



# A Buyer's Choice Home Inspections

## PROPERTY INSPECTION REPORT

208 Northcliffe Blvd, Toronto, ON, M6E 3K7

Inspection prepared for: Alex and Heather Savazzi  
Real Estate Agent: Stuart Sankey -

Date of Inspection: 3/6/2021 Time: 12:00 PM Size: 0  
Order ID: 840

Inspector: Jeff Gleva

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INSPECTED ONCE. INSPECTED RIGHT!



### Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to.

The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues.

All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

#### Smoke Detectors and CO Alarms

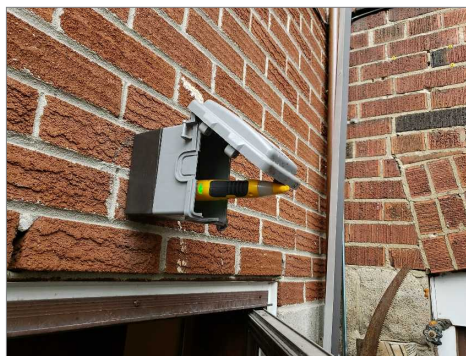
Page 9 Item: 2	CO Alarms	<ul style="list-style-type: none"> <li>• <b>Repair/Safety</b> - There is no Carbon Monoxide detector outside the bedrooms. By law, every house with an attached garage, fireplace and fuel burning appliances is required to have a CO alarm outside the sleeping areas of the home. It is required that a CO alarm is installed. It is also recommended that a CO alarm is installed on every floor with a fuel burning appliance.</li> </ul>
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**CORRECTIVE MEASURE TAKEN:**  
Recommended CO2/smoke alarm has been installed.

#### Exterior

Page 12 Item: 4	Exterior Outlets	<ul style="list-style-type: none"> <li>• <b>Improve</b> - Non-GFCI outlet noted. Recommend replacement with A GFCI type as per current electrical standards.</li> </ul>
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**CORRECTIVE MEASURE TAKEN:**  
GFCI outlet installed

Page 13 Item: 6	Siding	<ul style="list-style-type: none"> <li>• <b>Repair</b> - Plywood area noted on the side dormer of the upper level. This area should be finished with proper siding material to prevent water infiltration. Recommend evaluation by a qualified professional.</li> </ul>
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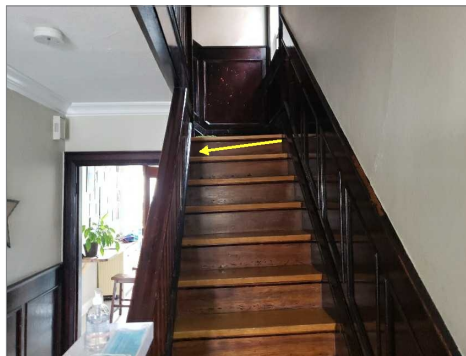
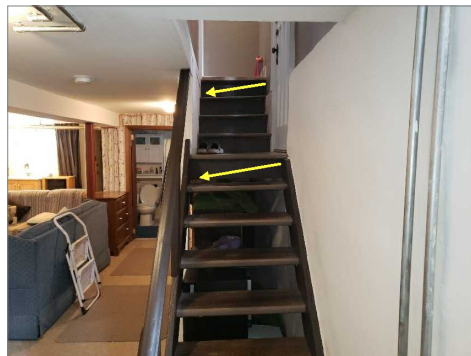
**CORRECTIVE MEASURE TAKEN:**  
South facing dormer shingled.



Foundation and Structure

Page 18 Item: 3 Structural Movement  
 No ongoing settling has been observed.

• Further evaluation required - The floors in the home are noted as not level. Sloping floors are noted on all levels of the home. While this is typical in older homes, it should be reviewed to ensure that structural movement is not ongoing, and remedial actions are taken if the movement continues. Recommend evaluation by a qualified professional.



Electrical

Page 21 Item: 1 Service Panel

• Repair/Safety - Insufficient clearance noted around panel area. Minimum unobstructed area must be maintained as a minimum of 1 meter in front of the panelboard, 2 meters in height and at least the width of the panelboard or 1 meter, whichever is greater. Recommend removal or rearrangement of the obstructions for safe access to the panel area.

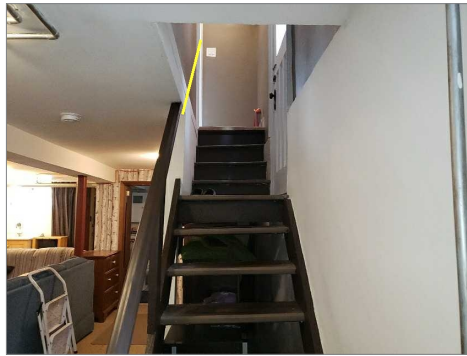


Panel blocked by wardrobe

Basement

Page 31 Item: 8 Railing

• Repair - Partial handrail observed, recommend installing handrail as necessary for safety. Recommend evaluation by a qualified professional.



**Kitchen**

Page 36 Item: 9

Electrical

• Improve - No **GFCI** protection present. At the time that the house was built, **GFCI** outlets were not a requirement. It is recommended that **GFCI** protected receptacles are installed, as per current electrical standards. Recommend improvement by a qualified professional.



**CORRECTIVE MEASURE TAKEN:**

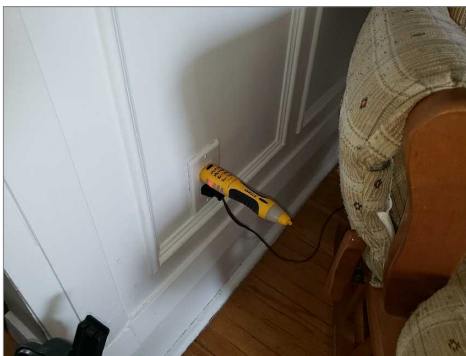
GFCI outlet installed.

**Living Space**

Page 39 Item: 8

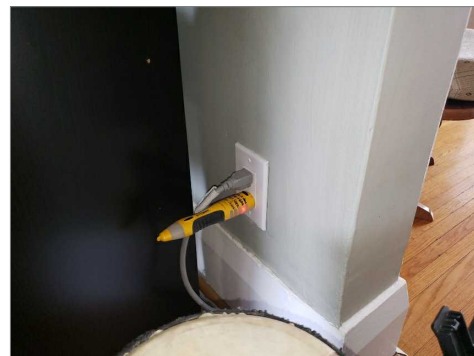
Electrical

• Repair - Two outlets noted on the main floor with open or missing ground. Recommend evaluation by a qualified professional.



**CORRECTIVE MEASURE TAKEN:**

GFCI outlet installed and cover plate labelled.



**Bathroom 1**

Page 42 Item: 9

Electrical

• Improve - No **GFCI** protection present. At the time that the house was built, **GFCI** outlets were not a requirement. It is recommended that **GFCI** protected receptacles are installed, as per current electrical standards. Recommend evaluation by a qualified professional.



**CORRECTIVE MEASURE  
TAKEN:**

GFCI outlet installed.

## Information for the buyer

### 1. Please read

Please Read:

This report is for informational purposes only. This report contains information about the conditions of the property at the time of the inspection.

A complete property inspection includes an on-site review of the property and your own copy of the inspection report registered in your name. Without an on-site review, our obligation and liability are limited to our client, the property seller.

If you wish to book an on-site review and obtain your own copy of the inspection report, please contact Jeff at A Buyer's Choice Home Inspections, at 226.821.4195, or email at [jeff.gleva@abuyerschoice.com](mailto:jeff.gleva@abuyerschoice.com).

The fee for an on-site review and your copy of the report is \$249.00, this will include a lifetime membership in RecallChek, and our warranty package.

Please navigate to the link below to see our complete services and home buyer's package.

[www.abuyerschoice.com/guelph](http://www.abuyerschoice.com/guelph)

## Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Appliances marked as acceptable were tested and working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at time of possession. It is recommended that the appliances be re-tested prior to possession.

Many homes before 1980 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock. Some newer houses may also contain asbestos. Materials that pose a greater risk to human health, such as sprayed-on fireproofing and insulation on pipes or boilers, have largely been removed. The asbestos that remains is typically found in plaster, drywall filler, floor tiles and seamless flooring, and those things don't need to be removed until there's a need. The method used dealing with asbestos in the home depends upon where the asbestos is found, the condition of the material, and whether it is friable or non-friable. Friable asbestos can be easily crumbled or reduced to a powder and can become airborne. Non-friable asbestos is more tightly bound with another material and its fibers cannot easily be made airborne unless they are sanded, cut, or sawed. A visual inspection of your home is usually not sufficient to determine if it contains asbestos. Instead, samples of suspected asbestos fibers should be sent to a certified laboratory for analysis. Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM) are two approved methods of analysis. The National Institute for Standards and Technology maintains web lists of laboratories certified to do TEM and PLM analysis. You may also call the Institute at 1-800-720-4981 for information. Without professional testing, we are unable to determine if the building contains any such asbestos and accept no liability for the potential presence of same.

## Understanding the Report

### USE OF PHOTOS AND VIDEO:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

**SCOPE OF THE INSPECTION:** The home inspection is conducted following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

### [InterNACHI Standards of Practice Link](#)

### TEXT COLOR SIGNIFICANCE:

**BLACK** text indicates general information and descriptions of the systems and components installed at the property.

**BLUE** text indicates observations and information regarding the condition of the systems and components of the home. These include: comments of deficiencies which are less significant but should be addressed, comments which further expand on a significant deficiency, and comments of recommendation, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

**RED** text indicates comments of significantly deficient components and/or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

**GREEN** text provides a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

### COMMENT HEADINGS DEFINED:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These items may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"LOCATION:" All reported locations are areas where the issue is mainly present but not limited to that area. All necessary corrections should be made where the condition exists.

**For the purpose of this report, all directional references to the house will be made in the orientation as if one is facing the front of the house.**



## Inspection Details

### 1. Date of Inspection

Inspection Date: 2021 March 6th

### 2. Inspection Time

Start: 12:00 PM

### 3. Attendance

Home Owner Present

### 4. Residence Type/Style

Detached Single Family Home

### 5. Occupancy

Occupied - Furnished • The utilities were on at the time of inspection.

### 6. Garage

NO Garage

### 7. Age of Home or Year Built

Estimated Age: • Over 100 Years

### 8. Bedroom # Designation - Location -- for the purposes of this report

5 Bedrooms

### 9. Bathroom # Designation - Location - Type -- for the purposes of this report

Basement • Bathroom - Upper level

### 10. Weather Conditions

Temperature at the time of inspection approximately: -5 C • WEATHER CONDITIONS • Cloudy • Snowing • SOIL CONDITIONS • Wet • Snow Covered

### 11. Water and Sewers

City water and sewers.

## Smoke Detectors and CO Alarms

### 1. Smoke Detectors

Observations:

- Information - Smoke and CO detectors should be tested as soon as possible upon taking possession of the home, and ongoing on a regular basis to ensure that are functional and providing protection for occupants.
- Basement detector expiry date: 2028
- Main floor detector expiry date: 2028
- Second floor detector expiry date: 2026
- Third floor detector expiry date: 2031

### 2. CO Alarms

Observations:

- Information - Smoke and CO detectors should be tested as soon as possible upon taking possession of the home, and ongoing on a regular basis to ensure that are functional and providing protection for occupants.
- Basement detector expiry date: 2028
- Main floor detector expiry date: not present
- Upper floor detector expiry date: not present
- Third floor detector expiry date: 2031
- Repair/Safety - There is no Carbon Monoxide detector outside the bedrooms. By law, every house with an attached garage, fireplace and fuel burning appliances is required to have a CO alarm outside the sleeping areas of the home. It is required that a CO alarm is installed. It is also recommended that a CO alarm is installed on every floor with a fuel burning appliance.



**CORRECTIVE/  
PREVENTATIVE MEASURES  
TAKEN:**

CO2/smoke alarms installed

## Lots and Grounds

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Recommend maintain landscaping, Vegetation ( Flowers, Grass, Shrubs ) around the home can be helpful in absorbing some moisture at foundation, Gravel, stone, and decorative wood chip, generally does not allow water to shed from grade, moisture filters through hence use of washed rock in window wells, though it can not be regarded as incorrect, it is important to monitor changes in grading

### 1. Driveway

Materials: DRIVEWAY MATERIAL • Patterned concrete

Observations:

- No material deficiencies noted.
- Normal wear and tear noted on the driveway.

### 2. Porch

Observations:

- No material deficiencies noted.

### 3. Electrical Service

Observations:

- Mast with tie back at roof
- No material deficiencies noted.

### 4. Grading

Observations:

- No material deficiencies noted.
- [Inspection limitation - Due to snow cover, the comments reflect the visible parts of the grading.](#)

### 5. Patio

Materials: Interlocking Brick

Observations:

- No material deficiencies noted.

### 6. Stairs and Railings

Materials: STEPS: • Concrete Steps • RAILING: • Metal Railing

Observations:

- STAIRS CONDITION
- No material deficiencies noted.
- RAILING CONDITION
- No material deficiencies noted.

### 7. Fence and Walls

Materials: Chain Link Fences

Observations:

- [Repair - Fence is damaged and leaning in some areas. This does not affect the house but the client is advised to consider repair. Recommend evaluation by a qualified professional.](#)



## 8. Vegetation

Observations:

- Lawn
- Shrubs and trees
- Mature Trees noted
- Inspection limitation - Due to snow cover, the comments reflect only the visible portion of the property.

## 9. Basement Stairwells

Observations:

- No material deficiencies noted.

## 10. Basement Stairwell Drain

Observations:

- No material deficiencies noted.
- Maintenance tip - Ensure that the drain is clear of debris at all times, to ensure proper drainage of stairwell area.



**CORRECTIVE MEASURE  
TAKEN:**

Drain has been cleared of  
debris to ensure proper  
drainage.

## 11. Outbuilding

Observations:

- Information - The outbuilding was inspected for general conditions only.



## Exterior

Note that any siding, especially composition or hardboard siding must be closely monitored. Even modern composition siding and especially trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

### 1. Door Bell

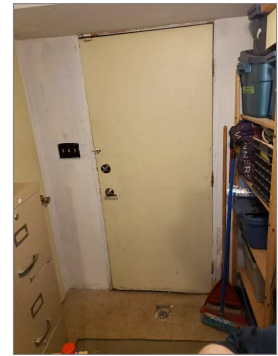
Observations:

- Operated normally when tested.

### 2. Exterior Doors

Observations:

- Wood door with glass
- Maintenance - Painting needed on door and around door jamb area to ensure weathertight seal. Recommend painting as necessary.
- Improve - The basement walk out door is noted with moisture damage and upgrading to a newer entry door is recommended. Recommend evaluation by a qualified professional.



### 3. Soffits and Fascia

Materials: Aluminum **Soffits** and **Fascia**

Observations:

- Repair - Open spaces noted at the joint between the **soffit** and the brick siding, this is a potential pest infiltration point. Recommend evaluation by a qualified professional.



### 4. Exterior Outlets

Type: 110 VAC **GFCI**

Observations:

- Improve - Non-**GFCI** outlet noted. Recommend replacement with A **GFCI** type as per current electrical standards.



**CORRECTIVE/  
PREVENTATIVE MEASURE  
TAKEN:**

GFCI outlet installed.

## 5. Exterior Lighting

Type: Surface mount light fixtures

Observations:

- Maintenance - Deteriorated or missing caulking or sealant noted on siding. Suggest sealing/caulking around all electrical fixtures, penetrations in siding, and joints between different siding materials, as part of routine maintenance to ensure watertightness and prevent further deterioration. Recommend evaluation by a qualified professional.



**CORRECTIVE/  
PREVENTATIVE MEASURE  
TAKEN:**

Electrical fixtures  
sealed/caulked.

## 6. Siding

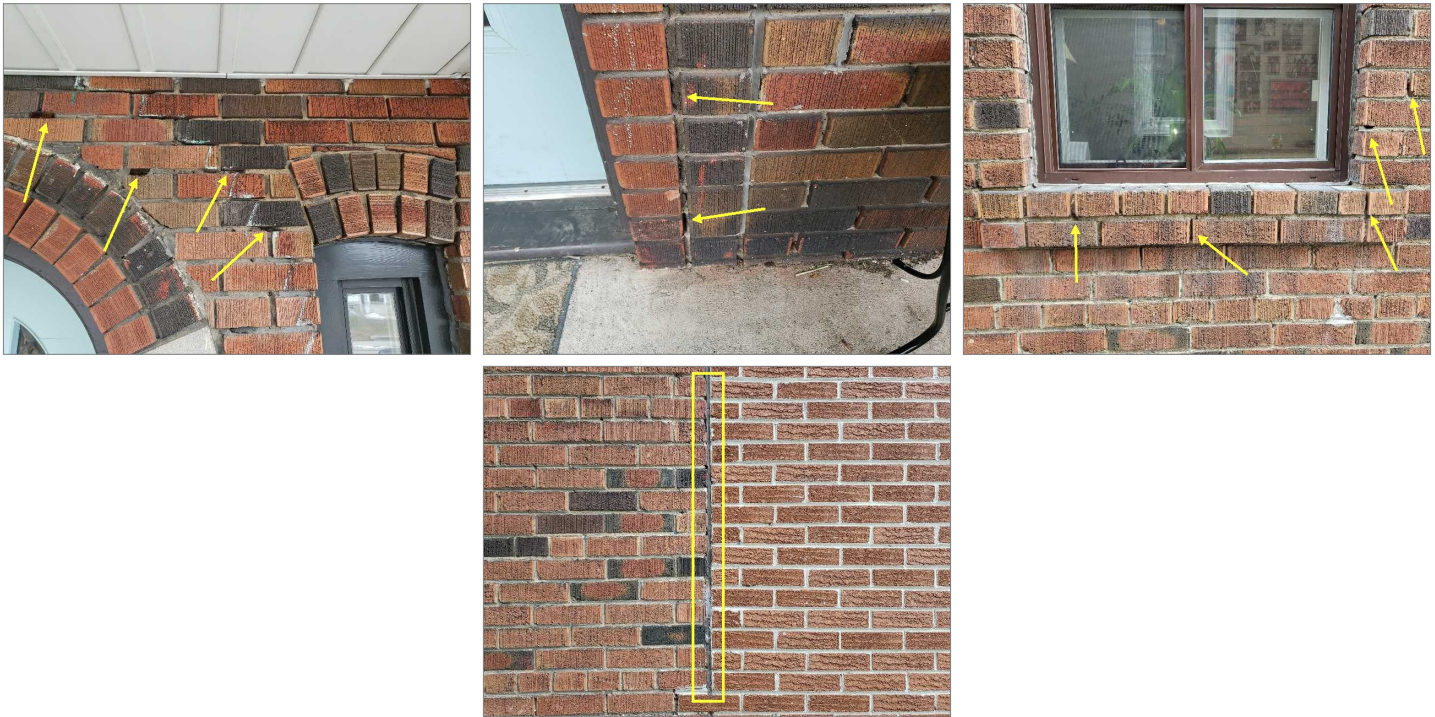
Type: Brick • Stucco • Asphalt shingles

Observations:

- Repair - Cracks noted on the brick veneer. It is recommended that the mortar joints that have cracked, are sealed to prevent any moisture penetration. Recommend evaluation by a qualified professional.
- Repair - Deteriorated mortar noted, recommend re-pointing of some mortar areas, to prevent moisture penetration. Recommend evaluation by a qualified professional.
- Maintenance - Deteriorated caulking or sealant noted on siding. Suggest sealing/caulking around all electrical fixtures, penetrations in siding, and joints between different siding materials, as part of routine maintenance to ensure watertightness and prevent further deterioration. Recommend evaluation by a qualified professional.
- Repair - Plywood area noted on the side dormer of the upper level. This area should be finished with proper siding material to prevent water infiltration. Recommend evaluation by a qualified professional.



**CORRECTIVE/ PREVENTATIVE MEASURE TAKEN:**  
South facing dormer shingled.



## 7. Basement Windows

Observations:

- No material deficiencies observed.

## 8. Windows

Observations:

- Vinyl Windows
- Aluminum type windows

• Maintenance - Caulking around windows is noted as deteriorated or missing. This is a potential water infiltration point. Recommend evaluation by a qualified professional.

**CORRECTIVE/ PREVENTATIVE MEASURE TAKEN:  
Caulking applied to seal around windows.**



## 9. Exterior Hose Bibs

Type: Rotary

Observations:

- Maintenance tip - Exterior shut off valves need to be shut off before freezing temperatures begin.
- Inspection limitation - The valve is shut off for the season and as such it was not operated.



Side hose bib



Interior shut off valve in ceiling



Rear hose bib



Interior shut off valve above laundry sink

## 10. Meter and Main Gas Valve

Location: Exterior surface mount at front of home

Observations:

- No material deficiencies noted.

## 11. Vent Covers

Observations:

- **Repair - Damaged vent covers noted.** This is a potential pest infiltration point and will reduce the energy efficiency of the home through air leakage. Recommend evaluation by a qualified professional.
- **Maintenance - Recommend caulking around the vent covers to prevent water penetration.**





## Roof

Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Only Visible / Accessible areas of chimneys, flues and caps can be inspected and reported on. The approximate design life stated in this report is only a estimation of remaining shingle life and can be affected by many factors such as weather conditions, etc. No warranty on the shingle design life can be provided. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations.

### 1. Method Of Inspection

Ladder at eaves • With telescopic camera

Inspection limitations - The roof was not inspected from the surface due to unsafe conditions that prevented access.

### 2. Roof Type

Type: Hip • Architectural Shingles (single tab)

Estimated age • Under 10 years

### 3. Roof Condition

Observations:

- No material deficiencies were found.



### 4. Flashing

Observations:

- No material deficiencies were found.
- Inspection limitation - Due to snow cover inspection is limited for the flashing components of the roof.

### 5. Eavestroughs

Materials: Aluminum eavestroughs noted

Observations:

- No material deficiencies noted.
- Maintenance tip - It is recommended that gutters are cleaned on a yearly basis to ensure proper flow of rain water.

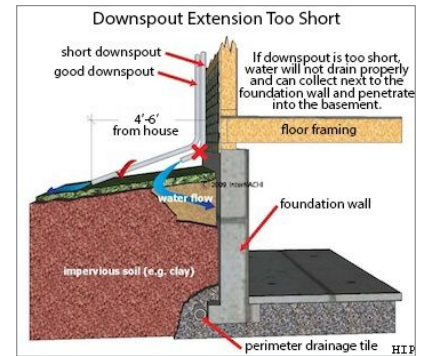
## 6. Downspouts and Extensions

Materials: Aluminum downspouts and extensions

Observations:

- Improve - Downspout leaders should be extended at least 6 feet beyond the foundation perimeter to move water away from foundation. This will dramatically reduce the amount of water that is present to be absorbed into the foundation walls.

**CORRECTIVE/ PREVENTATIVE MEASURE TAKEN:  
Downspouts extended**



## 7. Plumbing Vents

Observations:

- No material deficiencies noted.
- **ABS** type vents

## 8. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.

## Foundation and Structure

### 1. Structure Type

Observations:

- Wood Frame Structure
- No material deficiencies noted.

### 2. Foundation

Observations:

- Block Foundation
- Repair - **Parging** deterioration noted, this will increase the possibility of moisture intrusion into the foundation and structure. Recommend evaluation by a qualified professional.
- Further evaluation recommended - Cracking noted on the exterior of the structure at the base of the windows. It is recommended that the cracks are evaluated and sealed to prevent moisture penetration. Recommend evaluation by a qualified professional.



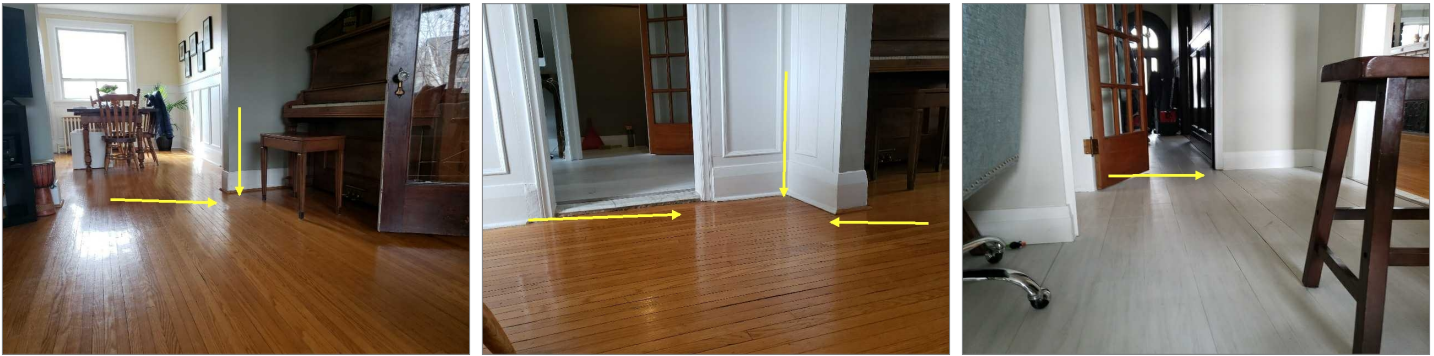
### 3. Structural Movement

No ongoing settling has been noted.

Observations:

- Further evaluation required - The floors in the home are noted as not level. Sloping floors are noted on all levels of the home. While this is typical in older homes, it should be reviewed to ensure that structural movement is not ongoing, and remedial actions are taken if the movement continues. Recommend evaluation by a qualified professional.





#### 4. Beams

Observations:

- Inspection limitation - Finished basement limits the inspection of the structural components.
- Inspection limitation - The comments reflect only the visible parts of the structural components

#### 5. Sub Flooring

Observations:

- Wood boards
- No material deficiencies noted.
- Inspection limitation - Finished basement limits the full inspection of the structural components.
- Inspection limitation - The comments reflect only the visible parts of the components.

#### 6. Floor/Slab

Observations:

- Concrete slab
- Gravel
- No material deficiencies noted.
- Inspection limitation - The comments reflect only the visible parts of the structural components
- Inspection limitation - Finished basement limits the full inspection of the structural components

#### 7. Joists

Observations:

- Solid wood Joists
- No material deficiencies noted.
- Inspection limitation - Finished basement limits the full inspection of the structural components
- Inspection limitation - The comments reflect only the visible parts of the components.

#### 8. Piers and Posts

Observations:

- Steel posts
- Wood posts
- No material deficiencies noted.
- Inspection limitation - The comments reflect only the visible parts of the components.
- Inspection limitation - Finished basement limits the inspection of the structural components

## Attic

Attic access is sometimes very limited due to hatches being located directly above shelves or other storage. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed with permission by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry.

If in the inspector's opinion, he/she may compromise the ceiling below, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. Only readily accessible / visible areas of attic structure, sheathing, insulation can be inspected & reported on.

We recommend that all attic hatches have sufficient insulation installed over them, and that the hatch be either sealed shut with latex caulking, or sealed with an appropriate weather stripping. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics can have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client.

### 1. Access

Observations:

- Inspection limitation - There is no attic hatch to access the attic.

### 2. Insulation

Observations:

- Improve - Areas of low insulation or possible air infiltration noted on the upper floor as slightly colder zones are noted at the top ceiling space on the upper floor. Recommend evaluation by a qualified professional.



## Electrical

Due to limitations of time and scope, branch circuit load analysis and breaker-outlet tracing is not part of a home inspection. Recommend testing smoke and/or carbon monoxide detectors on a monthly basis to ensure operation of units. Important to replace smoke detectors by the expiry dates (average smoke detector life span is about 10yrs). Smoke and/or Carbon monoxide Detectors linked to security systems will not be tested to avoid triggering accidental alarms.

Only actual GFCI outlets are tested and tripped. Some bathrooms may have what appear to be non-GFCI outlets but are actually protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 5' of wet areas are thus protected.

If your home does not have a carbon monoxide detector, we recommend making that investment. (new homes are required by code to have them tied into the homes electrical system)

Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat, breakers not trip when overloaded, and in some cases have caused house fires.

### 1. Service Panel

Location and Manufacturer: LOCATION: • Basement • MANUFACTURER: • Cutler Hammer

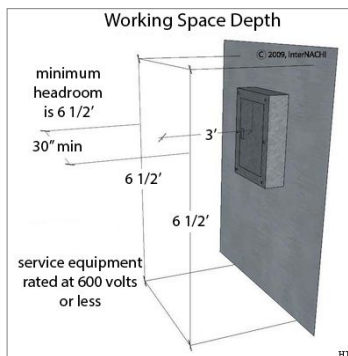
Observations:

• Further information required - Missing or incomplete breaker labelling noted on panel exterior. This is extremely important information for turning breakers off in an emergency situation or ensuring that breakers are turned off for any service being completed. Recommend evaluation testing and complete labelling of the breakers by a qualified professional.

• Repair/Safety - Insufficient clearance noted around panel area. Minimum unobstructed area must be maintained as a minimum of 1 meter in front of the panelboard, 2 meters in height and at least the width of the panelboard or 1 meter, whichever is greater. Recommend removal or rearrangement of the obstructions for safe access to the panel area.



Panel cover not removed due to lack of access



Panel clearance recommendations



Panel blocked by wardrobe



Incomplete labelling noted

### 2. Panel Service

Inspection limitation - Not determined. Panel cover could not be removed for safety reasons.

### 3. Service AMPS

SERVICE APPEARS TO BE: • 100 AMPS • MAXIMUM PANEL CAPACITY IS: • 125 AMPS • MAIN BREAKER RATED AT: • 100 AMPS

#### 4. Aluminum Wiring

Observations:

- Aluminum wiring is not present

#### 5. GFCI and AFCI

Observations:

- **AFCI** present for bedrooms.
- **Maintenance tip - AFCI and GFCI breakers should be tested monthly to ensure that they are operating normally and protecting the circuits as intended.**

#### 6. Wiring and Breakers

Type: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- **Information - Remnants of knob and tube wiring noted in the basement area. This wiring tested as not live at the time of inspection. It is not known whether all the knob and tube wiring has been removed from service. Recommend evaluation by a qualified professional.**



#### 7. Grounding

Observations:

- Plumbing ground visible only
- Noted a ground wire connected to the metal plumbing pipes.



#### 8. Bonding

Observations:

- **Inspection limitation - Bonding wire is not visible.**

## Heating

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

Certain areas of the air conditioner are not visible without invasive dismantling of components, which is not allowed by government regulation; if this is a concern, a qualified HVAC specialist should be contacted.

Electronic components of the systems, especially computer mother-boards, can fail at any time and without warning; regular maintenance of the air conditioner and cleaning of the heating ducts is highly recommended.

The inspector will usually test air conditioner using the thermostat or other controls. Air conditioners will not be run in temperatures below 15 degrees C since running it in colder temperatures can damage the unit. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Thermostats

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



### 2. Condition

Materials: Hot Water Boiler

Observations:

- Information - The unit was operated and tested and appears to be functional at the time of inspection.



### 3. Manufacturer

Brand: Weil-McLain

### 4. Age of Unit

Year Of Manufacture: 2006



## 5. Capacity

Capacity as per Label: 140,000 BTU

## 6. Enclosure

Observations:

- Maintenance tip - Regular maintenance of the HVAC equipment will prolong their life. Recommend yearly inspection and maintenance by a qualified professional.
- Maintenance - The boiler enclosure is noted as needing maintenance and cleaning. Recommend a qualified professional perform a system Clean-and-Check. HVAC systems require yearly maintenance.



**CORRECTIVE/ PREVENTATIVE MEASURE TAKEN: Maintenance/clean and check has been conducted.**

## 7. Distribution

Materials: Radiators

Observations:

- No material deficiencies noted.

## 8. Venting

Materials: Metal Pipe

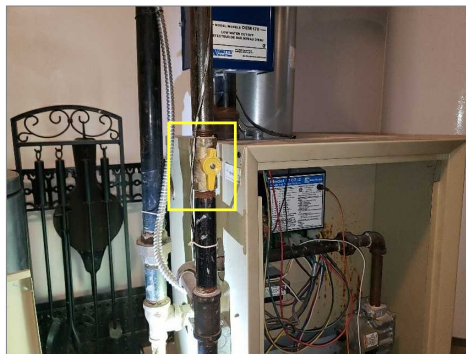
Observations:

- No material deficiencies noted.

## 9. Gas Valves

Observations:

- Gas shut off valves were present.



## 10. Safety Devices

Observations:

- Emergency shut off switch is present.
- No material deficiencies noted.



## 11. Draft Control

Type: Natural Draft control present

Observations:

- No material deficiencies noted.

## 12. Heat Exchanger

Materials: 8 Burners

Observations:

- Inspection limitation - Heat Exchangers inspection is beyond the scope of a home inspection and can only be inspected by a licensed HVAC technician.

## Fireplace

This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys. Unless the inspector is WETT Certified, the inspection will not certify that the unit is safe to use. Use of an uncertified unit and without proper cleaning is at the risk of the home owner

### 1. Fireplace Image



### 2. Fireplace Location

Family Room

### 3. Fireplace Type

Materials: Brick Masonry • Electric fireplace insert

### 4. Fireplace Insert Conditions

Type: With blower fan

Observations:

- Inspection details - Electric fireplaces are ornamental and are not considered to be permanent fixtures of the house. The electric fireplace was turned on using the switch on the fireplace and it was operational.

## Plumbing

This inspection does not analyze water quality or quantity. If this is a concern the client should seek a qualified well testing company and/or consult with their realtor. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after inspection.

Because of minerals and other contaminants found in the water, the replacement of the sacrificial anode every 3-5 years to help maintain and possibly extend design life of hot water tank.

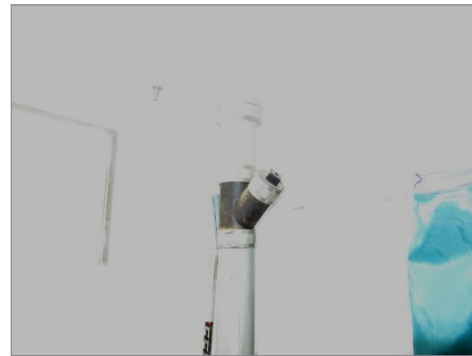
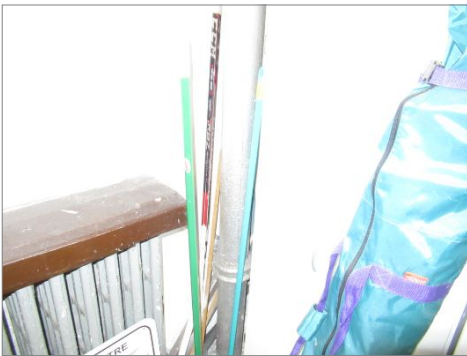
Note that in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

### 1. Drain Pipes

Material: Cast Iron

Observations:

- Monitor - There are cast iron drain pipes in the basement. These pipes may have surpassed their expected lifespan and should be monitored for signs of leaking and replacement need. Recommend evaluation by a qualified professional.



### 2. Gas Services Lines

Material: Steel

Observations:

- No material deficiencies noted.

### 3. Main Water Shutoff

Location: Basement

Observations:

- No material deficiencies noted.



### 4. Clean out

Accessibility: Service cap is accessible.

Observations:

- No material deficiencies noted.



## 5. Service Line

Material: Copper

Observations:

- No material deficiencies noted.
- Water pressure appears adequate when running multiple fixtures simultaneously.

## 6. Vent Pipes

Material: **ABS** • Cast Iron

Observations:

- No material deficiencies noted.

## 7. Water Lines

Material: Copper

Observations:

- No material deficiencies noted.

## Water Heater

### 1. Water Heater Unit

Materials: The unit appears to be a rental. • CAPACITY • 50 Gallons

### 2. Manufacturer

Brand: GSW

### 3. Age of Unit

Year Of manufacture: 2013

### 4. Type and Location

Water Heater FUEL TYPE: • Electric • LOCATION: • The heater is located in the basement

Observations:

- Information - The unit was operated and tested and appears to be functional at the time of inspection.
- Maintenance tip - Water Heaters have a life expectancy of approximately ten years. Regular servicing and inspection of the water heater by a qualified technician will prolong its life.

### 5. Plumbing

Material: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

### 6. TPRV

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

## Basement

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.

### 1. Room Photo



### 2. Walls

Type: Drywall • Concrete block

Observations:

- No material deficiencies noted.

### 3. Ceiling

Materials: Smooth ceiling

Observations:

- No material deficiencies noted.

### 4. Basement Floor

Materials: Concrete floors • Carpet • Vinyl floor covering

Observations:

- No material deficiencies noted.

### 5. Windows

Materials: Aluminum frame window • Single glaze window

Observations:

- **Improve - Single glazed windows noted. Recommend upgrading to thermal insulated windows for additional security and energy efficiency.**



## 6. Doors

Materials: Hollow wood door • Wood door with glass

## 7. Staircase

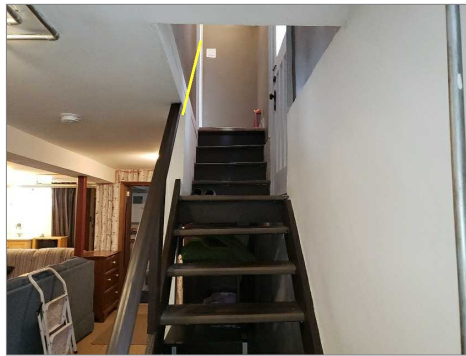
Observations:

- No Material Deficiencies noted

## 8. Railing

Observations:

- **Repair - Partial handrail observed, recommend installing handrail as necessary for safety. Recommend evaluation by a qualified professional.**



## 9. Insulation and Vapour Barrier

Observations:

- Inspection limitation - Full view of foundation insulation was not available due to lack of access.
- Inspection limitation - Insulation and vapour barrier is not visible due to the finished basement

## 10. Electrical

Observations:

- 110 VAC outlets and lighting circuits
- No material deficiencies noted.

## 11. HVAC

HVAC Source: Radiators

Observations:

- No material deficiencies noted.
- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 12. Drains

Observations:

- Surface drains noted which appear to be in serviceable condition.



### 13. Moisture Penetration

Observations:

- Monitor - Evidence of past leaking or moisture penetration noted on the walls and floors in the basement area. No evidence of current leaking noted at the time of inspection. Recommend monitoring and evaluation by a qualified professional as necessary.
- Monitor - Minor moisture and efflorescence is present in the cold room. Recommend monitoring and repairs as necessary.



## Laundry Room/Area

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection.

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection.

### 1. Room Photo



### 2. Locations

Location: Basement

### 3. Windows

Type: Aluminum framed window • Single glazed window

Observations:

- Improve - Single glazed windows noted. Recommend upgrading to thermal insulated windows for additional security and energy efficiency.



### 4. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

### 5. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Carpet • Vinyl flooring

Observations:

- No material deficiencies noted.

## 7. HVAC

HVAC Source: Radiators

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 8. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

## 9. Plumbing

Observations:

- No material deficiencies noted.

## 10. Counters

Observations:

- Wood countertop
- No material deficiencies noted.

## 11. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 12. Laundry Appliances

Inspection limitation - The washer was full of personal property at the time of the inspection, so it was not inspected.



## 13. Dryer Vent

Observations:

- No material deficiencies noted.

## 14. Ventilation

Observations:

- Window ventilation present

## 15. Laundry tub

Observations:

- Plastic sink
- No material deficiencies noted.

## 16. Drains

Observations:

- Inspection limitation - Drain not found.

## Kitchen

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration/damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. Inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

### 1. Room Photo



### 2. Doors

Observations:

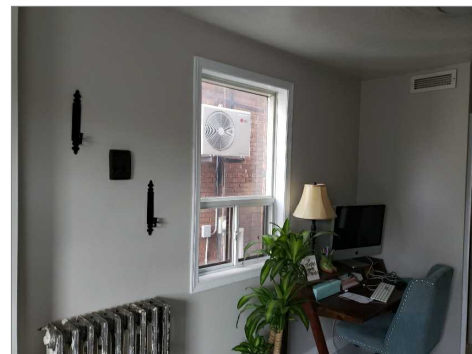
- Wood frame door with glass
- No material deficiencies noted.

### 3. Windows

Type: Aluminum framed window • Single glazed window

Observations:

- **Improve - Single glazed windows noted. Recommend upgrading to thermal insulated windows for additional security and energy efficiency.**



### 4. Walls

Materials: Drywall • Plaster

Observations:

- No material deficiencies noted.

### 5. Ceilings

Materials: Drywall ceilings • Plaster ceilings

Observations:

- No material deficiencies noted.

## 6. Floors

Materials: Vinyl flooring

Observations:

- No material deficiencies noted.

## 7. HVAC

HVAC Source: Radiators

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 8. Plumbing

Observations:

- No material deficiencies noted.

## 9. Electrical

Observations:

- Improve - No GFCI protection present. At the time that the house was built, GFCI outlets were not a requirement. It is recommended that GFCI protected receptacles are installed, as per current electrical standards. Recommend improvement by a qualified professional.



**CORRECTIVE/  
PREVENTATIVE MEASURE  
TAKEN:**

GFCI outlets installed.

## 10. Counters

Observations:

- Composite and laminate countertop
- Repair - The counter tops are noted as cracked or damaged, and will not stop water or moisture from entering countertop or cabinets. Recommend evaluation by a qualified professional.



## 11. Sinks

Observations:

- Stainless steel sink
- No material deficiencies noted.

## 12. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 13. Dishwasher

Observations:

- Inspection limitation - Appliance inspection is beyond the scope of a Home Inspection. The dishwasher is put on a short cycle to test for power and water leaks. The appliance appeared to be in working order at the time of inspection.

### 14. Refrigerator

Observations:

- Inspection limitation - Appliance inspection is beyond the scope of a Home Inspection. A basic temperature reading is taken for the refrigerator. The appliance appeared to be in working order at the time of inspection.

### 15. Cooking Appliances

Observations:

- Electric range
- Electric cook top
- Inspection limitation - Appliance inspection is beyond the scope of a home inspection.

### 16. Exhaust Hood

Observations:

- No material deficiencies noted.

## Living Space

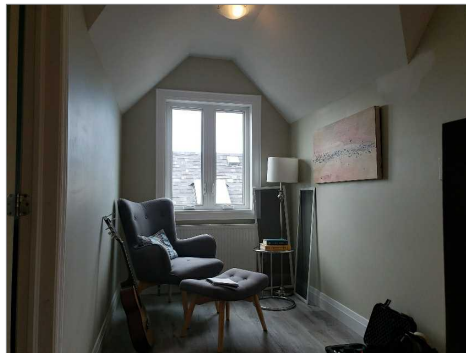
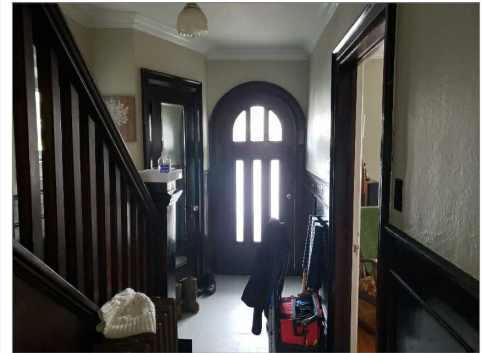
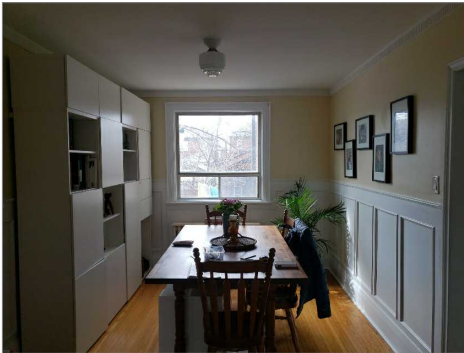
This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

The interiors section covers areas of the house that are not considered part of the bathrooms, bedrooms, kitchens. Interior areas consist of hallways, foyers, and other open and common areas.

Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc.

Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

### 1. Room Photo



### 2. Closets

Observations:

- No material deficiencies noted.

### 3. Doors

Observations:

- Solid wood door noted
- Wood frame door with glass
- No material deficiencies noted.

### 4. Windows

Type: Vinyl framed window • Aluminum framed window • Single glazed window

Observations:

- **Improve - Single glazed windows noted. Recommend upgrading to thermal insulated windows for additional security and energy efficiency. Recommend evaluation by a qualified professional.**



## 5. Ceilings

Materials: Drywall ceilings • Plaster ceilings

Observations:

- No material deficiencies noted.

## 6. Walls

Materials: Drywall • Plaster

Observations:

- **Monitor** - Drywall patch noted on the upper floor that was wet at the time of inspection. Recommend monitoring and repairs as necessary.



Wall was being repaired at time of inspection.

## 7. Floors

Materials: Hardwood flooring • Ceramic tile • Vinyl flooring

Observations:

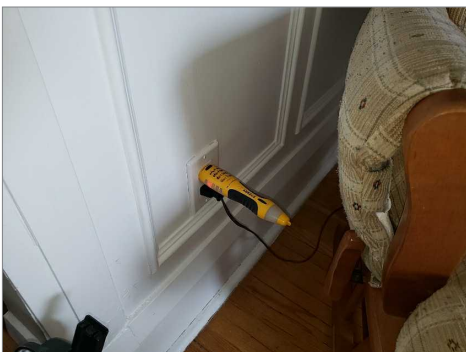
- No material deficiencies noted.

## 8. Electrical

Observations:

- 110 VAC outlets and lighting circuits.

- **Repair** - Two outlets noted on the main floor with open or missing ground. Recommend evaluation by a qualified professional.



**CORRECTIVE MEASURE TAKEN:**

GFCI outlet installed and cover plate labelled.





## 9. HVAC

HVAC Source: Radiators

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 10. Staircase

Observations:

- No material deficiencies noted.

## 11. Railings conditions

Observations:

- No material deficiencies noted.

## Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers, to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at ANY time (especially if the home is vacant for a period of time). No warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration and/or damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. The inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

### 1. Room Photo



### 2. Doors

Observations:

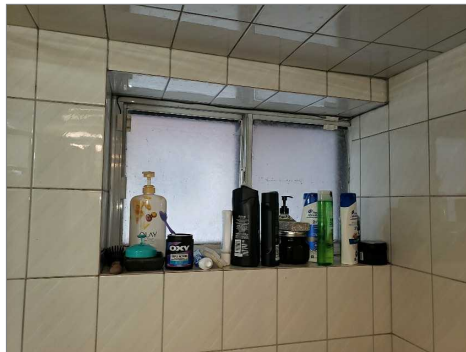
- Hollow wood doors noted
- No material deficiencies noted.

### 3. Windows

Type: Aluminum framed window • Single glazed window

Observations:

- **Improve - Single glazed windows noted. Recommend upgrading to thermal insulated windows for additional security and energy efficiency.**



### 4. Ceilings

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

### 5. Walls

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

## 6. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

## 7. HVAC

HVAC Source: None



## 8. Plumbing

Observations:

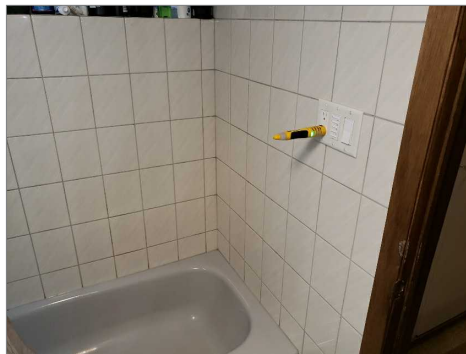
- No material deficiencies noted.

## 9. Electrical

Observations:

- 110 VAC outlets and lighting circuits.

• Improve - No GFCI protection present. At the time that the house was built, GFCI outlets were not a requirement. It is recommended that GFCI protected receptacles are installed, as per current electrical standards. Recommend evaluation by a qualified professional.



**CORRECTIVE  
MEASURE  
TAKEN:**

GFCI outlet  
installed.

## 10. Cabinets and counters

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 11. Sink condition

Materials: Porcelain

Observations:

- No material deficiencies noted.

## 12. Ventilation

Observations:

- Window ventilation present
- The exhaust fan was operated and no material deficiencies noted.

### 13. Toilets

Observations:

- Observed as functional and in good visual condition.

### 14. Bath Tub

Observations:

- Repair - The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. Recommend evaluation by a qualified professional.
- Repair - The faucet diverter is stuck or hard to operate. This is due to built up of calcium over time. Recommend evaluation by a qualified professional.



Diverter stuck



Hot and cold reversed

## Bathroom 2

### 1. Room Photo



### 2. Doors

Observations:

- Solid wood door noted
- No material deficiencies noted.

### 3. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

### 4. Ceilings

Materials: Drywall ceilings • Plaster ceilings

Observations:

- No material deficiencies noted.

### 5. Walls

Materials: Drywall • Plaster

Observations:

- No material deficiencies noted.

### 6. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

### 7. HVAC

HVAC Source: Under floor heating

Observations:

- In floor heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 8. Plumbing

Observations:

- No material deficiencies noted.

### 9. Electrical

Observations:

- 110 VAC **GFCI** protected outlets, and lighting circuits.
- No material deficiencies noted.

### 10. Cabinets and counters

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 11. Sink condition

Materials: Porcelain

Observations:

- No material deficiencies noted.

### 12. Ventilation

Observations:

- Window ventilation present
- The exhaust fan was operated and no material deficiencies noted.

### 13. Toilets

Observations:

- Observed as functional and in good visual condition.

### 14. Bath Tub

Observations:

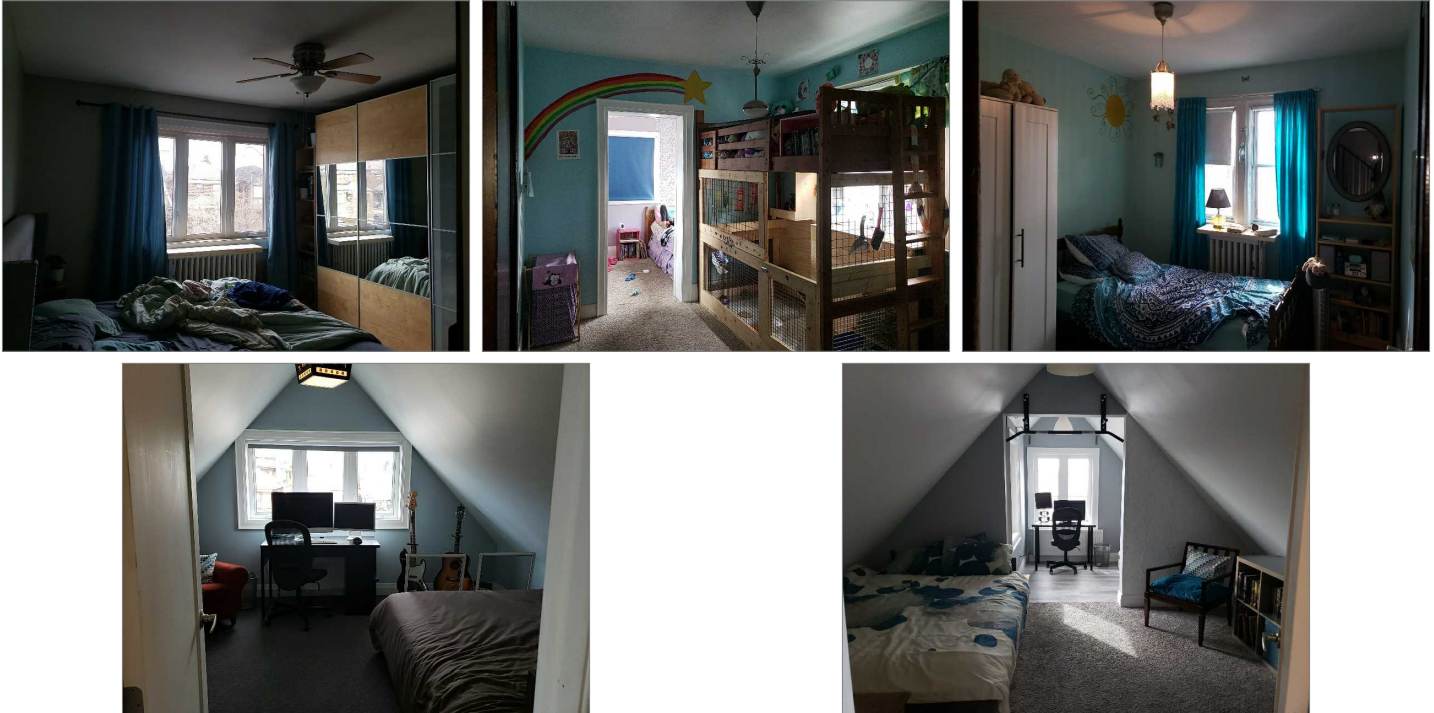
- **Repair - The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. Recommend evaluation by a qualified professional.**



## Bedrooms

Stored items and/or clutter can prevent a thorough inspection of some of the walls and closets. Typical wear & tear such as nicks, dents, scratches, touch-ups, etc. may not be indicated in this report. Inspection does not cover damage/deficiencies concealed by area rugs, furniture, fixtures, wall paneling, clutter/storage.

### 1. Room Photo



### 2. Doors

Observations:

- Solid wood door noted
- No material deficiencies noted.

### 3. Windows

Type: Vinyl framed window • Aluminum framed window • Single glazed window

Observations:

- Improve - Single glazed windows noted. Recommend upgrading to thermal insulated windows for additional security and energy efficiency.



### 4. Ceilings

Materials: Drywall ceilings • Plaster ceilings

Observations:

- No material deficiencies noted.

## 5. Walls

Materials: Drywall • Plaster

Observations:

- No material deficiencies noted.

## 6. Floors

Materials: Carpet • Hardwood flooring • Vinyl flooring

Observations:

- No material deficiencies noted.

## 7. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

## 8. HVAC

HVAC Source: Radiators

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 9. Closets

Observations:

- No material deficiencies noted.



## Conclusion

### REPORT CONCLUSION and WALK-THROUGH

#### CONCLUSION:

I am proud of the service I provide, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also because my inspection is essentially visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard the inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call me if you have any questions. I am always attempting to improve the quality of my service and my report.

#### PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases A Buyer's Choice Home Inspections Guelph of all responsibility. Client assumes responsibility for all known defects after settlement.

#### APPLIANCES:

Appliances were tested as a courtesy and were in working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at time of possession. It is recommended that the appliances be re-tested prior to possession.

Sincerely,

#### Jeff Gleva

Certified Master Inspector

WETT Certified Inspector

A Buyer's Choice Home Inspections - Guelph

226.821.4195

Jeff.Gleva@abuyerchoice.com

www.abuyerschoice.com/guelph

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
AL	Aluminum (wiring)
Fascia	a wooden board (or other flat piece of material) that covering the ends of rafters.
GFCI	Ground Fault Circuit Interrupter - A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Gutters	Otherwise known as eavestroughs
HVAC	Abbreviation for Heating, Ventilation, Air Conditioning
Parging	A thin coat of a cementitious or polymeric mortar applied to concrete (or masonry) for refinement of the surface. The typical parge coat is 1/4"-1/2" in thickness
Soffit	the underside of an architectural structure such as an arch, a balcony, or overhanging eaves