow/ ice/ frost covered. Flat roof is covered with gravel/ decking
 Due to the unpredictable and latent nature of roof leaks no assurances or warranty can be provided that your roof will not leak within the approximated expected lifespan stated in this report. Ice damming problems are beyond our ability to predict.

ROOF COVERINGS TYPE

Asphalt shingles are the principal roof covering of the building.
 Asphalt shingles cover all sloping roof surfaces of the building.
 Modified bitumen covers the principal flat roof surfaces of the building.
 is the principal roof covering of the building.
 covers the roof surface at the

ROOF COVERINGS CONDITION (where visible)

Estimated remaining lifespan of roof shingles/coverings: NOTE: Estimated lifespan based on visible portion of roof only.

Main house shingles = 10 years ?

Flat roof membrane = 5-10 years ?

General condition of flat roof coverings: Good Fair Poor ? amateurish patch at mid-roof

Current repair is required at:
 Roof covering replacement is required at:
 High probability of replacement of roof coverings within years.
 Repairs/ roofing tune-up is required soon/ before next application of roof coverings Annual visual inspection required.
 Trim tree branches/ vines away from roof edge. Tree removal recommended at:
 Have an arborist inspect and prune large trees at the rear of the property; also trim branches at NE roof

ROOF/WALL FLASHINGS & JOINTS (where visible)

All/most flashings are in Good condition Fair condition
 Repair/replace/ install flashings at: front porch/wall joint; resecure and caulk. Monitor seams at rolled asphalt patch (flat roof)
 Repair/replace all flashings with next roof covering replacement. Caulking rec'd at: flat roof seams, roof vents
 Repairs/ maintenance required before next application of roof coverings: (ie) caulking or tarring

ROOF DRAINAGE

Type: Aluminum Galvanized steel Plastic Copper Lead Hoppers/Scuppers
 Roof drainage is in: Good condition Fair condition Seasonal cleaning required Gutters currently clogged
 Gutters Downpipes/ drains require repair/ extending/ painting at:
 Extend downpipe from upper level roof directly into lower gutter/ eavestrough. Repair loose gutters; nails.
 Extend/ relocate downpipe(s) at corner/ side 4'-6' away from building Add drainage pads
 Replacement/ Installation of gutters/ downpipes recommended at:
 Gutters & downpipes are approaching end of functional life. Caulking at leaky joints required.
 Screens have been installed over most eavestroughs to reduce maintenance

SOFFIT AND FASCIA

Type: Aluminum Plywood Wood Vinyl
Soffit & fascia are in: Good condition Fair condition Painting of soffit/ fascia required
 Repairs are required/ recommended at:
 Replacement/ new aluminum cladding of soffit/ fascia is recommended in future.

SKYLIGHTS ROOF WINDOWS & SOLARIUMS

Type: Factory built Home-made (usually of sub-standard quality)
Units are in: Good condition Fair condition Evidence of leakage at:
 Annual maintenance/ caulking recommended. Repair/ replace:

 See Additional Comment Page

EXTERIOR (GENERAL CONDITIONS)

Major Repair
Minor Repair
N/A
Monitor
Functional

Approximate age of building is years. Building has been substantially renovated years ago. N/A

TYPE OF STRUCTURE CONSTRUCTION TYPE OCCUPANCY TYPE

- Detached Wood frame Single family dwelling Duplex
- Semi-detached Brick veneer Basement apt. added Triplex
- Row house/fully attached Solid masonry Multi-purpose occupancy Fourplex
- Condominium/townhouse Wood frame-upper level Multiplex
- Brick front only

EXTERIOR WALLS/WALL COVERINGS

Brick/Masonry (inspected at grade level)

- Masonry units & mortar are in: Good condition Fair general condition.
- Mortar repair; tuck point recommended at:
- Brick repair required at:
- Non-structural cracks noted which should be repaired. Repair sills at:

Wall sidings (inspected at grade level)

- Type: Aluminum Vinyl Wood Insulbrick EIFS
- Good condition Fair general condition. Repair required/ recommended at:
- New wall re-cladding recommended at:
- Application of protective coatings (paint/ stain) recommended to most/ all wood/ other surfaces.
- Caulking/ minor repairs at trimwork:

Foundation Wall (above grade)

- Foundation wall is in: Good condition Fair condition Non-structural cracks noted
- Requires tuck pointing at:
- Requires parging/ repair at:

Chimneys

- Type: Masonry Metal Side wall venting None required
- Good condition Fair condition Requires repair/ tuck pointing Flue cap recommended
- Requires new chimney cap/ drip edge Requires rebuilding/ extending Remove obsolete chimney

Exterior Doors

- Exterior doors at: Front Side Rear are in: Good condition Fair condition
- Repair/ replace:
- Install storm/ screen door at: Repair/ replace hardware at:
- Upgrade/ caulking/ painting Upgrade weather stripping Upgrade locks at:

Windows (General)

- Material Type: Aluminum Wood Vinyl trim Wood/ aluminum storms
- Predominant styles: Single/Double-hung Casement Sashless Horizontal sliding
- Windows are in: Good condition Fair condition Upgrade caulking/ painting
- Storm/ screen systems are recommended to be upgraded at:
- Repair/ replace window frame/ sills at
- Window refurbishing/ recommended:

GRADING/SITE DRAINAGE/RETAINING WALLS

- Good condition Fair grading conditions exist alongside the foundation(s) of the building.
- Grading conditions require improvement at: Front Rear Side Patio/ walkway slopes toward wall
- Retaining walls are in: Good condition Fair condition
- Retaining walls require repair/ replacement at:
- Window wells are in: Good condition Fair condition
- Window well repair/ install at:
- See Additional Comment Page

EXTERIOR (GENERAL CONDITION) continued

- Major Repair
- Minor Repair
- N/A
- Monitor
- Functional

GARAGE/OUTBUILDING/CARPORT

Attached Garage/Carport Good condition Fair condition Poor condition

- Gas proofing measures of common walls with house required; provide gas seal. Repair holes in walls/ ceilings.
- Entry door into dwelling requires self-closing device /repair self-closure. Weather stripping/ caulking required to door/ frame.

Detached Garage/Carport Good condition Fair condition Poor condition/ Remove

Structure type: Wood Frame Solid Masonry Brick Veneer Repairs to walls required

Roof Coverings

- Good condition Fair condition Replace roof coverings soon Eavestroughs recommended/ repair/ install
- Caution: Underground/ overhead wires supplying power to garage/ shed. Electrical power to garage is recommended

Overhead Door Operation Good condition Fair condition Requires repair/ replacement/ painting

Automatic Door Operation Install dedicated receptacle for garage door opener; avoid extension cord use.

- Good condition Fair condition Requires repair/ replacement Adjust/ no auto-reverse

WALKWAYS/DRIVEWAYS

- Good condition Fair condition Replacement/repair of driveway/ walkway recommended /slopes towards house.
- Repair work required/ recommended at: _____

PORCHES/DECKS/BALCONIES (egress to exterior)

Location: **Type:** wood masonry concrete steel unable to access under deck

Structural supports: Good condition Fair condition _____

Decking: Good condition Fair condition _____

Steps/stairs: Good condition Fair condition _____

Guards/handrails: Good condition Fair condition Guardsrails low/ spacing unsafe/ repair/ missing

Location: **Type:** wood masonry concrete steel unable to access under deck

Structural supports: Good condition Fair condition _____

Decking: Good condition Fair condition _____

Steps/stairs: Good condition Fair condition reinforce flimsy (lattice) guardrail for child safety

Guards/handrails: Good condition Fair condition Guardsrails low/ spacing unsafe/ repair/ missing

Handrail/guardrail recommended alongside steps at:

EXTERIOR PLUMBING CONDITIONS Winterized/ could not test.

Garden hose connection location: Front Rear Side Garage None _____

Good condition Fair condition Repair/ replace at: _____

Main vent stack(s)

Good condition Requires repair/ extending from roof _____

Good clearance from windows/ doors No evidence of vent stack for plumbing system visible.

EXTERIOR ELECTRICAL CONDITIONS

Exterior plug receptacle location: Front Rear Side Garage under rear deck

Good condition Fair condition Requires weatherproof cover Receptacle not grounded

Requires repair/ replacement at: None provided. Installation of GFCI receptacle recommended.

All/most exterior receptacles are required to be replaced with GFCI type. Rework exposed cabling at exterior walls

Lighting location: Main entrance Side entrance Rear entrance Garage _____

Fixture(s) are in: Good condition Fair condition _____

Repair/ replace at: _____ Installation recommended at: _____

Service entrance: (electrical cables feeding house from street transformer)

Overhead entrance Underground/lateral entrance

Mast head conduits/ meter base properly affixed to building. Repairs are required at _____

See Additional Comment Page _____

PREVENTION AND CONTROL OF BASEMENT AND FOUNDATION LEAKS

A leaky basement is one of the most common of all house problems. We must caution you that there is a possibility that leaks can develop in your basement at any time. **We cannot contract with you that previous leaks can be detected or future leaks can be predicted.**

During the inspection exterior conditions were observed which can contribute to basement leaks. Preventative maintenance can greatly reduce the likelihood of rain water leaking through your foundation. The items listed below are primary causes of basement leaks. Please ensure that these items are properly maintained and functional at all times. A resultant effect of continual basement leaks will be the development of mold. Mold in houses can be extremely detrimental to the health of the occupants.

CAUSES OF BASEMENT LEAKS and What YOU CAN DO TO HELP REDUCE YOUR RISK OF FUTURE LEAKS

The items checked below require either remedial action and/or regular maintenance.

- Improper grading. Ensure that the ground slopes away from your house.
- Patios/ walkways slope towards house.
- Lower grade level at:
- Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
- Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
- Inadequate downspout extensions. Downspouts should be extend 4 to 6 feet (1 to 2 metres) away from the house.
- Relocation of downpipes required at:
- Faulty downspout connection to rain water leader (at grade level).
- Probable/ possible deficient or clogged rain water leader (below grade). Disconnect and extend.
- Non-structural cracks or faults in the foundation wall.
- Improperly installed window wells.
- Install window wells at:
- Porous basement window sill or openings. Vulnerable door sills at:
- Improperly sealed through-wall penetrations or wall flashings.
- Large tree close to the house. Tree roots could adversely affect the foundation.
- Raised flower bed should be sloped away from the house.
- Driveway slopes towards house; driveway is in poor/ fair overall condition.
- Poor improper drainage conditions are present on neighbouring/ adjacent properties
- Underground sprinkler system outlet is positioned too close to the house.
- Improperly installed/ clogged areawell drain or catch basin. Must be kept clear at all times as a preventative measure.
- Install areawell drain at: Back water valve recommended.
- Back-up pump/back-up battery or power control for sump pump required.
-
- Probability of foundation leaks should the above not be remediated and/or kept in good state of repair at all times:** **HIGH** **MEDIUM** **LOW**
- Dehumidifier use in basement during spring/summer is required.
- You are advised to revisit the property before closing to check for any evidence of foundation leakage or retain our company for this task.**

Review the above checklist should leakage ever occur. This list represents the most probable cause(s) of leaky basements. If you have made the above corrections and leakage persists call us - your inspection company. It is our experience that some basement leaks can be corrected or greatly alleviated without excavation and/or expensive weeping tile replacement.

FOUNDATION MATERIAL TYPE CHARACTERISTICS

- Stone foundations are very porous. Localized exterior excavation is recommended in the event of leakage.
- Concrete block foundations are very vulnerable to water penetration as there are porous joints around every block. Should leakage occur the entire wall face in question is recommended to be excavated.
- Brick foundations are very absorbant and will lead to very damp and humid basement spaces. Should leakage occur localized exterior excavation is recommended.
- Poured concrete foundations in houses 50 years old or newer can be corrected by the crack injection method. Houses that are 50 years or older must be judged on a case to case basis.

EVIDENCE OF COMPLETE WATERPROOFING MEMBRANE AROUND FOUNDATION WALLS: Yes No ?

- Should dry basement living conditions be desired, the basement foundation wall must be completely/ substantially/ partially waterproofed at the exterior.**
- It is a certainty that a basement which is not waterproofed coupled with poorly maintained site/roof drainage will develop leaks within the next 5 years.**
- [Damp noted in drywall at north mid-basement; monitor and budget for eventual dampproofing \(\\$8k+\)](#)
- See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- Substantially/partially finished basement/crawlspace limited observations.
Due to the unpredictable and latent nature of basement leaks no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past.
We cannot detect previous leaking or predict future leaking.
We are unable to detect existence or type of mold at interior space. Further investigation is recommended.

FOUNDATION CONSTRUCTION TYPE

- Continuous foundation Masonry/ wood piers Slab on grade Wood beam on grade

ACCESS/BASEMENT TYPE

- Full basement Crawlspace Basement & crawlspace combination Crawlspace fully/partially accessed
Crawlspace is interconnected with adjacent dwelling

FOUNDATION MATERIAL TYPE

- Brick Stone Concrete block Poured concrete Preserved wood foundation
Foundation wall interiors not accessible for visual inspection. Load-bearing components not visually accessible.
Non-structural cracks were observed which could be a source of future water penetration.

EXTENSION/ADDITION at the is supported with a different foundation type than the main building.

- Continuous concrete Masonry/ wood piers Slab on grade Wood beam on grade
Crawlspace Full basement No visible accessibility Access to crawlspace is recommended.
Repairs/ improvements are required at:

INTERIOR COLUMNS & BEAMS/INTERIOR LOAD SUPPORTS (BASEMENT LEVEL)

- Columns & Walls: Wood Steel Masonry Not visible/partially visible
Beams: Wood Steel Paralam/ Engineered wood Not visible/partially visible
Support system members are in: Good condition where visible Fair condition where visible
Repairs to support load are required at:

FLOOR (BASEMENT)

- Concrete Finished (covered; limited observations) Good condition Fair condition
Unfinished/exposed soil Raised wood(limited observations) Removal of raised wood sub-floor is recommended.
monitor laminate flooring for any moisture-related buckling; damp noted in concrete floor at furnace room

FLOOR JOISTS/FLOOR SYSTEM

- Type (floor & ceiling joists where visible)
Wood joists Wood Trusses Steel joists/concrete deck EWP
Floor system appears to be in: Good condition where visible Fair condition where visible
Some localized repairs/ defects Repair/ replace floor joists at:

BASEMENT WINDOWS/VENTILATION & INSULATION

- Good ventilation Fair natural ventilation supplied to basement/ crawlspace. None: improvement recommended
Replacement/ upgrade of all/ some basement windows are recommended.
Supply ventilation to: Weather strip cold storage room door.
Insulation recommended at: Replace door to cold storage room.

WATER SEEPAGE/PENETRATION (visible condition only with use of moisture meter)

- NOTE: A mold/IAQ inspection is recommended in the event of active water leaks/dampness or high humidity levels.
No visual evidence of active water penetration through foundation walls. ? (limitations of visual inspection are in effect)
Dampness/ efflorescence noted on foundation walls. Dampness/ moisture observed at cold storage room.
Active leaking/ seeping observed through foundation walls at: north (beside stairs) and NE
Remove damp drywall adjacent to the basement stairs at the north side
Possible major damage to interior finishes as result of ongoing/ previous leaks and moisture. Further review recommended.
Previous leaking/ seeping which measured dry observed through foundation walls at:
All areas of foundation walls not thoroughly inspected due to finished wall coverings and storage of material/etc.
See Additional Comment Page Monitor dampness and budget for eventual foundation dampproofing along the north side

ELECTRICAL SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- Ratio/ percentage of different wiring types are minimums (if provided). Further review by a licensed electrician is required.
- We cannot detect existence of knob & tube wiring behind walls and within junction boxes/outlet boxes.
- Access to main panel is restricted. Could not visually access or open main panel.
- Auxiliary systems not inspected: back-up generators, solar & battery power, low-voltage lighting, pool and spa systems.

MAIN ELECTRICAL STATION

- Main disconnect rating:** 60A 100A 125A 200A 400A A
- Main panel service rating:** 60A 100A 125A 200A 400A A
- Main power disconnect type:** Circuit breaker Knife switch/cartridge fuse
- Supply voltage:** 120V 120V/240V 347V/600V **Service entrance conductors:** Cu Al Not visible
- Grounding conductor:** Good condition Not Determined Requires repair/replacement

Location of main and distribution panels: Basement Garage Attic Shed NW

Location of auxiliary distribution panels: Basement Garage Attic Shed

Condition of main/auxiliary panels: Good condition Fair condition

Adequate sized main distribution panel is installed. Labelling of branch circuit panels is recommended.

number of circuits are available to properly distribute intended load.

distribution panel(s) are recommended(for future use).

Spare circuits available at distribution panel: Yes No spare circuits are available. Auxiliary panel is recommended.

Double tapping noted at some circuits Possible overloaded circuit situation. Monitor.

DISTRIBUTION Note: Determining branch wiring types is limited to visual inspection only.

Predominant visible branch wiring type:

- Knob & tube (old copper) % ? Romex (conventional copper) % ?
- BX (metallic sheathed) % ? Aluminum % ? Ungrounded older romex % ?

House has been largely rewired and no active knob and tube circuit wire was evident, although its existence is possible

Note: Aluminum wiring is the original/principal branch wire type. No unsafe conditions identified with outlets tested.

BRANCH CIRCUITS OVERCURRENT PROTECTION:

At main distribution panel(s): Glass fuses Cartridge fuses Breakers

At auxiliary panel(s): Glass fuses Cartridge fuses Breakers

Fuses/breakers

- Properly sized fuses/ breakers are presently used to protect branch circuits.
- Arc fault circuit interrupters (A.F.C.I) have been installed at: panel/ bedrooms/ all principal rooms.

General

Good lighting source is provided to all habitable areas & service rooms.

Additional lighting recommended at:

Fair number of receptacles is provided to all habitable areas & service rooms.

Additional receptacles recommended at:

REPAIR/UPGRADING RECOMMENDATIONS

Upgrade amperage of main service to: 100 AMPS 200 AMPS presently or upon the next home improvement undertaken.

Most/ some convenience receptacles in dwelling do not have secondary ground (i.e. 2 prong); add GFCI receptacles.

Rework poor wiring connections at: Basement Garage Attic Panel

Repair/ replace lighting fixtures/ switches/ ceiling fans at:

Repair/ replace receptacles at

Missing coverplates/ loose outlets/ exposed cabling observed at:

Installation/ maintenance of smoke/CO alarms at all floor levels of the building/dwelling is required. A.F.C.I. recommended/ bedrooms.

G.F.C.I. receptacles are req'd at: kitchen counter exterior garage/ outbuilding bathrooms spa/ whirlpool bath

See Additional Comment Page

CENTRAL HEATING SYSTEM-FURNACE/FORCED AIRSYSTEMS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

- Determining winter comfort with specific areas is beyond the scope of a visual inspection.
The heat exchanger is concealed within the furnace and cannot be reviewed.
The outdoor temperature was too high to sufficiently review the heating system/ductwork and winter comfort.

GENERAL COMMENTS

Energy source: Oil Gas Electric B.T.U rating 100,000
Furnace type: conventional warm air furnace mid-efficiency warm air furnace high-efficiency warm air furnace
Approximate age of furnace 1 = 19 years.
Probability of furnace 1 replacement within the next 5 years high Medium Low ?
Chimney flue interior: Clay lined Metal lined Brick lined Direct vent Metal lining of flue required.
Thermostat condition: Good Requires replacement Thermostat location: Good Requires relocation

Heat source supplied to habitable areas/zones

Basement: Yes No Main floor: Yes No 2nd floor: Yes No 3rd floor: Yes No
Habitable room(s) not provided with a heat source: bsmt. washroom

WARM AIR SYSTEM-FURNACE

Drive/motor operation: Good Fair Requires repair/ replacement
Clean air/filtration system: Good Fair Requires repair/ replacement/ upgrade 16x25x1"
Burner(s)/coil condition: Good Fair Requires repair/ replacement
Venting condition: Good Fair Requires repair/ replacement
Annual servicing and cleaning recommended. Heating company insurance plan recommended. Air duct cleaning is recommended.

DISTRIBUTION SYSTEM - AIR DUCT SYSTEM

Condition of supply plenum: Good Fair Requires repair
Condition of return plenum: Good Fair Requires repair
Condition of branch ducts: Good Fair Requires repair
Condition of register/grilles: Good Fair Requires repair
Condition of return ducts/inlets: Good Fair Requires repair
Air flow at supply outlets: Good Fair Requires repair

HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

Location of gas shut off/ gas meter/oil tank valve: north exterior
Good condition Paint exterior gas piping Requires repair/ replacement

SUPPLEMENTARY HEATING (Cannot substantiate effectiveness of in-floor heating due to the limitations of a visual inspection)

Electric heaters/ space heaters/ in-floor heat have been installed at the following areas:
Supplementary heating is recommended at the following areas:
Rooms above unheated space: garages: crawlspaces:

NOTE: These rooms may be slightly cooler than other areas of the house during cold winter days.

See Additional Comment Page

CENTRAL AIR CONDITIONING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

- Due to the unpredictable nature of air conditioner failures no opinion can be given to system life expectancy or future performance.
- Data plate was missing/ not legible; limited inspection. Winterized/covered could not review.
- Solariums/ skylight vaults/ lofts/3rd floor levels are difficult to cool. Supplementary cooling may be required.
- The outdoor temperature was too low to safely activate the air conditioning system. Review prior to transaction closing

GENERAL INFORMATION

Energy source: Electric Gas Combination system

System type: Split system Integral system Heat pump Condominium supply/fan coil unit

Type: Air to Air Ground source Ductless system Roof mounted Interior water cooled

Approximate estimated cooling capacity of system #1 B.T.U.'s or tons ?

Approximate age of cooling system #1 yr ?

Approximate estimated cooling capacity of system #2 B.T.U.'s or tons ?

Approximate age of cooling system #2 yr ?

EXTERIOR EQUIPMENT (FOR SPLIT SYSTEMS ONLY)

Clear of shrubs or plant growth: Yes No Unit properly mounted(level) on solid base. Yes No

Unit properly positioned out of direct sunlight: Yes No

Electrical connections satisfactory: Yes No

Condition of condenser fins: Good Fair Cleaning required

Condition of insulation of low-pressure refrigerant line (where visibly accessible): Good Fair Repair required

INTERIOR EQUIPMENT

Condition (operation) of condensate line: Good Fair

Condition of refrigerant lines: Good Fair

Thermostat condition: Good condition Requires replacement

Thermostat location: Good location Requires relocation

INDEPENDENT SYSTEMS/ATTIC MOUNTED UNITS

Equipment in well ventilated area: Yes No

Condition/operation of blower coil: Good Fair

Proper condensate drain connection: Yes No

Air duct connections at main unit: Good Fair

Air filter condition: Good Fair Cleaning/replacement required

COOLING DISTRIBUTION SYSTEM

Using existing heat ducts (see heat distribution system). Using separate air duct system

Condition of air duct system: Good condition Fair condition Seasonal duct balancing required.

Cooling source supplied to habitable areas/room of:

Basement Yes No Main floor Yes No 2nd floor Yes No 3rd floor Yes No

Rooms with no cooling outlet: bsmt. bathroom

Functional return-air system on each habitable floor level:

Basement Yes No Main floor Yes No 2nd floor Yes No 3rd floor Yes No

Return-air system is recommended at 2nd/ 3rd level to optimize air flow.

GENERAL CONDITIONS

System was operating normally/marginally at the time of inspection. Check operation of AC prior to transaction closing.

System is functioning abnormally; further analysis is required.

Manufacturers' warranties appear to have expired on major components; system is in fair overall condition.

System/major components are approaching end of expected functional life. Budget for replacement.

See Additional Comment Page

INTERIOR PLUMBING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

Visual access to main drain and drains underneath basement floors is restricted. No assurances can be provided regarding proper drainage conditions or performance. Sewer back-up is beyond our ability to detect or predict. Camera inspection recommended.

We are unable to detect/ predict slow leaks in drains and water lines. _____

WATER SUPPLY: Municipal Private **SEWAGE DISPOSAL:** Municipal Private ?

MAIN SHUT-OFF VALVE/LEVER

Location: Basement west end Location not determined

Good condition Fair condition ? Requires repair/ replacement _____

TYPES AND VISIBLE CONDITIONS OF WATER SUPPLY LINES (limitations in effect)

Predominant type: Copper piping Galvanized steel ? PEX _____

Visible condition: Good condition Fair condition _____

Removal of all galvanized water lines is required to increase water flow and pressure to a desirable level.

Water pressure: Good water pressure Fair water pressure Poor water pressure

Functional flow:

Good functional flow to 2 fixtures when used simultaneously. Basement fixtures excluded.

Fair functional flow is evident Poor functional flow is evident Upgrade of main water service is recommended.

TYPES AND VISIBLE CONDITIONS OF INTERIOR WASTE/DRAIN LINES

Predominant type: Cast iron/lead Copper piping ABS/plastic Galvanized steel

Visible condition: Good condition Fair condition _____

No abnormal drainage conditions were observed with all fixtures.

Repairs required to vent stacks at: _____

Replace main cast iron stacks and soil lines upon next renovation to house.

Repairs required to main drain lines at: _____

Clogged slow draining fixtures at: _____

Improperly installed fixture drains at: _____

Leaking fixture drains at: _____

Fixtures with fair functional drainage that appear to be improperly vented: _____

BASEMENT/CRAWLSPACE FLOOR DRAIN (visible conditions)

Good condition Fair condition Requires repair/ replacement/ cleaning Back water valve recommended

Location not determined Floor drain not installed Backwater valve recently installed at front yard

HOT WATER TANK Rental Owned ? 2012 unit

Energy source: Gas Oil Electric **Type:** Tank Tankless Combination

Hot water tank is in: Good condition Fair condition Requires repair/ replacement Old; replace

Venting condition (gas/oil only): Good/ fair condition Metal lining recommended _____

SUMP PUMP/SEWAGE EJECTOR SYSTEMS Could not test/sump dry/inaccessible/too cold outside _____

Condition of sump: Good Fair condition Requires repair/ replacement _____

Operation of pump: Good Fair condition Requires repair/ replacement _____

Condition of pump discharge: Good Fair condition Requires repair/ replacement Add cover to sump pump

PRIVATE WATER SOURCE NOTE: Limitations of visual inspection is in effect.

Type: Pond/stream/spring Well Vault/cistern **Location** _____

Operation of pressure tank: Good Fair condition Requires repair/ replacement _____

Operation of (well) pump: Good Fair condition Requires repair/ replacement _____

PRIVATE SEWAGE DISPOSAL SYSTEM NOTE: Limitations of visual inspection is in effect.

Type: Septic system Holding tank Not determined **Location:** _____

Percolation field free of trees/shrubs: Yes No Not determined **Location:** _____

See Additional Comment Page Seller recently had drain repairs and a backwater valve installed at front yard (ask for invoice)

GENERAL INTERIOR ELEMENTS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

We are unable to detect or predict damage to interior finishes as result of slow or intermittent water leaks. Mold detection/identification and/or analysis is beyond the scope of a visual inspection. Thermal seal failures of thermalpane glass is beyond our ability to detect or predict.

WALL & CEILINGS

Predominant material type: Plaster & wood lath Plaster & gypsum lath Drywall Wood/paneling

General condition of surfaces: Good condition Fair condition Substantial refurbishing recommended/ paint.
 Most/ some ceilings/ walls are aged; drywalling over existing surfaces is recommended in the near future.

Repair required at:

Wall structure type: Wood Steel Masonry & strapping **Alternate ceiling type:** Suspended/ acoustic tile

Water stains noted at which were measured dry. Monitoring required.

FLOOR COVERINGS

Predominant material type: Carpet Hardwood Wood Vinyl Laminate Tile/Stone

General condition of surfaces: No hazardous defects exist(normal wear) Substantial refurbishing recommended

Repair required at:

2nd/ 3rd level floor system was not originally intended for habitable use and is presently limited in its ability to support a normal load.

PRIMARY WINDOW OPERATION/CONDITION

Function of ventilating windows

Good condition Fair condition Minor adjustment most/ some units

Repair/ replacement is recommended:

Window glazing/panes:

Thermal windows with highly visible defective seals/ condensed panes at:

Various cracked glass panes are noted. Most/ some panes are single glass only; improvement recommended

Window handles/locks/hardware:

Good condition Fair condition Some localized repair/ upgrading/ missing

All/most operating windows have insect screens. Few/ most insect screens are required to be repaired/ installed

PRIMARY DOOR OPERATION/CONDITION

Function of interior doors:

Good condition Fair condition Minor refitting to most/ some doors

Door hardware-general conditions:

Good condition Fair condition A few missing handles/ repairs required Most require improvement

STAIRWAYS/RAILINGS & BALCONIES

Condition of primary staircase(s): Limited headroom and/ or clearances.

Good condition Fair condition Loose treads/ minor repair Major repair/ replacement recommended

Condition of primary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

Installation of safety handrail recommended/ upper flight only Guardrails too low/ spindle spacing unsafe/ missing

Condition of basement staircase(s): Limited headroom/ clearances.

Good condition Fair condition Loose treads/ minor repair Major repair/ replacement recommended

Condition of basement railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

Installation of safety handrail recommended/ upper flight only Guardrails too low/ spindle spacing unsafe/ missing

Condition of 3rd floor/supplementary staircase(s): Limited headroom/ clearances.

Good condition Fair condition Loose treads/ minor repair Major repair/replacement recommended

Condition of 3rd floor/supplementary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

Installation of safety handrail recommended/ upper flight only Guardrails too low/ spindle spacing unsafe/ missing

See Additional Comment Page

ATTIC/ROOF SPACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- The inspection process cannot predict the ability of the roof structure to support heavy snow loads.
- Could not access attic due to seized cover/ no attic access/ further review is required prior to proceeding.
- Attic reviewed at hatch access. Floor not walked on. All attic spaces were not fully inspected.

ACCESSIBILITY

- Good/ fair access to attic Attic floor walked on Attic has lofting potential Relocate/ increase size of attic access.
- Attic roof space has been converted into living space Attic interconnected with adjacent dwelling. Install firewall/fire separation.
- No access to attic is installed Access not required Access to roof spaces/ knee wall spaces is recommended.
- Insulate/ weatherstrip hatch Additional access required.

VENTILATION

- Domed roof units Soffit vents Gable/ridge vents Attic fan(s)/ turbine vents Spaced board sheathing

Roof vent(s): Good condition Fair condition Repair/ replace roof vents at:

- Additional vents recommended at soffit/ ridge area Soffit baffles to be installed in the attic at eaves section.

INSULATION

Approx. R-value: R0 to R15 (0-5) R20 to R28 (6-8) R32 to R40 (10-12) R40+

Type: Cellulose fibre Fibre glass batts/ loose fill Rock wool Vermiculite

- Additional insulation recommended to be installed on the attic floor. Additional insulation recommended around air ducts/exhaust ducts.

Insulation is unevenly distributed on attic floor. Add/ redistribute insulation. Evidence of vapor retarders:

ROOF STRUCTURES (where visible)

Type: Rafters/ Collar ties Trusses Good condition Fair condition Some localized repairs/ defects

- Additional collar ties/ structural support is recommended.

ROOF BOARDS/SHEATHING (where visible)

Type: Plywood Board sheathing Good condition Fair condition

- Probability of replacement of some/ most sheathing with next shingle replacement

Fair/ poor condition due to inadequate ventilation. Possible mold/ mildew residue developing on sheathing.

See Additional Comment Page

KITCHEN

COUNTER TOP CONDITION

Counter top is in: Good condition Fair condition Requires repair/ replacement

- Localized damage around faucets; counter replacement is imminent.

CABINET(S) CONDITION

Cabinet condition installation & operation is in Good condition Fair condition

- Repairs required to drawers/ door fronts/ shelving/ cabinet mounting.

STOVE POWER SOURCE

- Plug receptacle installed/240V Direct wire connection/no receptacle Gas stove connection T.S.S.A tag required Not visible

EXTRACTION FAN

Exhaust fan is in Good condition Fair condition Repair/ replace fan Installation of exhaust fan recommended

- Re-circulating fan is functional Fan is not vented to exterior

ELECTRICAL RECEPTACLES

Good/ fair number of receptacles installed at counter level Ungrounded receptacles(s) in kitchen noted

- Additional split duplex receptacles recommended

SINK/FAUCET CONDITION

Sink is in: Good condition Fair condition Sink requires repair/ replacement

Faucet assembly is in Good condition Fair condition Requires repair/ replacement/ new washers/ cartridge

- Garborator is in function condition Repair/ replace garborator

GENERAL CONDITIONS

The kitchen is in marginal condition. Major remodelling is recommended in the near future.

- See Additional Comment Page

BATHROOMS

- Major Repair
- Minor Repair
- N/A
- Monitor
- Functional

LIMITATIONS

Due to the unpredictable and latent nature of plumbing shower and bathtub enclosure leaks there can be no assurances or warranty that leaks will not develop at any time after the inspection date. The development of mold is a common result of leaks in the bathroom. We cannot predict or detect damage behind walls. _____

SHOWER/BATHTUB ENCLOSURE CONDITION

- The ceramic tile/ wall surfaces are in good general condition. The ceramic tile/ wall surfaces are in fair general condition.
- Sealant and grout touch-ups required at shower enclosures as a preventative measure. Cleaning/sealing of stone tile rec'd.
- Shower enclosure exhibits no evidence of leaking but is at the end of expected lifespan at: _____
- Repair/ replace tile or wall surface at: _____
- Complete tile and wall replacement required at: _____
- Repair/ install shower door/ curtain assembly at: _____

FAUCETS/SHOWER HEAD CONDITION

- Shower faucets/ head assembly are in **good/ fair** general condition _____
- Tub faucets are in **good/ fair** general condition Faucets washers/ cartridge are to be replaced.
- Shower faucets/ head assembly requires repair/ replacement at: _____
- Tub faucet requires repair/ replacement at: _____

BATHTUB CONDITION

- Bathtubs are in **good/ fair** general condition Reglazing/re-lining of bathtub recommended at: _____
- Bathtubs requires repair/ replacement at: _____
- Whirlpool bath is functional Whirlpool bath requires repair at: _____
- Whirlpool bath electrical circuit is required to be protected by an accessible GFCI breaker.
- No access panel/ improper access to mechanical equipment at: _____

TOILET CONDITION/BIDET CONDITION

- Toilets are in **good/ fair** general condition Toilet requires repair/ replacement at: _____
- Toilet is improperly installed to floor (ie) loose at: _____
- Bidet in good/ fair general condition Bidet requires repair at: _____

WASH BASINS/FAUCET CONDITION & OPERATION

- Wash basin are in **good/ fair** general condition. _____
- Wash basin requires repair/ replacement at: _____
- Faucets are in **good/ fair** general condition. Faucet washers/ cartridge are to be replaced.
- Faucets require repair/ replace at: _____

ELECTRICAL

- Receptacles are in functional condition at **all/ most** bathrooms None installed.
- Installation of GFCI receptacle recommended at: _____
- Repair/ replace receptacle at: _____ Ungrounded receptacle at: _____
- Repair/ relocate light fixture at: _____

VENTILATION: WINDOWS/EXHAUST FANS

- Ventilation is provided by a functional window and/or a functional mechanical exhaust fan.
- Repair/ replace exhaust fan at: _____
- Fan not vented to exterior at: _____ Could not determine
- Exhaust fan installation recommended at: _____
- Rework window to provide proper operation/ replace window at _____
- Window is located in shower enclosure; protection of window is required at: _____

SAUNAS/SPAS/STEAMER

- Sauna/ steamer/ hot tub are in good/ fair general condition. _____
- System/ components require repair/ replacement at: _____

GENERAL CONDITIONS

The _____ bathroom is in marginal condition. Major remodelling is recommended in the near future.

See Additional Comment Page _____

FIREPLACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

Inspecting condition of flue and ability of fireplace to draw is beyond scope of visual inspection. Camera inspection of flue is rec'd.

FIREPLACE TYPE

Masonry fireplace at:

Wood-burning stove at:

Factory-built fireplace at:

Wood/ coal insert at:

Gas fireplace at: TSSA inspection tag missing. Further review required.

FIREPLACE CONDITION

Combustion chamber is in good/ fair condition. Damper is in good/ fair condition.

Hearth extension is in good/ fair general condition Smoke chamber is in good/ fair general condition.

Combustion chamber requires repair at:

Damper requires repair/ replacement at:

Hearth floor requires repair/ extending at:

Smoke chamber requires repair at:

Note: Basement fireplace may not draw properly. Alternative repair/ improvement strategy recommended

Flue cleaning recommended at: Service/ clean/ repair gas fireplace(s)

Fireplace is obsolete/ disconnected at:

Non-combustible base/lateral clearances from combustibile materials of wood burning stoves.

Good condition Fair condition W.E.T.T inspection/ camera inspection of flue recommended.

Improvement required at: Stainless steel liner recommend at:

Do not use fireplace until certified as safe.

See Additional Comment Page

LAUNDRY ROOM

CLOTHES DRYER CONNECTIONS

Power source: Plug receptacle 240 V Direct wire; no plug No electrical connections Gas dryer connection Not visible

Dryer venting: Properly vented to the exterior. Vent requires repair/ cleaning/ repair at exterior/ too long. No venting installed

Replace with metal duct. Vented through window; rework.

WASHING MACHINE CONNECTIONS

Power source: Plug receptacle available & properly grounded. No plug receptacle installed/replace receptacle.

Water connections: Satisfactory connections/ shut off valve.

Connections require repair/ replacement/ relocating. Replace connection hoses with steel braided lines

LAUNDRY TUB/FAUCETS None: Installation recommended

Tub is in: Good condition Fair condition Tub requires repair/ replacement

Faucet is in: Good condition Fair condition Faucet requires repair/ replacement New washers required

EJECTOR PUMP FOR LAUNDRY TUB Good condition Fair condition Pump requires repair/ replacement

FURTHER INQUIRIES TO SELLER OF PROPERTY

Ask seller for any manufacturer's warranties or service contracts for appliances and equipment and recent home improvements.

Ask seller for plans/drawings/project documentation and permits for any improvements to the property.

Ask seller for list of tradespeople and service technicians who have worked on the property.

Inquire to seller about cause of water stain on ceiling/wall.

See Additional Comment Page