

**ALL SEASONS HOME INSPECTIONS INC.**

81 Ferris Road

Toronto, Ontario M4B 1G5

Telephone: 416-752-4663

Email: allseasons@rogers.com

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**HOME INSPECTION REPORT**

**Property Address:**

137 Westlake Avenue

**Prepared By:**

John Tackaberry, ASCT, RHI

**Date of inspection:**

April 20, 2023

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**Over 10,000 Inspections Performed Since 1989**

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**Inspections for Sellers Prior to Listing**

**Problem-Solving Inspections**

**Inspections of Newly Constructed Homes**

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PRE-LIST SUMMARY

Address: 137 Westlake Avenue Municipality: Toronto Inspection Date: April 20, 2023

General Information: Inspector: John Tackaberry, AScT, RHI

Age of House 96 years. Construction Type: 1 storey detached brick veneer

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 \$9,000 (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: brick veneer Secondary wall siding: aluminum siding vinyl siding

Windows(general): Multiple window types

Electrical Systems

Main service size 200 amp circuit breakers Predominant branch wiring: ungrounded copper & upgraded romex

Heating System

Fuel type: natural gas Age of central heating appliance: 16 years System type: mid-efficiency forced air furnace

Cooling System

System type: central A/C-low velocity Age of cooling equipment: 21 years Approx. tons: 2 tons

Plumbing System

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

Interior (general): good overall functional condition

HOMEOWNER INSURANCE CONCERNS

None Identified

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

- Service and pressure-test the older A/C system; budget for replacement Time frame 0-2 years Budget \$ 3,000-4,000+
Have an electrician rewire ungrounded circuits at the SW kitchen counter and main level bathroom; replace west bedroom closet light fixture, install GFCI's Time frame 0-1 years Budget \$ 1,500-2,000+
at bsmt. bathroom and at ungrounded bedroom/living room receptacles Time frame 0-1 years Budget \$ 500-750+
Install a roof vent termination for the upper bathroom exhaust + connect in attic Time frame 0-2 years Budget \$ 1,500-2,500+
Replace the NE basement window and install insulated door at rear bsmt. apt. Time frame 0-1 years Budget \$ 500-1,000+
Install handrail and guardrail at basement stairs Time frame 0-1 years Budget \$

OTHER RECOMMENDATIONS

- Property is located in a termite zone. Have Aetna Pest Control inspect and advise every few years.
Tuckpoint (re-mortar) brick wall voids at the north side; replace wood bsmt. door sill with concrete

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 137 Westlake Avenue Municipality Toronto
Inspection Date April 20, 2023 Time 10:20am to 1:30pm 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.
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.
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.
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.
7) Cost estimates if provided in this report are minimums and are intended to be a rough guideline only.
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.
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.
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 Julie O. (Bus.) (Res.)
Current Address 137 Westlake 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** 5C to 10C [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.

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# 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 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 checked="" 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 checked="" type="checkbox"/> Lighting fixtures/switches | <input checked="" type="checkbox"/> Branch wiring   | <input checked="" type="checkbox"/> Receptacles/outlets | <input type="text"/>                |
| Heat/Cool Systems:  | <input checked="" type="checkbox"/> Furnace/boiler  | <input type="checkbox"/> Distribution: ducts/rads              | <input checked="" type="checkbox"/> AC system       | <input type="checkbox"/> Filters/humidifiers            | <input type="text"/>                |
| Plumbing Systems    | <input checked="" type="checkbox"/> Main water service  | <input type="checkbox"/> Distribution piping                   | <input checked="" 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 checked="" type="checkbox"/> Appliances          | <input type="checkbox"/> Decorating |
|                     | <input checked="" type="checkbox"/> General annual & seasonal exterior/interior building maintenance & small repairs <input type="text"/> |  |   |   |                                     |

## 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 = 15 years  ?

Small rear flat roof = 15 years  ?

General condition of flat roof coverings:  Good  Fair  Poor  ?

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:

## ROOF/WALL FLASHINGS & JOINTS (where visible)

All/most flashings are in  Good condition  Fair condition   
 Repair/ replace/ install flashings at:  
 Repair/ replace all flashings with next roof covering replacement.  Caulking rec'd at:  
 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 NW 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.

## 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  not legal retrofit  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 could/ should be repaired.  Repair sills at:

##### Wall sidings (inspected at grade level)

- Type:  Aluminum  Vinyl  Wood  Insulbrick    Stucco/ EIFS
- Good condition  Fair general condition.  Repair required/ recommended at:
- New wall coverings/ 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  Awning
- Windows are in:  Good condition  Fair condition  Upgrade **caulking/ painting**  mostly newer units at main level
- Storm/ screen systems are recommended to be upgraded at:
- Repair/ replace window frame/ sills at
- Window refurbishing/ **replacement** 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.  at NE entrance
- Repair work required/ recommended at: south; caulk joint between driveway and foundation

#### PORCHES/DECKS/BALCONIES (egress to exterior)

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

Structural supports:  Good condition  Fair condition  re-mortar any voids between bricks

Decking:  Good condition  Fair condition

Steps/stairs:  Good condition  Fair condition

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

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

Structural supports:  Good condition  Fair condition  supported with concrete deck blocks-monitor

Decking:  Good condition  Fair condition

Steps/stairs:  Good condition  Fair condition

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

Handrail/guardrail recommended alongside steps at:

#### EXTERIOR PLUMBING CONDITIONS

**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  remove black wire at rear entrance

- 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  Monitor the amateurishly installed fence alongside of the driveway at the rear



## 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.**
- 
- 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 Rear 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 subfloor for signs of buckling-could not determine if membrane was installed under floor

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. missing pane at NE window
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:
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: east end
All areas of foundation walls not thoroughly inspected due to finished wall coverings and storage of material/etc.
See Additional Comment Page

# 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.  panel access restricted due to storage

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  SW

Location of auxiliary distribution panels:  Basement  Garage  Attic  Shed  SW and SE

Condition of main/auxiliary panels:  Good condition  Fair condition  \_\_\_\_\_

have an electrician neaten wiring at SW basement panels; install bond wire to gas pipe

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 \_\_\_\_\_ %  ?

40's ungrounded circuit wire noted at furnace room; possible that knob and tube wire exists to ungrounded receptacles?

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: kitchens

## 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: older rear addition and bathroom devices

ungrounded receptacles noted at NW living room, SW kitchen counter, bathroom, bedrooms + rear addition (rewire kitchen + install GFCI's)

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

Replace the west bedroom closet light fixture with one that has a protective globe for fire safety

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**
- Furnace type:**  conventional warm air furnace  mid-efficiency warm air furnace  high-efficiency warm air furnace
- HWT/Combo system  Commercial roof top unit  Ground source heat pump  Fan/coil unit
- December 2008 installation (as per gas tag)
- Approximate age of furnace 1 =  years.  Approximate age of furnace 2 =  years.
- Probability of furnace 1 replacement within the next**  years  high  Medium  Low  ?
- Probability of furnace 2 replacement within the next**  years  high  Medium  Low  ?
- Chimney flue interior:**  Clay lined  Metal lined  Brick lined  Direct vent  Metal lining of flue required.
- Furnace room ventilation:**  Good  Fair  install vents for fresh air (through furnace room wall or from exterior)
- 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:

## WARM AIR SYSTEM-FURNACE

- Good overall condition  Fair overall condition  CO emission test required.
- Drive/motor operation:  Good  Fair  Requires repair/ replacement
- Clean air/filtration system:  Good  Fair  Requires repair/ replacement/ upgrade
- Central humidifier operation:  Good  Fair  Requires repair/ replacement/ removal/ upgrade
- Burner(s)/coil condition:  Good  Fair  Requires repair/ replacement
- Limit and operating controls  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.
- Carbon monoxide (CO) detector is required.(all levels)  TSSA inspection tag missing.  Further review required.

## 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
- 
- Balancing of duct distribution system is recommended.

## HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

- Location of gas shut off/ gas meter/oil tank valve:   Approximate age of oil tank
- 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  2  tons  ?

Approximate age of cooling system #1  21 yr  ?

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

Approximate age of cooling system #2   ?

## 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  [install protective conduit over exposed wiring](#)

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  [install trap on condensate line](#)

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:

## 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  [Service and pressure-test the older A/C system; budget for replacement \(\\$3-4K+\)](#)

# 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  SW  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  \_\_\_\_\_
- Insure all exposed pipes in SE laundry room are kept well insulated-use electric wall-mounted heater in cold weather
- 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: main level dishwasher (drains below trap) (check angle of drain at laundry room ceiling)
- 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  \_\_\_\_\_

## HOT WATER TANK

Rental  Owned  ?  2017 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  Maybe replace with gas-fired unit?

## 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 \_\_\_\_\_

## 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  \_\_\_\_\_

# 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.  Limited access due to small hatch opening

## 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  main level countertop receptacle near stove is ungrounded-rewire

### 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

resecure faucet at basement kitchen

### 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: **basement (older inefficient toilet)**
- 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: **basement**
- Repair/ replace receptacle at: \_\_\_\_\_  Ungrounded receptacle at: **main level (rewire)**
- 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: **main level bathroom; have a roofer install a vent termination**  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 combustible 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  hot and cold faucets reversed

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