

20/20 HOME INSPECTIONS

40 Stockell Crescent
Ajax, Ontario L1T 0M4
Telephone: 416-518-9680

HOME INSPECTION REPORT



Property Address:

623 Durie Street

Date of inspection:

March 30th 2022

Prepared By:

Pradeep Samaroo, RHI

20/20HOMEINSPECTIONS

40 Stockell Crescent
Ajax, Ontario L1T 0M4
T: 416-518-9680
E: pradeep_samaroo@hotmail.com
W: www.2020homeinspections.ca

Our Vision is Your Peace of Mind

Residential and Commercial Property Inspections
Buyers Home Inspections
Inspections for Sellers Prior to Listing
Thermal Imaging
Inspections of Newly Constructed Homes

PRE-LIST SUMMARY

Address: 623 Durie Street Municipality: Toronto Inspection Date: March 30th 2022

General Information: Renovation and new addition were done using better building practice Inspector: Pradeep Samaroo, RHI

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

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

On average; a house of similar age/size and quality will cost you \$3500-\$4500 for annual general repairs and on-going maintenance.

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

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: asphalt shingles Secondary roofing system:

Exterior wall systems: solid masonry Secondary wall siding: aluminum siding

Windows(general): Updated: vinyl sliders/casements

Electrical Systems

Main service size 200 amp circuit breakers Predominant branch wiring: romex/copper

Heating System

Fuel type: natural gas Age of central heating appliance: 12 years System type: high-efficiency forced air furnace

Cooling System

System type: central A/C-low velocity Age of cooling equipment: 12 years Approx. tons: 2.5 tons

Plumbing System

Main supply: 3/4 inch copper line Predominant water lines PEX

Interior (general): house built with above average quality

HOMEOWNER INSURANCE CONCERNS

None Identified

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

Table with 3 columns: Description, Time frame, Budget \$

OTHER RECOMMENDATIONS

Other recommendations section with input fields

ADDITIONAL INFORMATION REQUIRED

Additional information required section with input fields

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.

PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected 623 Durie Street Municipality Toronto

Inspection Date March 30th 2022 Time 1:00 - 3:00 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 above 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.

Table with 6 columns: Category, Minor Repairs, Major Repairs, Category, Minor Repairs, Major Repairs. Rows include Roofing, Exteriors, Interiors, Maintenance, Structure, Electrical, Heat/Cool, Plumbing.

Comments: This home is in excellent condition. Renovation and rear addition utilized better building practises

- 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 Mike Quelhas (Bus.) (Res.)

Current Address Same Other

E-mail:

GENERAL CONDITIONS/SPECIAL SITUATIONS & LIMITATIONS

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

DEFINITION OF TERMS USED IN THE PRELIMINARY INSPECTION REPORT:

- Functional** (1) system was performing its' intended purpose at the time of the inspection, no significant loss of functionality
- Monitor and/or Maintenance** (1) item is marginal; will require future repair or replacement. Owner is advised to monitor.
(2) preventative maintenance repairs are required by property owner.
- Minor Repair** (1) minor repair is recommended; cost should not exceed \$3000.00 and/or repair is not urgent.
- Major Repair** (1) major repair is recommended; cost will exceed \$3000.00. Obtain contractor's estimates immediately.
- Good Condition** (1) no defects were discovered that should require repair within the first six months, no significant loss of functionality

Note: Limitations of a visual inspection and visually accessible physical evidence are in effect.

- Fair Condition** (1) system or component is performing its intended purpose; but due to its age can fail at any time.
- N/A** (1) not applicable/not accessible/not inspected/not installed or does not pertain to the subject property.
- (?)** (1) performance/future performance of system or component is unpredictable. Further review is required.

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

WEATHER CONDITIONS

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

Weather conditions during inspection: Rainy Snow Clear Cloudy Windy **Temperature** [0C to 5C] [v]

INACCESSIBILITY

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

RENOVATIONS/REMODELLING

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

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

GENERAL/ORIENTATION

- For reference purposes the front of the building is facing: north south east west
- Seller has warranted the following: []
- Further inquiries to seller is recommended regarding: []

TYPE OF INSPECTION/TRANSACTION

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

ATTENDANCE

- Buyer/client not present at inspection Client partially attended inspection Client fully attended inspection []
- Also in attendance: Seller Seller's agent Buyer's agent [] []

EXCLUSIONS

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

COST ALLOWANCES/TIME FRAMES AND SHORT TERM COURSE OF ACTION

YOUR EXPECTATION LEVEL

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

GENERAL CONDITION AT THE TIME OF THE PRELIMINARY INSPECTION

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

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

YOUR MINIMUM BUDGET ALLOWANCE:

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

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

- \$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: Crawlspace 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.

- Further clarification regarding:

is required of the:

is required of the:

- Further inspection/evaluation is required regarding:

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

ROOF STRUCTURES COVERINGS & RELATED SYSTEMS

Major Repair
Minor Repair
N/A
Monitor
Functional

METHOD OF ROOF INSPECTION

Fully 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.
 [] covers the principal flat roof surfaces of the building.
 [] is the principal roof covering of the building.
 [] covers the roof surface at the []
 Drone

ROOF COVERINGS CONDITION (where visible)

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

Total area [] = 12 years ?
[] = [] years ?

General condition of flat roof coverings: Good Fair Poor ? []

Current repair is required at: []
 Roof covering replacement is required at: []
 High probability of replacement of [] roof coverings within [] years.
 Repairs/ roofing tune-up is required soon/ before next application of roof coverings Annual visual inspection required.
 Trim tree branches/ vines away from roof edge. Tree removal recommended at: []
 []

ROOF/WALL FLASHINGS & JOINTS (where visible)

All/most flashings are in Good condition Fair condition []
 Repair/ replace/ install flashings at: []
 Repair/ replace all flashings with next roof covering replacement. Caulking rec'd at: []
 Repairs/ maintenance required before next application of roof coverings: (ie) caulking or tarring

ROOF DRAINAGE

Type: Aluminum Galvanized steel Plastic Copper Lead Hoppers/Scuppers
 Roof drainage is in: Good condition Fair condition Seasonal cleaning required
 Gutters 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: []
 Replacement/ new aluminum cladding of soffit/ fascia is recommended in future. []

SKYLIGHTS ROOF WINDOWS & SOLARIUMS

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

EXTERIOR (GENERAL CONDITIONS)

Major Repair
Minor Repair
N/A
Monitor
Functional

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

TYPE OF STRUCTURE CONSTRUCTION TYPE OCCUPANCY TYPE

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

EXTERIOR WALLS/WALL COVERINGS

Brick/Masonry (inspected at grade level)

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

Wall sidings (inspected at grade level)

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

Foundation Wall (above grade)

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

Chimneys

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

Exterior Doors

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

Windows (General)

- Material Type: Aluminum Wood Vinyl trim Wood/ aluminum storms
- Predominant styles: Single/Double-hung Casement Sashless Horizontal sliding
- 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:

GRADING/SITE DRAINAGE/RETAINING WALLS

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

EXTERIOR (GENERAL CONDITION) continued

Major Repair
Minor Repair
N/A
Monitor
Functional

GARAGE/OUTBUILDING/CARPORT

Attached Garage Good condition Fair condition Poor condition

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

Detached Garage 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

Decking: Good condition Fair condition

Steps/stairs: Good condition Fair condition

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

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

Structural supports: Good condition Fair condition

Decking: Good condition Fair condition

Steps/stairs: Good condition Fair condition

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

Handrail/guardrail recommended alongside steps at:

EXTERIOR PLUMBING CONDITIONS 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 recommended.
- All/most exterior receptacles are required to be replaced with GFCI type. Rework exposed cabling at exterior walls

Lighting location: Main entrance Side entrance Rear entrance Garage

Fixture(s) are in: Good condition Fair condition

- Repair/ replace at: Installation recommended at:

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

- Overhead entrance Underground/lateral entrance

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

See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- Substantially/partially finished basement/ crawlspace limited observations.
Due to the unpredictable and latent nature of basement leaks no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past.

We cannot detect previous leaking or predict future leaking.

- We are unable to detect existence or type of mold at interior space. Further investigation is recommended.

FOUNDATION CONSTRUCTION TYPE

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

ACCESS/BASEMENT TYPE

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

FOUNDATION MATERIAL TYPE

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

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

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

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

Columns & Walls: Wood Steel Masonry Not visible

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:

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.

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:
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

FOUNDATIONS BASEMENTS & STRUCTURES COMMENT PAGE

Rear addititon - 2017- foundation walls and main wall are of Insulated Concrete Foam building system

Homeowner attests that the original sturcture was gutted in 2013 to the bricks and insulated with 2lb foam insulation prior to installing drywall.

The basement walls of the original structure is also insulated with 2lb foam insulation.

ELECTRICAL SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

MAIN ELECTRICAL STATION

- Main disconnect rating:** 60A 100A 125A 200A 400A _____ A
- Main panel service rating:** 60A 100A 125A 200A 400A _____ A
- Main power disconnect type:** Circuit breaker Knife switch/cartridge fuse
- Supply voltage:** 120V 120V/240V 347V/600V **Service entrance conductors:** Cu Al Not visible
- Grounding conductor:** Good condition Not Determined Requires repair/replacement
- Location of main and distribution panels:** Basement Garage Attic Shed _____
- 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) 100 % ?
- BX (metallic sheathed) _____ % ? Aluminum _____ % ? Ungrounded older romex _____ % ?

- 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

- Good lighting source is provided to all habitable areas & service rooms.
- Additional lighting recommended at: _____
- Good number of receptacles is provided to all habitable areas & service rooms.
- Additional receptacles recommended at: _____

REPAIR/UPGRADING RECOMMENDATIONS

- Upgrade amperage of main service to:** 100 AMPS 200 AMPS presently or upon the next home improvement undertaken.
- Most/ some convenience receptacles in dwelling do not have secondary ground (i.e. 2 prong); add GFCI receptacles.

- Rework poor wiring connections at:** Basement Garage Attic Panel _____

- Repair/ replace lighting fixtures/ switches/ ceiling fans at: _____
- _____
- Repair/ replace receptacles at _____
- Missing coverplates/ loose outlets/ exposed cabling observed at: _____
- Installation/maintenance of smoke/CO alarms at all floor levels of the building/dwelling is required. A.F.C.I. recommended/ bedrooms.
- G.F.C.I. receptacles are req'd at: kitchen counter exterior garage/ outbuilding bathrooms spa/ whirlpool bath
- _____

- See Additional Comment Page

CENTRAL HEATING SYSTEM-FURNACE/FORCED AIR SYSTEMS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

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

GENERAL COMMENTS

Energy source: Oil Gas Electric B.T.U rating 80k
Furnace type: conventional warm air furnace mid-efficiency warm air furnace high-efficiency warm air furnace
Approximate age of furnace 1 = 12 years.
Probability of furnace 1 replacement within the next 5 years
Chimney flue interior: Clay lined Metal lined Brick lined Direct vent
Furnace room ventilation: Good
Thermostat condition: Good Thermostat location: Good

Heat source supplied to habitable areas/zones

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

WARM AIR SYSTEM-FURNACE

Good overall condition Fair overall condition CO emission test required.
Drive/motor operation: Good Fair Requires repair/ replacement
Clean air/filtration system: Good Fair Requires repair/ replacement/ upgrade
Central humidifier operation: Good Fair Requires repair/ replacement/ removal/ upgrade
Burner(s)/coil condition: Good Fair Requires repair/ replacement
Limit and operating controls: Good Fair Requires repair/ replacement
Venting condition: Good Fair Requires repair/ replacement
Annual servicing and cleaning recommended. Heating company insurance plan recommended. Air duct cleaning is recommended.
Carbon monoxide (CO) detector is required.(all levels) TSSA inspection tag missing. Further review required.

DISTRIBUTION SYSTEM - AIR DUCT SYSTEM

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

HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

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

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

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

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

See Additional Comment Page

CENTRAL AIR CONDITIONING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

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

GENERAL INFORMATION

Energy source: Electric Gas Combination system

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

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

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

Approximate age of cooling system #1 ?

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

Approximate age of cooling system #2 ?

EXTERIOR EQUIPMENT (FOR SPLIT SYSTEMS ONLY)

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

Unit properly positioned out of direct sunlight: Yes No

Electrical connections satisfactory: Yes No

Condition of condenser fins: Good Fair Cleaning required

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

INTERIOR EQUIPMENT

Condition (operation) of condensate line: Good Fair

Condition of refrigerant lines: Good Fair

Thermostat condition: Good condition Requires replacement

Thermostat location: Good location Requires relocation

INDEPENDENT SYSTEMS/ATTIC MOUNTED UNITS

Equipment in well ventilated area: Yes No

Condition/operation of blower coil: Good Fair

Proper condensate drain connection: Yes No

Air duct connections at main unit: Good Fair

Air filter condition: Good Fair Cleaning/replacement required

COOLING DISTRIBUTION SYSTEM

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

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

Cooling source supplied to habitable areas/room of:

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

Rooms with no cooling outlet:

Functional return-air system on each habitable floor level:

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

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

GENERAL CONDITIONS

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

System is functioning abnormally; further analysis is required.

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

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

See Additional Comment Page

INTERIOR PLUMBING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

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

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

MAIN SHUT-OFF VALVE/LEVER

Location: Basement Front wall Location not determined

Good condition Fair condition ? Requires repair/ replacement

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

Predominant type: Copper piping Galvanized steel ? PEX

Visible condition: Good condition Fair condition

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

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

Functional flow:

- Good functional flow to 2 fixtures when used simultaneously. Basement fixtures excluded.
- Fair functional flow is evident Poor functional flow is evident Upgrade of main water service is recommended.

TYPES AND VISIBLE CONDITIONS OF INTERIOR WASTE/DRAIN LINES

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

Visible condition: Good condition Fair condition

No abnormal drainage conditions were observed with all fixtures.

Repairs required to vent stacks at:

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

Repairs required to main drain lines at:

Clogged slow draining fixtures at:

Improperly installed fixture drains at:

Leaking fixture drains at:

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

BASEMENT/CRAWLSPACE FLOOR DRAIN (visible conditions)

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

Location not determined Floor drain not installed

HOT WATER TANK

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

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

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

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

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

See Additional Comment Page

GENERAL INTERIOR ELEMENTS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

We are unable to detect or predict damage to interior finishes as result of slow or intermittent water leaks. Mold detection/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:

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 recommended

Condition of primary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

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

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

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

Condition of basement railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

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

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

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

Condition of 3rd floor/supplementary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

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

See Additional Comment Page

ATTIC/ROOF SPACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

ACCESSIBILITY

- Good/ fair access to attic Attic floor walked on Attic has lofting potential
- 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

Additional collar ties/ structural support is recommended.

ROOF BOARDS/SHEATHING (where visible)

Type: Plywood Board sheathing Good condition Fair condition

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

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

See Additional Comment Page

KITCHEN

COUNTER TOP CONDITION

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

Localized damage around faucets; counter replacement is imminent.

CABINET(S) CONDITION

Cabinet condition installation & operation is in Good condition Fair condition

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

STOVE POWER SOURCE

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

EXTRACTION FAN

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

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

ELECTRICAL RECEPTACLES

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

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

See Additional Comment Page

BATHROOMS

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

LIMITATIONS

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

-
-
-
-
-

SHOWER/BATHTUB ENCLOSURE CONDITION

- The ceramic **tile**/wall surfaces are in good general condition. The ceramic tile/wall surfaces are in fair general condition.
- Sealant and grout touch-ups/ 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:
- Repair/ install shower door/ curtain assembly at:

-
-
-
-
-

FAUCETS/SHOWER HEAD CONDITION

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

-
-
-
-
-

BATHTUB CONDITION

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

-
-
-
-
-

TOILET CONDITION/BIDET CONDITION

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

-
-
-
-
-

WASH BASINS/FAUCET CONDITION & OPERATION

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

-
-
-
-
-

ELECTRICAL

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

-
-
-
-
-

VENTILATION: WINDOWS/EXHAUST FANS

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

-
-
-
-
-

SAUNAS/SPAS/STEAMER

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

-
-
-
-
-

GENERAL CONDITIONS

The bathroom is in marginal condition. Major remodelling is recommended in the near future.
 See Additional Comment Page

FIREPLACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

FIREPLACE TYPE

Masonry fireplace at:

Wood-burning stove at:

Factory-built fireplace at:

Wood/ coal insert at:

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

FIREPLACE CONDITION

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

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

Combustion chamber requires repair at:

Damper requires repair/ replacement at:

Hearth floor requires repair/ extending at:

Smoke chamber requires repair at:

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

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

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

