20/20 HOME INSPECTIONS

40 Stockell Crescent

Ajax, Ontario L1T 0M4

Telephone: 416-518-9680

HOME INSPECTION REPORT

Property Address:

230 Maria St

Date of inspection:

February 24th 2022

Prepared By:

Pradeep Samaroo, RHI

20/20HOMEINSPECTIONS
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PRE-LIST SUMMARY

Address: 230 Maria St Municipality: Toronto Inspection Date: February 24th 2022

General Information: House is in need of complete refurbishing Inspector: Pradeep Samaroo, RHI

Age of House 90 -100 years. Construction Type: 2 storey row house solid masonry/double brick

This house is in well below average 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 $$$+++ (minimum) to address the functional concerns listed in the the report over the next 0-1 years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: flat roof membrane Secondary roofing system: asphalt shingles

Exterior wall systems: solid masonry Secondary wall siding:

Windows(general): Aluminum sliding

Electrical Systems

Main service size 100 amp circuit breakers Predominant branch wiring: knob&tube + romex/copper

Heating System

Fuel type: natural gas Age of central heating appliance: approx 40 years System type: hot water boiler-conventional

Cooling System

System type: Age of cooling equipment: years Approx. tons:

Plumbing System

Main supply: original incoming line Predominant water lines copper

Interior (general): mostly original condition

HOMEOWNER INSURANCE CONCERNS

☐ None Identified Knob and tube electrical wiring

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

Replace all flat roof coverings	Time frame	0-3	years	Budget $	10,000
To remediate knob and tube electrical wiring only	Time frame	0-1	years	Budget $	3000
Substantial replacement of windows is required	Time frame	0-1	years	Budget $	5000
Boiler is approaching end of expected lifespan-budget for replacement	Time frame		years	Budget $	4,500
Replacement/upgrade of main water service is recommended.	Time frame		years	Budget $	3,000
Deck/porch replacement	Time frame		years	Budget $	10,000
☑ A total refurbishing and updating of the interior of the house	Time frame		years	Budget $	
☑ is required	Time frame	0-1	years	Budget $	???
☐	Time frame		years	Budget $	

OTHER RECOMMENDATIONS

☐

ADDITIONAL INFORMATION REQUIRED

☐

SUMMARY

This report should not be considered as a complete home and property inspection. The 20/20 Home Inspections 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. 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.

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PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected 230 Maria St Municipality Toronto

Inspection Date February 24th 2022 Time 1:30 pm Inspector Pradeep Samaroo, RHI

SUMMARY (GENERAL COMMENTS)

In comparison to other homes of similar vintage in the vicinity the functional condition of this building/dwelling is; well below average.

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.

	MINOR REPAIRS	MAJOR REPAIRS		MINOR REPAIRS	MAJOR REPAIRS
Roofing	☐	☑	Structure	☐	☑
Exteriors	☐	☑	Electrical	☐	☑
Interiors	☐	☑	Heat/Cool	☑	☐
Maintenance	☐	☐	Plumbing	☐	☑
	☐	☐		☐	☐

Comments:

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

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

Name of Client Penny Barbara (Bus.) (Res.)

Current Address Other

E-mail:

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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** -10C to 0C

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 ☑ Buildingvacant/ 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.

☐ Exterior/common elements are the responsibilty 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: $3500-$4500

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:

☐ $2000-$5000 ☐ $5000-$10000 ☐ $10000-$15000 ☐ $15000-$20000 ☑ $$$$+++

AREAS REQUIRING CONSIDERATION

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

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

YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION:

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

This house is in its original condition and has not been maintained, as such it is in need of complete refurbishing and updating

☐ Further clarification regarding:

is required of the:

is required of the:

☑ Further inspection/evaluation is required regarding:

A mold/IAQ inspection of the building interior is recommended as mold is visible, there is evidence of vermin infestation and some of the building materials may contain asbestos

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

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1/2-Yr. Priority Key

Major Repair
Minor Repair
N/A
Monitor
Functional

ROOF STRUCTURES COVERINGS & RELATED SYSTEMS

METHOD OF ROOF INSPECTION

☑ Fully 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.

☑ Flat roof membrane covers the principal flat roof surfaces of the building.

☐ is the principal roof covering of the building.

☑ shingles covers the roof surface at the front porch

☐

☑ ☐ ☐ ☐ ☑ **ROOF COVERINGS CONDITION (where visible)**

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

Upper = 0-2 years ☐ ?

Lower = 0-5 years ☐ ?

General condition of flat roof coverings: ☐ Good ☐ Fair ☑ Poor ☐ ?

☐ Current repair is required at:

☑ Roof covering replacement is required at: Shingles over front porch

☐ 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 ☐ Downpipes/ drains require repair/ extending/ painting at:

☐ Extend downpipe from upper level roof directly into lower gutter/ eavestrough. ☐ Repair loose gutters; nails.

☐ Extend/ relocate downpipe(s) at corner/ side 4'-6' away from building ☐ Add drainage pads

☐ Replacement/ Installation of gutters/ downpipes recommended at:

☐ Gutters & downpipes are approaching end of functional life. ☐ Caulking at leaky joints required.

☐

☑ ☐ ☐ ☐ ☐ **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: front

☐ 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

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Roofing Image

Structural support for porch roof has rotted. Deck above porch is unsound because of this.

Upper roof-Marginal condition- Membrane is lifting.

Lower roof- membrane is severly cracked

1/2-Yr. Priority Key

EXTERIOR (GENERAL CONDITIONS)

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

Approximate age of building is 100 years. Building has been substantially renovated ____ years ago. ☐ N/A

TYPE OF STRUCTURE

- ☐ Detached
- ☐ Semi-detached
- ☑ Row house/fully attached
- ☐ Condominium/townhouse
- ☐ ____

CONSTRUCTION TYPE

- ☐ Wood frame
- ☐ Brick veneer
- ☑ Solid masonry
- ☐ Wood frame-upper level
- ☐ Brick front only

OCCUPANCY TYPE

- ☐ Single family dwelling
- ☐ Basement apt. added
- ☐ Multi-purpose occupancy
- ☐ ____

- ☑ Duplex
- ☐ Triplex
- ☐ Fourplex
- ☐ Multiplex
- ☐ ____

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: Basement exterior doors

☐ Install storm/ screen door at: ☐ Repair/ replace hardware at:

☐ Upgrade/ caulking/ painting ☐ Upgrade weather stripping ☐ Upgrade locks at:

☑ ☐ ☐ ☐ ☑ **Windows (General)**

Material Type: ☑ Aluminum ☑ Wood ☐ Vinyl trim ☐ ____ ☐ Wood/ aluminum storms

Predominant styles: ☐ Single/Double-hung ☐ Casement ☐ Sashless ☑ Horizontal sliding ☐ ____

Windows are in: ☐ Good condition ☐ Fair condition ☐ Upgrade caulking/ painting

☐ Storm/ screen systems are recommended to be upgraded at:

☐ Repair/ replace window frame/ sills at

☑ Window refurbishing/ replacement recommended: All windows

☑ ☑ ☐ ☐ ☑ **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: Walls and steps on basement entry from the outside

Window wells are in: ☐ Good condition ☐ Fair condition ☐ ____

☐ Window well repair/ install at:

☐ See Additional Comment Page

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EXTERIOR (GENERAL CONDITION) continued

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

GARAGE/OUTBUILDING/CARPORT

Attached Garage ☐ Good condition ☐ Fair condition ☐ Poor condition

☐ Gas proofing measures of common walls with house required; provide gas seal. Repair holes in walls/ cellings.

☐ Entry door into dwelling requires self-closing device /repair self-closure. ☐ Weather stripping/ caulking required to door/ frame.

☐ ☐ ☑ ☐ ☐ **Detached Garage** ☐ 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 of driveway/ walkway recommended.

☑ Repair work required/ recommended at:

PORCHES/DECKS/BALCONIES (egress to exterior)

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

Structural supports: ☐ Good condition ☐ Fair condition ☑ foundation walls supporting deck is cracked

Decking: ☐ Good condition ☐ Fair condition ☑ Slab is uneven and crumbling

Steps/stairs: ☐ Good condition ☐ Fair condition ☑ Concrete steps are cracked

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

☑ ☐ ☐ ☐ ☑ **Location:** Upper front **Type:** ☐ wood ☐ masonry ☐ concrete ☐ steel ☐ unable to access under deck

Structural supports: ☐ Good condition ☐ Fair condition ☐

Decking: ☐ Good condition ☐ Fair condition ☐

Steps/stairs: ☐ Good condition ☐ Fair condition ☐

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

☑ ☐ ☐ ☐ ☑ Handrail/guardrail recommended alongside steps at:

☑ Rear deck- Very spongy when walked- suspect framing members are undersized. steps are rotting

☑ ☐ ☐ ☐ ☐ **EXTERIOR PLUMBING CONDITIONS** ☑ Winterized/ could not test.

Garden hose connection location: ☐ Front ☐ Rear ☑ Side ☐ Garage ☐ None ☐

☐ Good condition ☑ Fair condition ☐ Repair/ replace at:

Main vent stack(s)

☐ Good condition ☐ Requires repair/ extending from roof

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

☐ ☐ ☑ ☐ ☐ **EXTERIOR ELECTRICAL CONDITIONS**

Exterior plug receptacle location: ☐ Front ☐ Rear ☐ Side ☐ Garage ☐

☐ Good condition ☐ Fair condition ☐ Requires weatherproof cover ☐ Receptacle not grounded

☐ Requires repair/ replacement at: ☑ None provided. Installation of GFCI receptacle recommened.

☐ 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

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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: both basement entrances
- ☐ 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.
- ☐ 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 exterier 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 ☐ ?

- ☑ **Please note that if dry basement living conditions are desired the basement foundation wall must be completely 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

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Exterior Image

Rotted steps of rear deck

Cracks between blocks on front porch

1/2-Yr. Priority Key

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

FOUNDATIONS BASEMENTS & STRUCTURES

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 recommened.

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

Beams: ☐ Wood ☑ Steel ☐ Paralam/ Engineered wood ☐ Not visible

Support system members are in: ☐ Good condition where visible ☑ Fair condition where visible

☑ Repairs to support load are required at: Steel beam is bowed, approx 2 inches

☑ ☐ ☐ ☐ ☑ **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.

☑ Concrete floor is uneven and severly cracked, raised wooden floor over soil at rear addition is rotting

☑ ☐ ☐ ☐ ☐ **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

☑ Replacement/ upgrade of all/ some basement windows are recommended. ☐

☐ Supply ventilation to: ☐ Weather strip cold storage room door.

☐ Insulation recommended at: ☑ Replace door to cold storage room.

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

NOTE: A mold/IAQ inspection is recommended in the event of active water leaks/dampness or high humidity levels.

☑ No visual evidence of active water penetration through foundation walls. ☐ ? **(limitations of visual inspection are in effect)**

☐ Dampness/ efflorescence noted on foundation walls. ☐ Dampness/ moisture observed at cold storage room.

☐ Active leaking/ seeping observed through foundation walls at:

☑ IAQ inspection is recommemded before commencing work in the basement

☐ Possible major damage to interior finishes as result of ongoing/ previous leaks and moisture. Further review recommended.

☐ Previous leaking/ seeping which measured dry observed through foundation walls at:

☑ All areas of foundation walls not thoroughly inspected due to finished wall coverings and storage of material/etc.

☑ See Additional Comment Page

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FOUNDATIONS BASEMENTS & STRUCTURES COMMENT PAGE

Basement wooden doors to the exterior rotted ot the bottoms.

Throughout the basement there are signs of vermin infestation and mold on some wall surfaces

Plaster on basement ceiling and walls of addition may contain asbestos.

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Structure Image

Bow in Steel beam

Rear basement staircase - in need of rebuilding

Rotted raised wooden floor in basement of addition

1/2-Yr. Priority Key

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

ELECTRICAL SYSTEM

LIMITATIONS:

☐ Ratio/ percentage of different wiring types are minimums (if provided). Further review by a licensed electrician is required.

We cannot detect existence of knob & tube wiring behind walls and within junction boxes/outlet boxes.

☐ Access to main panel is restricted. Could not visually access or open main panel.

☐ Auxiliary systems not inspected: back-up generators, solar & battery power, low-voltage lighting, pool and spa systems.

☑ ☐ ☐ ☐ ☐ **MAIN ELECTRICAL STATION**

Main disconnect rating: ☐ 60A ☑ 100A ☐ 125A ☐ 200A ☐ 400A ☐ _____ A

Main panel service rating: ☐ 60A ☑ 100A ☐ 125A ☐ 200A ☐ 400A ☐ _____ A

Main power disconnect type: ☑ Circuit breaker ☐ Knife switch/cartridge fuse

Supply voltage: ☐ 120V ☑ 120V/240V ☐ 347V/600V **Service entrance conductors:** ☑ Cu ☐ Al ☐ Not visible

Grounding conductor: ☑ Good condition ☐ Not Determined ☐ Requires repair/replacement

Location of main and distribution panels: ☑ Basement ☐ Garage ☐ Attic ☐ Shed ☐ _____

Location of auxiliary distribution panels: ☐ Basement ☐ Garage ☐ Attic ☐ Shed ☐ _____

Condition of main/auxiliary panels: ☐ Good condition ☐ Fair condition

☐ _____

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

Adequate 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 _____ % ☐ ?

There is some live Knob and Tube wiring. unable to determie the amount

☐ **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) are recommended to be installed at panel to protect bedrooms/convenience receptacles.

☑ ☐ ☐ ☐ ☐ **General**

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

☐ Additional lighting recommended at: _____

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

☐ Additional receptacles recommended at: _____

☑ ☐ ☐ ☐ ☑ **REPAIR/UPGRADING RECOMMENDATIONS**

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

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

Rework poor wiring connections at: ☐ Basement ☐ Garage ☐ Attic ☐ Panel ☐ _____

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

☑ numerous receptacles throughout the house are ungrounded

☐ 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

☑ There are many open junction boxes throughout the basement

☐ See Additional Comment Page

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Electrical Image

Live knob and tube wiring

Ungrounded receptacle. probably on knob and tube wiring

1/2-Yr. Priority Key

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

CENTRAL HEATING SYSTEM - BOILER/HOT WATER SYSTEM

LIMITATIONS:

☑ Determining winter comfort with specific areas/ zones is beyond the scope of a visual inspection.

☐ The heat exchanger is concealed within the boiler and cannot be reviewed.

☐ The outdoor temperature was too high to sufficiently review the heating system/radiators/comfort.

GENERAL COMMENTS

Energy source: ☐ Oil ☑ Gas ☐ Electric **B.T.U rating:** 100K

Boiler type: ☐ Cast iron ☑ Rolled steel/copper ☐ HWT/combination ☐ Tankless

☐

Approximate age of boiler = 40 years **Efficiency Rating:** ☑ conventional ☐ mid ☐ high

☑ ☐ ☐ ☐ ☐ **Probability of boiler replacement within the next** 5 years ☑ High ☐ Medium ☐ Low ☐ ?

Boiler room ventilation: ☑ Good ☐ Fair ☐

Chimney flue interior: ☐ Clay lined ☑ Metal lined ☐ Brick lined ☐ Direct venting ☐ Metal lining of chimney flue required.

Thermostat condition: ☑ Good ☐ Fair ☐ Requires replacement

Thermostat location: ☑ Good ☐ Fair ☐ 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:

☑ ☐ ☐ ☑ ☐ **HOT WATER SYSTEM - BOILER** ☐ Good Overall Condition ☑ Fair Overall Condition

Circulating pump: ☐ Good ☑ Fair ☐ Installation/ repair recommended

Burner condition: ☐ Good ☑ Fair ☐ Replacement recommended

Pressure/temp. gauge: ☑ Functional ☐ Requires repair/ replacement

Venting condition: ☐ Good ☑ Fair ☐ Requires repair/ replacement

Combustion chamber condition: ☑ Good ☐ Fair ☐ Inaccessible ☐ Requires repair

☐

☑ Annual servicing/ cleaning required ☐ Heating company insurance plan recommended

☐ Repairs are required to:

☑ Carbon monoxide (CO) detector required: all levels ☐ TSSA mandatory inspection is required. Further review is required.

☑ ☐ ☐ ☐ ☐ **DISTRIBUTION SYSTEM**

Type: ☑ Free standing cast iron radiators ☐ Baseboard convector type ☐ In-floor radiant

Condition of radiators: ☐ Good ☑ Fair ☐

Condition of bleeder valves: ☐ Good ☑ Fair ☐ Bleeding and balancing of radiators is required

☐

☐

☐

☑ ☐ ☐ ☐ ☐ **HEATING FUEL STORAGE DISTRIBUTION SYSTEMS**

☑ Location of gas shut off/ gas meter/ oil tank valve: front of house ☐ Approximate age of oil tank years

☐ Good condition ☐ Fair condition ☐ Requires repair/ replacement

☐ ☐ Paint gas line

☑ ☐ ☐ ☐ ☐ **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: addition

☐ 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

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1/2-Yr. Priority Key

INTERIOR PLUMBING SYSTEM

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

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 At front of basement ☐ Location not determined

☐ Good condition ☑ Fair condition ☐ ? ☑ Requires repair/ replacement galvanized steel water service

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

Predominant type: ☑ Copper piping ☐ Galvanized steel ☐ ? ☐ PEX ☐

Visible condition: ☑ Good condition ☐ Fair condition ☐

☐

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

Water pressure: ☐ Good water pressure ☑ Fair water pressure ☐ Poor water pressure

Functional flow:

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

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

☑ ☐ ☐ ☑ ☐ **TYPES AND VISIBLE CONDITIONS OF INTERIOR WASTE/DRAIN LINES**

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

Visible condition: ☐ Good condition ☐ Fair condition ☐

☐ No abnormal drainage conditions were observed with all fixtures.

☐ Repairs required to vent stacks at:

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

☐ Repairs required to main drain lines at:

☐ Clogged slow draining fixtures at:

☐ Improperly installed fixture drains at:

☐ Leaking fixture drains at:

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

☑ 2nd floor kitchen sink is not in use

☑ ☐ ☐ ☐ ☐ **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 ☐ ? ☐

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

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

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

☐ ☐ ☑ ☐ ☐ **SUMP PUMP/SEWAGE EJECTOR SYSTEMS** ☐ Could not test/sump dry/ inaccessible/too cold outside

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

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

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

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

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

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

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

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

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

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

☐ See Additional Comment Page

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1/2-Yr. Priority Key

GENERAL INTERIOR ELEMENTS

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

LIMITATIONS:

☐ We are unable to detect or predict damage to interior finishes as result of slow or intermittent water leaks. Mold detection/indentification 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: All surfaces in the house are in need of refurbishing

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 ☐ _____

☑ Major refurbishing/ 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 recommened

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 recommened

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 recommened

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

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1/2-Yr. Priority Key

ATTIC/ROOF SPACES

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

LIMITATIONS:

☐ The inspection process cannot predict the ability of the roof stucture 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

☐ 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.

☐ Relocate access ☐ Increase size of attic access ☐ Insulate/ weatherstrip hatch ☐ Additional access required.

☐ ☐ ☑ ☐ ☐ **VENTILATION**

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

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

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

☐ ☐ ☑ ☐ ☐ **INSULATION**

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

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

☐ Additional insulation recommended to be installed on the attic floor. ☐ Additional insulation recommended around air ducts.

☐ 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

☐ Additionalcollar 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

☐ Limited number of receptacles in kitchen ☑ Additional split duplex receptacles recommended

☑ ☐ ☐ ☐ ☐ **SINK/FAUCET CONDITION**

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

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

☐ Garborator is in function condition ☐ Repair/ replace garborator

☐

☑ ☐ ☐ ☐ ☑ **GENERAL CONDITIONS**

The 1st and 2nd floor kitchen is in marginal condition. Major remodelling is recommended in the near future.

☑ See Additional Comment Page

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1/2-Yr. Priority Key

BATHROOMS

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

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/ repair required at all/ most shower/ bathtub enclosures.

☐ 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: both washrooms

☐ Repair/ install shower door/ curtain assembly at:

☑ ☐ ☐ ☑ ☐ **FAUCETS/SHOWER HEAD CONDITION**

☐ Shower faucets/ head assembly are in good/ fair general condition ☑ Marginal

☐ 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: both

☐ 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: Both washrooms

☐ 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: Both washrooms - marginal condition

☐ 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: Both washrooms

☐ Repair/ replace receptacle at: ☐ Ungrounded receptacle at:

☐ Repair/ relocate light fixture at:

☑ ☐ ☐ ☐ ☐ **VENTILATION: WINDOWS/EXHAUST FANS**

☑ Ventilation is provided by a functional window and/or a functional mechanical exhaust fan.

☐ Repair/ replace exhaust fan at:

☐ Fan not vented to exterior at: ☐ Could not determine

☐ Exhaust fan installation recommended at:

☐ Rework window to provide proper operation/ replace window at

☐ Window is located in shower enclosure; protection of window is required at:

☐ ☐ ☑ ☐ ☐ **SAUNAS/SPAS/STEAMER**

☐ Sauna/ steamer/ hot tub are in good/ fair general condition. ☐

☐ System/ components require repair/ replacement at:

☑ ☐ ☐ ☐ ☑ **GENERAL CONDITIONS**

The basement and 2nd floor bathroom is in marginal condition. Major remodelling is recommended in the near future.

☐ See Additional Comment Page

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1/2-Yr. Priority Key

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

FIREPLACES

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)

☐ Roughed-in fireplace installed at: ☐ 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. ☐ Duct/ vent requires repair/ cleaning/ repair at exterior ☐ No venting installed

☑ Replace with metal duct. ☐ Vented through window; rework. ☐

☑ ☐ ☐ ☐ ☐ **WASHING MACHINE CONNECTIONS**

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

Water connections: ☑ Satisfactory connections/ shut off valve. ☐

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

☑ ☐ ☐ ☐ ☐ **LAUNDRY TUB/FAUCETS** ☐ None: Installation recommended

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

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

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

FURTHER INQUIRIES TO SELLER OF PROPERTY

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

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

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

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

☐

☐

☐ See Additional Comment Page

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ATTIC/ROOFSPACES/KITCHEN/FIREPLACES/LAUNDRYROOM

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Interior Image

Plaster falling off ceiling

Paint and plaster falling off walls

Miscellaneous Image

Rats/mice feces throughout the house

Evidence of vermin infestation

Mold is present in many locations in the house