

Building Inspection Report



45 Sample Report, Ottawa ON

Date Inspected:

21/11/09

Clients:

Test Inspection & Peer Review

Prepared By:



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Report Number

21/11/09

Report Overview

THE HOUSE IN PERSPECTIVE

This home is older than 60 years and we consider this while inspecting. We reviewed the structure from the standpoint of how it has fared through the years with the materials which were used in its construction. We will not be able to find all deficiencies in and around a property; especially in construction eras of the past but will certainly reduce your risks. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in basements could be years old from a problem that no longer exists. Sometimes it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from rot. Having this is typical and fairly common. Always consider hiring the appropriate expert for any repairs or further inspection.

We were unable to question the owner/seller of this property on your behalf concerning the hidden defects that only his knowledge as owner and his past experience could reveal. To the extent that it is possible, we recommend that you obtain this declaration from your agent or vendor and recommend that you require that the seller complete and return to you before proceeding to the signature of the deed of sale.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: Represents a system or component in need of repair or improvement that, in the opinion of the inspector, may exceed \$1,500.00

Safety Issue: Represents a condition that is a real or potential threat to safety or health (regardless of cost) and in need of immediate attention.

Investigate: Denotes a system or component where further investigation by a qualified specialist prior to purchase is required. This includes conditions that require destructive inspection, engineering, or analysis beyond the scope of a visual inspection.

Repair: Represents a system or component in need of minor repair or improvement that should be anticipated over the short term. These also include items you might ignore if you were already living in the house. Cost to repair may range from minimal to several hundred dollars.

Improve: Represents improvements and maintenance issues that are recommended but may not be immediately required. Costs may range from minimal to several hundred dollars.

Monitor: Represents a system or component that should be monitored over time in order to determine if repairs are necessary. During the inspection, there was insufficient information available to make a recommendation.

For The Record: Represents educational-type comments meant to help the client better understand how things work within the home. It may also be used to warn the client about potential problems, or inform the client of certain inspection limitations. Typically, no action is required.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 10 degrees C.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

People on Site at Time of Inspection:

Clients

Location Of House Components

For the purpose of this report, assume we are standing beside the municipality road facing the front of the house. From this perspective, we may indicate locations as “Front”, “Rear”, “Right Side”, or “Left Side”. Locations such as “north side of the home” or “southwest corner of the home” refer to the side of the home that faces north, or the corner that faces southwest.

For the purpose of this report, it is assumed that the house faces south.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially Major Repair Item (s) that should be budgeted for over the short term. Other Major Repair Item (s), outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

All Safety Issues mentioned in this report should be priority items.

We recommend that the appropriate licensed contractor further evaluate the repair items listed in this report before close of escrow.

Major Concern: Some of the wooden structural elements (sills, joists and beams) are decayed and/or suffering from dry rot.

Major Concern: The roofing is at the end of its life and should be replaced.

Major Concern: The garage is dilapidated. With the exception of keeping the roof watertight and having safety issues repaired, it may not be worth investing in repairs.

Major Concern: *The electrical system is obsolete. Improvement should be high priority for safety reasons. Unsafe electrical conditions represent a shock and fire hazard. A licensed, qualified electrician should be consulted.*

Major Concern: The air conditioning system is old and is prone to major component breakdown.

Major Concern: Upgrading the old lead water service would improve water pressure and flow, and reduce the risk of leaks where the service enters the building.

Major Concern: There is evidence of moisture penetration in the basement. *While it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence.*

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Canadian Association of Home & Property Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

This inspection is visual only. We observe a representative sample of building components in areas that are accessible at the time of the inspection. We do not perform destructive testing or dismantling of building components. We do not lift carpeting, or move furniture and/or storage items. Please remember, we are invited guests in someone’s home.

Photographs have been included to help you to understand what was observed during the inspection. Neither the report nor the photos are to be used separately. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

The goal of this inspection is to put a homebuyer in a better position to make a buying decision. Not all improvements or defects will be identified during this inspection. You should still anticipate unexpected repairs. On average, we have found that setting aside roughly one to three-percent of the value of the home on an annual basis is sufficient to cover unexpected repairs. The inspection should not be considered a guarantee, warranty, certification, or insurance policy of any kind. Our goal is to reduce your risk. We cannot eliminate your risk, nor will we assume your risk.

We strongly encouraged you to take some private time to carefully read the inspection report in full before signing off on the “Inspection Clause” in your “Agreement to Purchase” contract.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

SUPPORT AFTER THE INSPECTION

Thank you for choosing On The Level Inspection. If you would have question about any of the report findings, we would be happy to review them with you by telephone or email. We would also be happy to provide guidance with any repair and maintenance questions you may have while living in your home. We offer this service at no charge for as long as you own your home.

Although we will make every effort to help you resolve any problems that may arise, we will not accept any financial liability for damages or repairs to the house after the inspection.

If we can be of further assistance, please feel free to call any time during business hours or drop us an email.

For The Record: Use the information from link below to get a good idea of the costs associated with small to large renovation and construction projects. Contractor quotes can vary by as much as 300%. For more precise costs/estimates, a licensed professional must be contacted to provide an exact quote for any work. It is always a good idea to get at least three written estimates before choosing a contractor or renovator for your project.

<http://www.ontariocontractors.com/costs.htm>



Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete •Basement and Crawl Space Configuration
Columns:	•Steel •Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Roof Structure:	•Not Visible
Attic Access Location:	•Not Found

STRUCTURAL COMPONENT OBSERVATIONS

The structure is made up of the foundation, the wall and floor framing, and the roof framing, much of which is concealed behind interior and exterior finishes. Since we cannot inspect components hidden behind finishes, we look for evidence of movement in the structure that would suggest poor performance or component failure such as sagging and settling, deformation, or stress in the building. No calculations are made. In cases where there is no movement, hidden structural imperfections may well go undetected. If the loads imposed on the structure of a building are modified, unforeseeable negative consequences may occur.

We should note that structural repairs could sometimes be very costly, depending on the severity of the situation. In many cases, a structural engineer should be consulted to provide further evaluation and repair recommendations.

General Comments:

As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened. In this report repairs will be recommended only where in the inspector's opinion they are critical.



RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor cracks (1/8" or less) were noted along the foundation wall in some areas. The amount of movement which has occurred is not likely to have caused other damage to the structure but these areas should be monitored. If the crack widens, have an assessment done by a foundation specialist. If the crack is stable, sealing it effectively may be enough. Do not undertake any insulation or finishing work on the wall until you are satisfied that the crack is perfectly stable, properly repaired and completely sealed against water infiltration. The rate of movement cannot be predicted during a one-time inspection.



Floor Structure

- **Major Concern, Repair:** Some of the wooden structural elements (sills, joists and beams) are decayed and/or suffering from dry rot. This dry rot indicates that the structural elements are in a state of advanced deterioration and may be hazardous for the health of the occupants and risks structural damage. We recommend that structural specialist be contacted to arrange for replacement of the damaged wood. Other areas that may be less affected should be cleaned, disinfected and dried. Ensure that the cause of the problem (water infiltration, poor ventilation, etc) is identified and corrected.
- **Monitor, Repair:** The framing around the stairwell opening does not adequately support the additional load created by the stairwell. There are a number of ways to improve this situation if needed. If sagging or movement in the floor surrounding the stairwell is not excessive, improvements may not be a high priority.



Interior Wood-framed Walls

Interior wood-frame walls are typically constructed with vertical 2 x 4 or 2 x 6 inch stud lumber spaced 16 to 24 inches apart with horizontal top, bottom, and bridge plates. They can be either load bearing (a structural component) or partition (non-load-bearing).

The function of load-bearing walls is to transfer the loads from the roof and floor structures down to the foundation. They also provide cavities for electrical, plumbing, and heating components—and surfaces for which to secure wall finishes.

Partition walls primarily function as room dividers, although they do provide some support for the loads above. They also house electrical, plumbing, and heating components—and surfaces for wall finishes.

Most of the components that make up load-bearing and partition walls are concealed behind wall finishes and cannot be inspected. During the inspection the following observations were made.

- **Functional:** The wood-framed walls, where visible, appear to be in functional condition, relatively speaking.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As described in the inspection contract, this is a visual inspection only. Assessing the complete structural integrity of a building is beyond the scope of a home inspection. When there are significant structural concerns about the building, we recommend you engage an experienced foundation or structural repair contractor and/or a certified professional structural engineer. Inspection of structural components was limited by (but not restricted to) the following conditions.

- We were unable to inspect structural components concealed behind interior and exterior finished surfaces.
- Our inspection included only a representative sampling of visible structural components. In other words, we did not inspect each and every rafter and joist, or every inch of the foundation, and so on.
- Home inspections do not, unless specifically stated in your report, provide any engineering or architectural service, nor do they offer an opinion as to the capability, adequacy or integrity of any structural system or component.
- There was no access to the roof space/attic; therefore, we did not inspect this area.

Please note that we are unable to offer an opinion on the condition and water-tightness of any component or area that was inaccessible or only partly accessible during the inspection. Those inaccessible components and areas are expressly excluded from this inspection and report, and should be considered as not inspected. If this is a concern to you, we recommend you further investigate those areas prior to proceeding with the purchase.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Built Up Roofing •Asphalt Shingle at Rear and Front Porch
Roof Flashing:	•Metal
Chimney:	•Masonry, Stainless Steel Liner
Roof Drainage System:	•Galvanized Steel at Rear of House •Downspouts Discharge Above Grade
Other Roof Penetrations:	•Plumbing Vent
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

When inspecting the roofing system and related components within the scope of a home inspection, we observe the condition of the roof coverings, roof flashings, roof drainage system (eavestroughs and downspouts), chimneys, skylights and solariums. The roof framing is covered in the Structural Components section, and the fascia and soffits are covered in the Exterior Components section of this report. Although some roof coverings will last longer than others, no roof covering will last forever. Regardless of what kind of roof is on a house, periodic inspections and maintenance will be necessary to ensure a long lasting roof.

General Comments:

The primary purpose of a roof (whether sloped or flat) is to provide a long-lasting waterproof finish that will protect the building structure and interior finishes from rain, snow, wind, and sunlight. The roof also offers *some* protection from mechanical damage (e.g. a falling tree limb) and presents a durable surface for workers to walk on when inspecting or repairing it.

It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs.

It is important to clean the eaves throughout the year and to ensure that the downspouts divert the water away from the foundation. The slope of the ground is a very important factor for avoiding water infiltration and humidity problems in the cellar.

RECOMMENDATIONS / OBSERVATIONS

FLAT ROOFING

Flat roofs are designed to deal with water differently than sloped roofs. Where sloped roofs shed water, flat roofs employ a watertight membrane that covers the top of the building. Contrary to their name, flat roofs are not actually flat. They require a minimum amount of slope in order to direct roof water to the roof drainage system.

The most common flat roof covering is a built-up roofing membrane. It consists of layers hot asphalts and felts (usually between two and four layers) and is usually finished with a gravel layer for UV protection. In some cases roll roofing is used to cover the built-up layers. Build-up roof membranes have a life expectancy of up to 30 years depending on the quality of the design and installation.

Singly-ply membranes were introduced around the late 1960s and are now widely used across Canada. They are made from a variety of materials: PVC, Modified Bitumen (chemically altered asphalt roofing), EPDM, and so on. Some single-ply membranes are glued down while others are mechanically fastened onto the roof deck. Single-ply roofing has become popular because it is less expensive than built-up roofing and is easier to install and maintain. Typically, they have a life expectancy of anywhere up to 20 years, although some will exceed this estimate.

Asphalt roll roofing is used on both flat and sloped roof applications. It is made from felt material that is saturated with asphalt and topped with mineral granules. The material comes in 18-inch or 36-inch rolls and is secured with exposed or

concealed galvanized nails. Asphalt roll roofing is considered a low quality roof covering with a life expectancy of 12 years or less.

As is common with all roof coverings, periodic inspection and maintenance will help prolong the life of this roof. During the inspection the following observations were made.

- Major Concern, Repair:** The roofing is at the end of its life and should be replaced. If it is not leaking now, it could begin to leak at any time.
For the Record: Whenever we find a roof in this condition, the first thing our clients ask is, how much longer do you think the roof will keep from leaking? Frankly, that's an impossible prediction to make. A good analogy is that it is like looking at bald tires on a car. We all know that bald tires run a much higher risk of blowing than new tires, but who can say with any certainty when those tires will blow? They may last another year or two, or they may go flat tomorrow morning. Even new tires go flat from time to time. While we are unable to guess at when this roof might begin to leak, we can tell you that the risk of leakage increases with the amount of time you wait to replace the roof.

Chimney

A chimney is a vertical structure made of brick, block, or stone, and (on older chimneys) sometimes asbestos cement. The masonry encloses a hollow vertical channel called a flue that provides a path for smoke and products of combustion (from fireplaces, wood stove, and other heating appliances) to exhaust safely from the home. The flue is usually lined with clay tile, metal, or asbestos cement; a stainless steel liner is required for gas appliances. Older chimneys are often unlined making them more susceptible to creosote build-up. Chimneys usually extend at least three-feet above the roof and should be topped with a concrete cap to prevent water from penetrating the top of the masonry. They should also have a metal hood and screen to prevent rain and vermin from entering the flue. To ensure the safe operation of the chimney, regular cleaning and inspections should be anticipated. During the inspection the following observations were made.

- Repair:** The concrete cap (or crown) on the chimney is damaged. A chimney cap protects the chimney from the deteriorating effects of rainwater. A damaged cap can allow water to enter the masonry causing premature deterioration, along with possible freeze/thaw damage. The chimney cap should be repaired or replaced and the chimney flue checked for damage by a chimney specialist.

Sloped Asphalt Roofing

Asphalt roofing shingles are the most popular material used on sloped roofs in modern residential construction. They are made up of cellulose or fibreglass felts that are impregnated with asphalt and topped with a finely ground mineral coating. The life expectancy of this roof covering is generally 12 to 30 years. As is common with all roof coverings, periodic inspection and maintenance will help prolong the life of this roof. During the inspection the following observations were made.

- Repair:** Minor repairs to the rear of house porch roofing are needed. Starter roofing material is improperly installed and should be replaced. All roof penetrations should be examined and properly sealed as necessary.



Flashings

Flashings are used to help prevent leakage at roof valleys, where the roof intersects a wall or another roof, at roof penetrations (such as plumbing stacks, electrical masts, chimneys, roof vents, skylights, etc.), and sometimes as eaves and rakes. Flashings are typically made from metal, asphalt roll roofing, or rubber. The material used will depend on the flashing application, the construction of the roof, and the roof covering material. We commonly see improperly installed and/or poorly maintained flashings, which present a high risk of leakage. In most cases roof leaks develop around the flashings rather than the roof covering. Periodic inspection and maintenance is the best course of action to avoid flashing related problems. During the inspection the following observations were made.

- **Repair:** Missing flashing at porch covering and wall should be replaced to prevent water infiltration/damage.

Discretionary Improvements

- **Improve:** Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.



LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. Roofing life expectancies vary depending on several factors such as material quality, roof slope, colour, sun and weather exposure, ventilation, workmanship, maintenance, and so on. Any estimates of remaining life are approximations only and should not be relied upon. ***This assessment of the roof does not preclude the possibility of leaks. Leaks can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.*** We strongly advise you to ask the seller if the roof has ever leaked. If so, then you'll want to know when, where, and what repairs were undertaken to correct it. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- No comment can be made as to whether or not prior or ongoing leakage has caused damage or deterioration to components concealed behind interior and/or exterior finishes, such as walls, floors, ceilings, roofs, etc.
- The entire underside of the roof sheathing is not inspected for evidence of leakage, and access to some under-roof areas may be partly or entirely blocked from observation.
- Gutters and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.
- The interior of a chimney flue is inaccessible and therefore expressly excluded from this inspection and report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Vinyl Siding
Eaves, Soffits, And Fascias:	•Aluminum •Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveway:	•Asphalt
Porch, Deck:	•Patio Stones •Wood
Overhead Garage Door:	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Towards House in some areas

EXTERIOR OBSERVATIONS

As part of the exterior inspection, some of our concerns include weather-tightness, performance, durability, safety, and security. Ideally, the exterior skin should protect the building structure and its occupants from the elements year round. The best way to ensure the exterior performs as intended is through proper maintenance. Inspecting and maintaining your home's exterior on an ongoing basis will help you avoid costly repair bills in the long run. The inspector will not examine high surfaces with the help of a ladder unless he has detected some indication of poor construction or a defect in the upper part of the exterior walls that are visible at the time of the inspection.

General Comments:

The exterior bricks and siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. Freeze resistant hose bibs (exterior faucets) have been installed. The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Lot Drainage

- **Repair:** The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time, water saturated clay will expand when frozen and could damage foundation walls. We recommend you improve the grading to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Areas below entrance steps and under decks should also be given special attention. At least six (6) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.



Basement Windows

- **Repair:** The floor of the basement window well left side of house is too high. Ideally, the window well floor should be at least six-inches lower than the bottom of the window to prevent wood/soil contact. This will also help to prevent the possibility of water entry into the basement through the window framework. The level of the gravel at the floor of the window well should be modified accordingly.

- **Safety Issue:** Furnace combustion air intake and (dryer) exhaust fan in window well should be relocated above ground to prevent snow accumulation blockages.

Driveway

- **Repair:** A minor separation (crack) has developed where the driveway meets the foundation. The cracks should be properly sealed to reduce the risk of water infiltration along the foundation wall. Cost is minimal.

Plumbing

- **Safety Issue:** The gas meter, on left side of home, should be better protected against mechanical damage (caused by vehicles, riding lawn mowers etc). This is usually accomplished by installing a guard or housing around the meter. A meter that suffers mechanical damage can be susceptible to leakage and the possibility of explosion. Contact your local gas authority for further information.

Exterior Walls

- **Improve:** A minimum of 6 inches is recommended between bottom of bricks (front of home) and top of soil to prevent water damage; ground should slope away from foundation.

Garage

- **Major Concern:** The garage is dilapidated. With the exception of keeping the roof watertight and having safety issues repaired, it may not be worth investing in repairs. Rebuilding would be the better long-term approach.
For the Record: In some municipalities, current zoning bylaws may not permit a garage to be rebuilt on the property due to green area requirements. In these instances, an application to the 'Committee of Adjustments' is necessary to get the bylaw amended in order to proceed with rebuilding. Check with your municipal building authority with regards to zoning and building permit information.
- **Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* The opener should be repaired or replaced immediately.

Landscaping

- **Repair:** Tree branches and shrubs should be trimmed away from the house and garage. This condition can damage exterior walls, eaves, or roofing, as well as provide pests with good access into the house.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. This assessment of the exterior does not preclude the possibility of leaks. Leaks can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Please note that we are unable to offer an opinion on the condition and water-tightness of any components or area that was inaccessible or only partly accessible during the inspection. Those inaccessible components and areas are expressly excluded from this inspection and report, and should be considered as not inspected. If this is a concern to you, we recommend you further investigate those areas prior to proceeding with the purchase. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Unless otherwise stated, inspection of exterior components like walls, windows, doors, is from ground level.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories and fences, unless specifically agreed-upon are not documented in this report.
- Access below deck at rear of home was extremely limited.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amps •Fuses •Located: Basement
Distribution Wiring	•Copper
Wiring Method:	•Non-Metallic Cable "Romex" •Armored Cable "BX" •Loomex
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present (Safety note: "Smoke detectors and similar warning devices were not tested for proper operation. You should do this on first occupancy and monthly thereafter")

ELECTRICAL OBSERVATIONS

During the electrical inspection, we look at the safety of the system (are there any visible shock and/or fire hazards), its capacity (will it meet the needs of the occupants), and convenience (are there enough outlets, lights, and so on). We check the incoming service, the main distribution panel, the number and size of fuses or circuit breakers, the type and size of distribution wiring, proper grounding, connections, outlets, switches, overhead light fixtures, and so on. All electrical repairs listed in this report should be considered important safety items in need of immediate attention. Failure to address these issues promptly could result in serious shock injury/electrocution or an electrical fire.

General Comments:

The electrical system is obsolete. Improvement should be high priority for safety reasons. Unsafe electrical conditions represent a shock and fire hazard. A licensed, qualified electrician should be consulted. We strongly recommend that you do not undertake your own electrical repairs.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Safety Issue:** The service drop is poorly secured to the exterior of the house. This condition could result in the wires falling, should they come loose, which would present a serious safety hazard. Contact the power utility to find out who is responsible for repair.

Main Distribution Panel

- **Safety Issue:** We recommend replacing the obsolete fused main distribution panel. Double taps, oversized fuses, wires running across the face of bus bars and damaged fuse holders are present / damaged.



Distribution Wiring

- **Safety Issue:** Improper electrical connections at basement light fixture (in front of electrical panel) should be immediately repaired for improved safety. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Safety Issue:** We observed an extension cord being used as permanent wiring at sump pump and other areas in the home. This represents a potentially safety hazard, as extension cords are not meant to be used in this manner. These cords should be promptly replaced with safer, permanent wiring of an appropriate type. Depending on your electrical needs, it may be necessary to run new wiring for additional outlets.
- **Safety Issue:** We observed poorly secured wiring in some areas. Wires entering a junction box should be secured with a cable clamp. Wire runs should be secured with staples spaced no more than 12 inches apart. Wiring that runs through the house should be secured or supported every five feet. This situation is typically easily improved.
- **Safety Issue:** The buried cable to the detached garage is not suited to this application. It should be replaced with wiring suitable for use underground.
- **Safety Issue:** Loose dryer receptacle should be secured.



Outlets

- **Safety Issue:** As is often found in older homes, there are fewer outlets than would be required by modern standards. Although this was not a concern when the house was built, electrical needs have increased substantially over the years. An inadequate number of outlets in the home can lead to overloaded circuits and the use of extension cords, which increases the risk of fire or other problems. We recommend installing additional outlets within the home.
- **Safety Issue:** An outlet in second floor bathroom has hot & ground reverse. This outlet and the branch circuit wiring should be investigated and repaired as necessary for improved safety.
- **Safety Issue:** An outlet in front of house bedroom has hot & neutral reverse (i.e. it is wired backwards). This outlet and the branch circuit wiring should be investigated and repaired as necessary for improved safety.
- **Safety Issue:** The second bedroom (middle of house bedroom) and living room three-slot outlets are not grounded. This represents a safety hazard since grounded appliances with three-prong plugs can be plugged into the ungrounded outlet, risking possible shock should the appliance malfunction. In some cases, grounded appliances can be damaged if plugged into an ungrounded outlet. A grounded circuit should be provided for all three-slot outlets.
- **Safety Issue:** We recommend that you install ground fault circuit interrupter (GFCI) outlets for the main and second floor bathrooms. A GFCI outlet is a safety device that offers increased protection from shock or electrocution. They are typically required in wet areas such as bathrooms, washrooms, the outside, carports, swimming pools, saunas, and whirlpools.
- **Safety Issue:** The master bedroom outlet is the older ungrounded two-slot type. Where clocks, lamps, and other electrical devices with two-slot plugs are to be used, this should not pose a problem. However, for improved safety, this outlet should be replaced with properly grounded three-slot outlet where newer grounded appliances with three-prong plugs are to be used. You should engage a qualified electrician to discuss the options and alternatives available for upgrading to grounded outlets. Repairs should be undertaken as deemed necessary by the electrician.



Switches

- **Safety Issue:** Missing cover plate (top of stair to basement) should be replaced promptly to avoid a shock hazard.

Lights

- **Safety Issue:** The stairway lighting to second floor should be operable from both the top and bottom of the stairs. This will eliminate the need to walk up or down a poorly lit set of stairs to switch on the light. You should install a three-way light switch at both ends of the staircase for improved safety.

Carbon Monoxide (CO) Detectors/Alarms

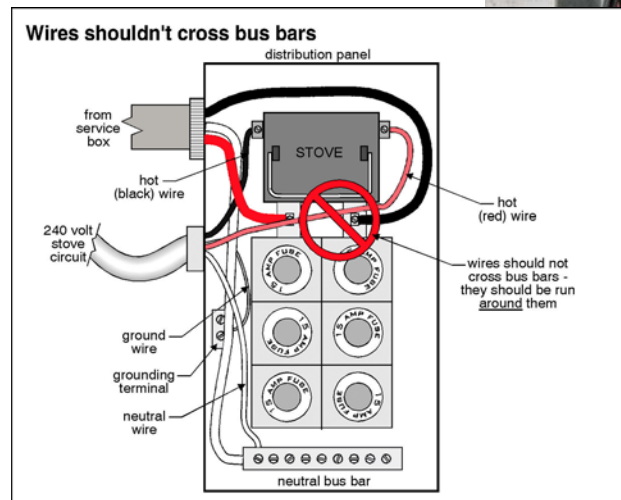
- **Safety Issue:** Carbon monoxide (CO) alarms should be installed in all rooms with fuel-burning appliances. It is also a good idea to install one outside of sleeping areas. Failure to act on this immediately could result in loss of life should the malfunction of a fuel-burning appliance causes carbon monoxide to enter the house. CO Alarms should be tested regularly and their batteries replaced as necessary.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as prescribed in the inspection contract, this is a visual inspection only. Assessing the entire electrical system is beyond the scope of a home inspection. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- We were unable to inspect electrical components concealed behind interior and exterior finished surfaces.
- Our inspection included only a representative sample of outlets and light fixtures.
- We do not inspect alarm systems and components, low-voltage wiring systems and components, telephone wiring systems and components, TV cable systems and components, timers, smoke detectors, CO detectors, and ancillary wiring systems and components that are not part of the primary electrical power distribution system, unless they are explicitly named in your report.
- We do not measure amperage, voltage, and impedance as part of a home inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.



Heating System

DESCRIPTION OF HEATING SYSTEM

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Carrier •Serial Number: 2905A19300
Vent, Flue, Chimney:	•Metal-Single Wall •Stainless Steel Liner Installed •Outside Combustion Air Provided
Heat Distribution Methods:	•Ductwork
Wood/Gas Stove:	•Gas Stove
Vent, Flue, Chimney:	•Outside Combustion Air Provided •Metal Flue-Multiple Walls

SYSTEM OBSERVATIONS

As part of our heating inspection, we undertake an operational check of the furnace or boiler, burner, blower fan, thermostat, humidifier, air cleaner, automatic safety controls, and so on. We also look at the combustion air supply, exhaust vent pipe, gas lines, distribution system (supply and return ductwork or heating pipes), registers and radiators, and so on. Regular inspections and servicing by a qualified HVAC technician can help to extend the life of the heating system, and will often reduce annual heating costs. We always recommend that a “parts and labour” contract be maintained for the annual cleaning and for emergency service during the year.

General Comments:

The heating system appears to be in generally good condition; the gas furnace is dated 2005. Adequate heating capacity is provided by the system.



RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced. Filter should be installed with the direction of arrow (at edge of filter) matching direction of air flow for maximum efficiency.

Supply Air Ductwork

- **Improve:** Supplemental heat supply is recommended for the basement.
- **Improve:** There is debris visible under the heat register in various rooms. It should be cleaned out. It might be wise to consider having the ducts professionally cleaned.

Below was copied from the CMHC web site at: http://www.cmhc-schl.gc.ca/en/co/maho/gemare/gemare_011.cfm

“When Does Duct Cleaning Make Sense?

There are several situations when duct cleaning could make sense (although there is little research data to support this). If you are moving into a newly constructed house, and have doubts about the diligence of the construction crew, duct cleaning can be useful. Drywall dust, fibreglass pieces, and sawdust have no place in ducts. Duct cleaning will also catch the odd occurrence where lunch bags or soft drink cans have fallen or been swept into ducting. For similar reasons, duct cleaning may be advisable for older houses following major renovations.

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved.
- **Repair:** No heat supply was found for middle of house bedroom. A heat supply or some form or supplemental heat should be provided in every room.
- **For The Record:** As is common in old homes, the ductwork is not ideally configured. This may inhibit heat distribution and may not be conducive to proper distribution of cool air, if air conditioning is employed.

Combustion / Exhaust

- **Safety Issue:** The supply of combustion air (and draft air) for the heating systems may be insufficient. ***This is unsafe and needs immediate action.*** Inadequate combustion air risks improper system operation and a carbon monoxide risk. We recommend insulating at exterior wall area and extending combustion air intake ducting closer to furnace burner.
- **Safety Issue:** ***Poor exhaust flue connections should be improved immediately.*** Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions.

Discretionary Improvements

- **Improve:** The installation of “set back” thermostat may help to reduce heating costs.

Conversion Considerations

The installation of a heat pump system may be a logical long term improvement, depending on such things as the anticipated term of ownership and current heating and air conditioning costs.



LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- While we do check for the presence of a heat source in habitable areas, the adequacy of heat level and heat distribution balance are not determined during a home inspection. (This work requires heat loss calculations and an extensive building survey, which is normally performed when the initial heating capacity is selected.)
- Heating system components concealed behind finished surfaces are not inspected.
- The interiors of flues and chimneys are not inspected except where readily accessible.
- Furnace heat exchangers are not inspected though we may spot and call to your attention external signs indicating a concern.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS SYSTEM

Energy Source:

•Electricity •240 Volt Power Supply

Central System Type:

•Air Cooled Central Air Conditioning •Manufacturer: Arcoaire •Data Plate Not Legible

Other Components:

•Condensate Pump

SYSTEM OBSERVATIONS

Air conditioning systems and heat pumps are checked and operated under the weather conditions existing at the time of the inspection and are recorded as being operational or not operational. There is no in-depth inspection of the system components. A detailed inspection can be done only by a specialized air conditioning technician. We always recommend that a service contract be taken for the annual servicing and for emergency service during the year. Air conditioning units and heat pumps, just like any other mechanical apparatus, can break down at any time.

General Comments:

As the system is old, it will require repairs or replacement soon; this is a major expense

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Major Expense:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Improve:** Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.
- **Improve:** Damaged insulation on refrigerant lines should be repaired.



LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

The report should not be read as a prediction of the remaining lifespan of the Air Conditioning System. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. We recommend that all equipment be serviced yearly. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters should be changed monthly.

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance is not inspected.
- Cooling system components concealed behind finished surfaces could not be inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•None Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•Wall Vents (Front & Sides of Home)
Crawl Space Ventilation:	•No Ventilation Found
Exhaust Fan/vent Locations:	•Bathroom (Second Floor) •Kitchen •Dryer (Presently Used as an Exhaust Fan)

INSULATION / VENTILATION OBSERVATIONS

As part of a home inspection we observe and report on the presence or absence of insulation, vapour barriers and ventilation where visible and accessible (typically in unfinished areas, such as the attic and basement/crawl spaces). We also make note of bathroom and kitchen exhaust fans, laundry ventilation, and house ventilation systems, such as Heat Recovery Ventilators (HRVs) and whole-house fans. If you are buying an older home, there will likely be room for improvement when it comes to insulation, ventilation, caulking, and weather-stripping. Undertaking these improvements where necessary can reduce heating and cooling costs as well as improve thermal and acoustical comfort levels in the home.

General Comments:

Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Exhaust Fan Overview

Bathroom and kitchen fans are an important part of your home's ventilation system. They remove odours from your house, which improves indoor air quality. They also remove moisture, which can increase the level of humidity in your house. High humidity can damage building materials. Worse, high humidity can cause mould growth and mould may harm your family's health.

Most exhaust systems consist of an exhaust fan, ducting and an exterior hood. Some houses have a central exhaust system, in which one fan draws moisture and odours from several rooms of the house using a network of ducts.

Kitchen exhaust systems usually have the fan and fan motor in the exhaust hood. Other systems use an in-line fan, which is in the exhaust duct, or a fan outside the house. In-line and outdoor exhaust fans are usually quieter than systems with the fan in the room.

A heat recovery ventilator (HRV) also exhausts moisture and odours. An HRV is a self-contained ventilation system that provides balanced air intake and exhaust. Like a central exhaust fan, it can be connected to several rooms by ducting.

-- From the CMHC article, *About Your House – The Importance of Exhaust Fans*.

- **Improve:** We recommend that you install an exhaust fan for the main floor bathroom that discharges to the building exterior. An exhaust fan will reduce help humidity levels in the home and improve indoor air quality.
- **Investigate:** We were unable to determine the discharge location for the second floor exhaust fan. The exhaust vent may be concealed, or may not extend to the building exterior. If the vent does not discharge to the exterior, it may be dumping warm, moist air into an unconditioned space within the building. This is a condensation concern that risks moisture damage to concealed building components. Further investigation will be required to determine the discharge location for this vent. If repairs are required to discharge the vent to the exterior, they should be undertaken promptly.

- **Safety Issue:** The exhaust dryer vent, in window well, discharges near the furnace combustion air inlet. This risks drawing exhaust humid air back into the building and lint blocking the combustion air intake screen. Snow accumulation could also result in restricted air flow. We recommend that the dryer exhaust vent and furnace combustion air intake be relocated above ground. During the winter, the exhaust vent may get buried under snow and ice. Ideally, the vent should be located at least four-inches above grade.

Basement

- **Improve:** It would be wise to insulate the “rim joist” cavities around the perimeter of the basement.

A Word About Environmental Hazards in the Home*

Due to an increased public awareness of environmental hazards in the home, we feel it is important to emphasize the fact that locating and identifying environmental hazards* is beyond the scope of a professional home inspection. If, while inspecting the home, we happen to come across something that appears suspect, we may point it out as a courtesy to you; however, keep in mind that we are not looking for environmental hazards. We therefore will not accept responsibility or liability for any environmental hazards or issues that you happen to find after the inspection, whether they are concealed or in plain view. If you have any concerns about environmental hazards, we strongly recommend you engage the services of a qualified environmental specialist to provide a full environmental assessment of the house and property before proceeding with the purchase of the home.

*Some of the environmental concerns that are expressly excluded from this inspection and report include: The presence of, or danger from asbestos, radon gas, lead paint, urea formaldehyde foam insulation (UFFI), soil contamination, underground fuel oil storage tanks, arsenic in pressure-treated lumber, indoor air quality, moulds/mildew and other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne related illnesses or disease, and all other similar or potentially harmful substances.

Energy Conservation in the Home*

[Natural Resources Canada's \(NRCan's\)](#) ecoENERGY Retrofit program provides financial support to homeowners to help them implement energy saving projects that reduce energy-related greenhouse gases (GHGs) and air pollution, thereby contributing to a cleaner environment for all Canadians.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. Areas and/or spaces that are concealed, inaccessible, or only partly accessible are expressly excluded from the inspection and report and should be considered as “not inspected”. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- In inspecting insulation, we do not disturb vapour barriers. Insulation/ventilation type and levels in concealed areas are not determined. No destructive tests are performed. Any estimates of insulation R-values or depths are rough average values.
- We do not determine indoor air quality. Potentially hazardous materials or contentious such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) are not positively identified (to do so requires a special inspection and laboratory analysis).
- No access was gained to the roof cavity of the flat roof.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Lead
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Steel •Copper
Waste System:	•Public Sewage System
Drain, Waste & Vent Piping:	•Cast Iron •Plastic •Copper
Water Heater:	•Electric •Manufacturer: Rheem •Serial Number: 100722423 •Approximate Capacity 270 L
Fuel Shut-Off Valves:	•At Left Side of House
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

The plumbing inspection covers the water supply and drainage systems, fixtures, tub/shower enclosures, exhaust fans, water heaters and fuel distribution and storage. For the record, portions of the plumbing system concealed behind interior finishes or underground are not within the scope of a standard home inspection.

The plumbing system delivers clean water to the house from a municipal water system or private well, directs a portion of the water to a water heater, distributes both hot and cold water to various locations throughout the house for drinking, washing, and cooking, then disposes of the waste water and sewage through a drainage system connected under ground to a public sewage system or private septic system. It is important that all this takes place without water escaping the plumbing system and damaging interior finishes or structural components, or without wastewater cross-contaminating drinking water.

General Comments:

The plumbing system is showing signs of age. Updating the system will be required over time; this is a major expense.

The water heater is a relatively new unit (2007). As the typical life expectancy of water heaters is 8 to 12 years, this unit should have several years of remaining life. The water heater should be set to produce hot water with a temperature no greater than 125°F. Higher temperatures risk serious injury from scalding burns. We recommend that a licensed plumber be consulted for recommendations.

The leading cause of deaths and injuries to children at home is accidents. Scalding from hot water is one of the most dangerous of these accidents. Small children are busy and can get to sinks or bathtubs quickly. They can burn themselves severely before they can get out of the water. Infants are unable to move away from hot water if it is accidentally left on too hot or if the cold water is unintentionally turned off.

The following chart shows just how dangerous hot water can be.

Water Temperature	Time to Cause a Bad Burn in Children
66°C (150°F)	2 seconds
60°C (140°F)	6 seconds
52°C (125°F)	2 minutes
49°C (120°F)	10 minutes

RECOMMENDATIONS / OBSERVATIONS

Water Heater

Investigate: We observed water marks at the water heater which was caused by water accumulation in basement. The water heater should be serviced.

Main Water Service Overview

The main water service is the water supply line that delivers water to the house from either a municipal water system, usually located at the street, or a private water source, typically a well on the property. Modern water services are usually either ½-inch or ¾-inch copper piping, or sometimes plastic piping. With older services, a variety of materials are used, the most popular being copper, lead, and galvanized steel piping. The amount of water pressure/flow is affected in part by the type, size, and age of the water service. Old lead and galvanized steel piping tend to restrict water flow far more than newer ½-inch or ¾-inch copper piping. The majority of the water service is concealed underground, except the portion that enters the house and connects to a water meter. During the inspection, the following observations were made.

- **Major Concern:** Upgrading the old lead water service would improve water pressure and flow, and reduce the risk of leaks where the service enters the building.

Lead pipe was used in residential construction until the 1940s, meaning that any still in use is likely over 60 years old and should be considered at or near the end of its life expectancy. Health Canada and the Canadian Mortgage and Housing Corporation (CMHC) warn that lead in drinking water can be a health risk, especially to small children. This improvement should be considered a priority if the water pressure/flow in the house is unacceptable, or if the piping develops leaks.

Supply Plumbing

- **Improve:** The old galvanized piping should also be replaced.

Drainage System Overview

The purpose of the drainage system is to carry waste and grey water from fixtures and appliances throughout the home to a municipal or private sewage system. This is accomplished using a network of drain pipes that travel through the house and connect to the main plumbing stack or main building drain. These pipes are available in a variety of materials and sizes. Modern drainage systems are most often constructed using ABS black plastic piping. Older systems are often made up of cast iron, copper, galvanized steel, or lead piping. Like the water supply piping, most of the drainage system is concealed behind interior finishes. During the inspection the following observations were made.

- **Repair:** We observed evidence of less-than-professional workmanship with the installation and/or repairs on the drainage piping in some areas. Drains with negative slope (slopes up hill) should be reconfigured with a proper slope in the pipe to prevent clogging. Piping support and connections should be improved in some areas in basement.



- **Monitor:** For the most part, the older drainage piping is at or near the end of its life expectancy. It may be prone to unexpected problems. Upgrading the old plumbing fixtures within the home would be a logical long-term improvement.

Trap Overview

The purpose of a trap is to prevent sewer gasses from entering the house. This is accomplished by trapping wastewater in a “U” shaped section of the drain pipe, usually located under a fixture. The trapped water acts as a seal. Without that seal, sewer gasses in the drainage system would leak into the house through the fixture drain, which can be unpleasant, as well as a potential health concern. Traps are required anywhere where the drainage system is open to the house, such as at all plumbing fixtures, floor drains, and so on.

- **Repair:** The sump pump drain is not protected by a trap. A trap is required to prevent sewer gasses in the drainage system from entering the house, which can be unpleasant and unhealthy. A plumber should be engaged to further evaluate this condition, and carry out repairs as necessary.
- **Monitor:** An “S” trap has been used for the main floor bathroom and kitchen sinks. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap “primed”. Fixtures should be monitored for sewer odor.

Floor Drains

- **Repair:** We were unable to locate a floor drain. There may not be one, or it may be concealed. The homeowner may be able to shed light on this. If no floor drain is present, we recommend that you install one for added protection against a flood.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old. Although there is no need for immediate replacement, older fixtures are more likely to require periodic maintenance and repair. In many cases, it makes more sense to replace rather than repair an old fixture when a problem develops.
- **Repair:** We observed evidence of water damage to the floor around the loose toilet in main bathroom. This is usually caused by a slow leak or condensation that has been allowed to wet the area over a prolonged period of time. Leakage and wetting of this nature risks water finding its way under the floor, resulting in concealed damage to the floor system. Whether or not the floor system has incurred concealed damage, and to what extent, can only be determined by opening up the floor and taking a look. Any damage uncovered during invasive exploratory evaluation should be repaired.
- **Repair:** Bathtub faucet and spout in main bathroom should be caulk at wall to prevent water entry and damage to wall behind.

Hose Bib

- **For The Record:** The hose bib (exterior faucet) is the long-stem “frost-free” type. These faucets are designed not to retain water in them after they are shut off, so they are less prone to freezing in wintertime. However, our experience is that these faucets are not always reliable. We have come across a few instances where the “frost-free” hose bib has frozen up during severely cold weather conditions. In most cases, this is due to improper installation. Frozen pipes can split, risking a flood in the basement and considerable water damage. For added protection, we recommend a second shut-off valve on the water supply to the hose bib be installed inside the house so you won’t have to rely on the frost-free hose bib alone. If the frost-free hose bib has survived a few or more winters, however, one could argue that at this point the risk of a failure is minimal.

Sump Pump Overview

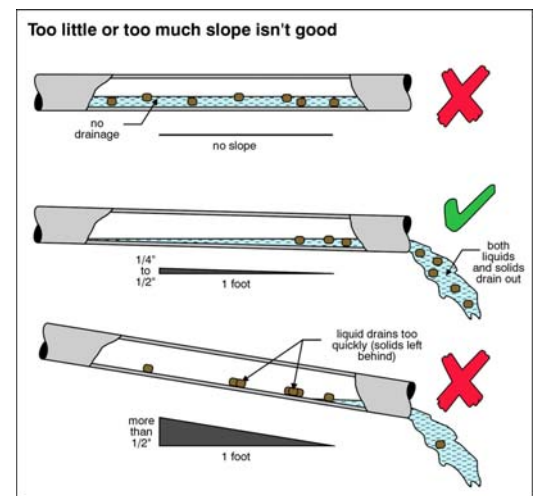
Sump pumps are often used in situations where there is above-average water accumulation around and under the foundation (such as in an area with a high water table, or where the land slopes toward the house). In many cases, the perimeter drainage tile (weeping tile) will drain into a sump pump, where the excess water is then pumped up and out of the building, usually on the ground a safe distance away from the foundation. Since sump pumps are not sealed units, they are not meant to handle household wastewater.

- **Repair:** The installation of the sump pump should be improved to ensure proper performance. This will reduce the risk of water backing up and flooding the basement.

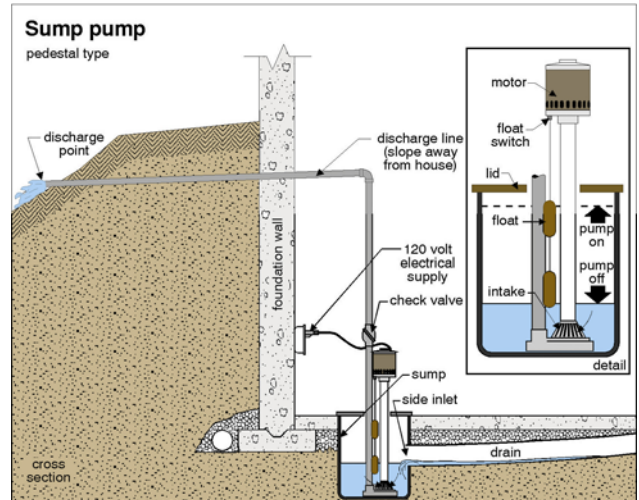
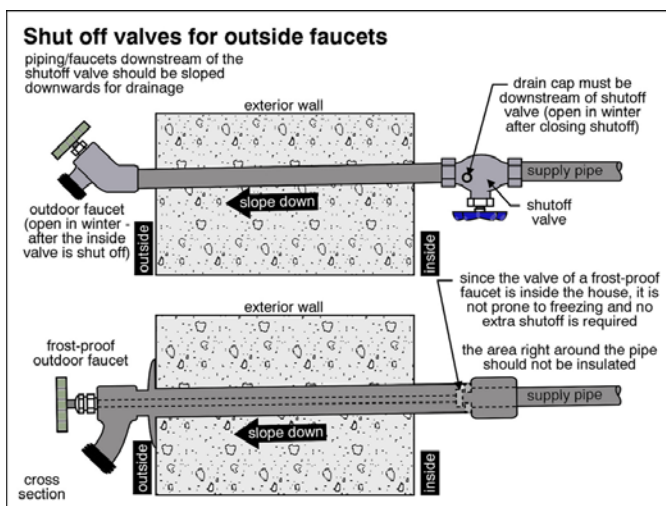
LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. Please understand that nothing lasts forever: leaks can occur and drains can clog at any time, and fixtures and appliances can wear out or break down without warning, including the day after the inspection. We cannot predict future leaks or how long the fixtures and appliances will last. When repairs or improvements become necessary, they should be undertaken promptly to minimize potential water damage and deterioration to other components. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Plumbing system components concealed behind finished surfaces (walls, floors, ceilings, etc.) is not inspected.
- Bath tub and basin overflow connections are not included in the scope of the inspection and are not tested.
- A home inspection cannot determine whether or not prior or ongoing concealed plumbing leaks have caused damage or deterioration behind walls, floors, ceilings, etc. Concealed water damage is almost always only uncovered during renovations or repairs involving dismantling interior finishes.
- A visual home inspection cannot reveal the material or condition of underground water-supply piping or drains, whether they are blocked or broken (e.g. from tree roots), or whether you will experience sewer back-ups into the basement.
- Water supply quality and quantity are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- We do not operate the main water service shut-off valve, safety valves or water supply valves. These valves have a tendency to leak when used after sitting idle for some time.
- It is beyond the scope of a home inspection to determine whether or not pipes that have been trouble-free for years will freeze if conditions change. Factors that can affect freezing include indoor and outdoor temperatures, wind speed and direction, insulation, and frequency of use.



Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Interior/Appliances

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall/Plaster
Floor Surfaces:	•Ceramic Tile •Wood •Floating Floor •Vinyl/Resilient •Parquet •Carpet
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Sliders •Awning •Fixed Pane •Thermo-Pane
Doors:	•Wood-Hollow Core
Appliances Tested:	•None •240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Kitchen Exhaust Hood

INTERIOR OBSERVATIONS

The focus of the interior inspection is on function rather than aesthetic appeal. It is far more important that the doors and windows are in operational condition than what colour they are painted. The interior inspection can also reveal clues to structural problems and evidence of water infiltration. Within the scope of this section we will be looking at walls, ceilings, floors, kitchen cabinets, doors, windows, stairs, basement water leakage, and all of the coverings and finishes on interior surfaces.

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition, relative to other homes of this age and construction. We observed typical minor flaws in some areas.

General Condition of Windows and Doors

The majority of the windows and exterior doors are good quality.

General Condition of Floors

We observed some minor sagging and unevenness in the flooring system, not uncommon in homes of this age and construction.

Kitchen Comments

The kitchen cabinetry is in good condition.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

For the most part walls and ceilings are decorative rather than structural, although they do add rigidity to the house structure. They also help hold in place insulation and air/vapour barriers, as well as conceal electrical, plumbing, and heating systems. Drywall is by far the material of choice in modern construction. Pre-1930s house interiors were finished using lath and plaster, while gypsum lath with a plaster coating was popular from the 1930s until drywall appeared in the early 1960s. Other wall finishes include stucco or stipple finishes over drywall or plaster, ceramic tiles, wood plank or paneling, simulated or exposed brickwork, exposed masonry block or poured concrete in basements, and so on. The following finishes are common on ceilings: stucco or stipple finishes over drywall or plaster; 12-inch by 12-inch acoustic tiles made of fibre board; and suspended T-bar ceilings using 2-foot by 2- or 4-foot acoustic ceiling tiles. During the inspection the following observations were made:

- **Monitor:** We observed minor cracks and imperfections in some areas. These types of imperfections are usually cosmetic in nature. Some of the causes include: shrinkage and expansion of building materials; minor shifting and settlement of the structure; and poor workmanship and/or materials. In rare cases, however, minor cracks can represent a more significant structural concern that will involve more costly repairs. Usually, this can only be determined by monitoring the cracks over time for further movement.

- **Safety Issue:** We observed uneven or mismatched flooring that has created a potential trip hazard at main floor bathroom door. We recommend that you correct this condition before someone trips and gets hurt. Children and the elderly tend to be the most vulnerable to this type of injury.

Wood Flooring

- **Safety Issue:** Missing flooring covering in kitchen should be replaced before someone trips and gets hurt.

Doors

- **Improve:** The doors should be trimmed and/or adjusted as necessary to work properly in some area (s).

Kitchen Cabinets

- **Safety Issue:** Upper kitchen cabinets are fastened to wall using improper screws; tapered screws are not proper. Cabinet fastened to wall with tapered screws could pull off wall under heavy load and cause injuries. We recommend improving fastening.
- **Safety Issue:** Some upper kitchen cabinets are not properly fastened to wall. Most cabinets should have a minimum of four screws fastened to wall studs for proper support. Cabinet under heavy load could pull off wall and cause injuries; we recommend improving fastening.

Stairways Overview

Stairs are provided as an easy way to get from one floor to another. They are usually made up of two (or sometimes three) long diagonal supports (called stringers). The stringers carry the steps (called treads). The treads are separated by vertical members (called risers). A properly designed staircase will be easy to navigate, have uniformly sized treads and risers, have good headroom, have either one or two handrails, and have a reasonable slope. Stairways should also be well lighted, with a switch at the top and bottom of the staircase.

- **Safety Issue:** The rise and/or run of step (s) on the staircase to the second floor are not consistent from one step to the next. For steps to be safe and easy to negotiate, it is important that the rise and run of every step be of an equal measurement. This was caused by the build up over the years of flooring material / coverings. The staircase should be replaced for improved safety.

Basement Leakage

- **Major Concern:** There is evidence of moisture penetration in the basement. *While it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence.* Gas line tag at furnace indicates a 2000 installation while furnace age is 2005 and water heater is 2007. Both furnace and water heater have water marks on the exterior which indicates that the basement flooded multiple times in the past. Other indications are wood dry rot, rusted metal columns at bottom and the presence of 2 sump pumps.

You will have to monitor the basement over an extended period of time to determine the source of the moisture and what improvements will be required. Often, basement leakage can be attributed to factors other than surface water runoff, such as lot location (on a hillside, or when the lot is lower than surrounding lots), certain sub-soil conditions, broken or clogged underground drainage tile, a high groundwater table, an underground stream, and so on. In these cases, it is often necessary to undertake secondary measures, such as excavating and waterproofing the exterior of the foundation to alleviate wet basement or wet crawl space problems.

Please beware of contractors who recommend expensive solutions as a starting point. Excavation, waterproofing and/or the installation of drainage tiles should be considered only as a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that you experienced.

- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps are often used to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. We highly recommend the installation a floor drain.

Smoke Detectors

- **Safety Tip:** You should replace your smoke detector every 10 years. That is over 87,000 hours of service! Replace the batteries in your existing unit (if equipped). Ionization technology responds first to fast, flaming fires while photoelectric technology responds faster to slow smouldering fires. Having both types would be ideal. It is recommended that a smoke detector be installed on every floor and every bedroom of the home for improved safety.

Appliance Observations

Electric Range

- **Safety Issue:** We recommend installing an anti tip bracket for the stove. A child or adult can tip the range resulting in death or serious burns.

Central Vacuum

- **Improve:** The house currently has a built-in vacuum cleaning system with an exhaust pipe that discharges contaminants indoors. We strongly recommend connecting the vacuum exhaust directly to the outside by a correctly-sized duct that is as straight as possible. The exterior outlet should be provided with a backdraft damper.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and colour are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- We do not inspect paint, wallpaper, and other finish treatments, nor do we inspect carpeting (except to note trip hazards), window treatments, central vacuuming systems, household appliances, nor recreational facilities.
- The seal integrity of double-glazed windows and doors is beyond the scope of this inspection.
- Appliances thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.