



BAKER STREET HOME INSPECTION SERVICES INC.

3335 Yonge Street, Suite 402

Toronto, Ontario M4N 2M1

Telephone: 416-483-3535

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Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

HOME INSPECTION REPORT



Property Address:

68 Joyce Pkwy.

Date of inspection:

September 30, 2019

Prepared By:

Ian Smith, RHI

**BAKER STREET HOME
INSPECTION SERVICES INC.**

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Attention: Prospective Purchasers

This report has been prepared for the seller to provide them with a better understanding of the condition of their house. The seller has accepted this report as an accurate assessment of the functional condition of their property at the time of the inspection. The report represents our observed opinions.

Baker Street Home Inspection Services Inc. will remain available over the telephone to any interested party to answer questions regarding this property. The reader is cautioned that the report will not convey all information that a prospective buyer may deem relevant. As such, all interested buyers are advised to have their own inspection.

Should any party require further information, Baker Street Home Inspection Services Inc. will provide a 1½ hour on-site orientation of the house for a fee of \$325.00 + H.S.T. Please be advised that Baker Street Home Inspection Services Inc. remains available to all their clients, indefinitely, to address any concerns or questions.

Should you wish clarification, please do not hesitate to contact the undersigned.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.

Ian G. Smith

Registered Home Inspector

BAKERSTREETHOMEINSPECTIONSERVICESINC.

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PRE-LIST SUMMARY

Address: Municipality: Inspection Date:

General Information: Inspector:

Age of House years. Construction Type:

This house is in 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 for annual general repairs and on-going maintenance.

You will require (minimum) to address the functional concerns listed in the the report over the next years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: Secondary roofing system:

Exterior wall systems: Secondary wall siding:

Windows(general):

Electrical Systems

Main service size amp Predominant branch wiring:

Heating System

Fuel type: Age of central heating appliance: years System type:

Cooling System

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

Plumbing System

Main supply: Predominant water lines

Interior (general):

HOMEOWNER INSURANCE CONCERNS

None Identified

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

Time frame years Budget \$

OTHER RECOMMENDATIONS

ADDITIONAL INFORMATION REQUIRED

SUMMARY

This report should not be considered as a complete home and property inspection. The Baker Street report is prepared for the owner to provide general information about this property. The inspector is available by telephone to any interested party to answer questions about the house. Please read the full report prior to calling the inspector. We are also available to provide any prospective buyer general orientation; helpful maintenance tips and improvement consulting for a fee of \$325.00 + HST. This general review inspection is essential to compare your expectations, intended use and special needs with the realities of the house. Interested parties should be advised that; without this general review our obligation and liability can only remain with the seller.



PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected: 68 Joyce Pkwy. Municipality: Toronto
Inspection Date: September 30, 2019 Time: 9:30am to 12:30pm Inspector: Ian Smith, RHI

SUMMARY (GENERAL COMMENTS)

In comparison to other homes of similar vintage in the vicinity the functional condition of this building/dwelling is: good overall condition.

Recommended improvements or repairs to the building/dwelling have been addressed in the report.

It is suggested that the highlighted concerns be considered priorities.

Please be advised that failure to address concerns promptly may result in additional problems and/or consequential damages.

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

Comments:

- 1) The preliminary inspection report issued by the inspector is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection.
2) The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of the visual inspection.
3) The inspector's role is principally educational: to provide you with a better understanding of the building. We will not detect all problems.
4) The preliminary inspection is partially designed to reduce your risk of buying an older home. However we cannot eliminate this risk.
5) The client is advised to annually budget at least 1% of the building's value for general maintenance and unforeseen repairs.
6) The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner.
7) Cost estimates if provided in this report are minimums and are intended to be a rough guideline only.
8) The preliminary inspection does not cover code compliance issues set by governments or other regulatory authorities.
9) The preliminary inspection does not take into account manufacturer's recalls and eligibility for mortgage insurance, building or homeowners insurance.
10) The preliminary inspection process is conducted in a fair and impartial manner. Accordingly this report is not provided as an aid for negotiation in a real estate transaction.
11) The purchaser is advised to ask the property owner if they are aware of any defects that would not normally be detected by a visual inspection.
12) The client hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense in the event of an unforeseen and/or unreported problem or upon receiving a conflicting opinion and prior to any corrective work.

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

Name of Client: Lucia Cascioli (Bus.) (Res.)
Current Address: Other
E-mail: On file

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** 15C to 20C [v]

INACCESSIBILITY

- Basement/ Garage storage limited access/ visibility. Excessive storage limited access to: closets
- Areas/ systems/ work in progress not fully visually inspected: foundation walls, drains, roof, attic
- Other specific limitations: Basement kitchen not treated as a second unit (apartment).
- 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: warranties and invoices

TYPE OF INSPECTION/TRANSACTION

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

ATTENDANCE

Buyer/client not present at inspection Client partially attended inspection Client fully attended inspection []

Also in attendance: Seller Seller's agent Buyer's agent [] []

EXCLUSIONS

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

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COST ALLOWANCES/TIME FRAMES AND SHORT TERM COURSE OF ACTION

YOUR EXPECTATION LEVEL

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

GENERAL CONDITION AT THE TIME OF THE PRELIMINARY INSPECTION

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

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

YOUR MINIMUM BUDGET ALLOWANCE:

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

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

- \$2,000-\$5,000
- \$5,000-\$10,000
- \$10,000-\$15,000
- \$15,000-\$20,000
-

AREAS REQUIRING CONSIDERATION

- | | | | | | |
|---------------------|---|--|---|---|---|
| Roofing Systems: | <input checked="" type="checkbox"/> Roof Coverings | <input checked="" type="checkbox"/> Eavestroughs/down pipes | <input type="checkbox"/> Overhangs | <input checked="" type="checkbox"/> Chimneys/flashings | <input type="checkbox"/> Skylights |
| Exterior: | <input checked="" type="checkbox"/> Brick/sidings/walls | <input checked="" type="checkbox"/> Windows/doors | <input checked="" type="checkbox"/> Site drainage | <input type="checkbox"/> Porches/decks | <input checked="" type="checkbox"/> Painting |
| | <input checked="" type="checkbox"/> Garage/sheds | <input type="checkbox"/> Driveway/walkway | <input type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Fencing/gates | <input type="checkbox"/> <input type="text"/> |
| Structures: | <input type="checkbox"/> Crawlspace | <input type="checkbox"/> Beams/columns | <input type="checkbox"/> Floors | <input type="checkbox"/> Foundation wall | <input type="checkbox"/> <input type="text"/> |
| Electrical Systems: | <input type="checkbox"/> Main service/panels | <input checked="" type="checkbox"/> Lighting fixtures/switches | <input checked="" type="checkbox"/> Branch wiring | <input checked="" type="checkbox"/> Receptacles/outlets | <input type="checkbox"/> <input type="text"/> |
| Heat/Cool Systems: | <input checked="" type="checkbox"/> Furnace/boiler | <input checked="" type="checkbox"/> Distribution: ducts/rads | <input checked="" type="checkbox"/> AC system | <input checked="" type="checkbox"/> Filters/humidifiers | <input type="checkbox"/> <input type="text"/> |
| Plumbing Systems | <input type="checkbox"/> Main water service | <input type="checkbox"/> Distribution piping | <input checked="" type="checkbox"/> Drains/vents | <input checked="" type="checkbox"/> Fixtures/fitings | <input type="checkbox"/> <input type="text"/> |
| Interiors: | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Basement spaces | <input checked="" type="checkbox"/> Bathrooms | <input checked="" type="checkbox"/> Attic/roof spaces | <input type="checkbox"/> Fireplaces |
| | <input type="checkbox"/> Walls/ceilings | <input type="checkbox"/> Floor coverings | <input type="checkbox"/> Stairs/railings | <input type="checkbox"/> Appliances | <input type="checkbox"/> 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% first year repairs that will not be discovered by a visual inspection. You must ask the seller for invoices/applicable warranties/plans and/or permits for work completed in the last five years.

- Consider all deficiencies related to health/ safety issues and uncontrolled water problems as urgent matters.
- See appendix.

Further clarification regarding:

is required of the:

is required of the:

Further inspection/evaluation is required regarding:

-
-
-

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

ROOF STRUCTURES COVERINGS & RELATED SYSTEMS

Major Repair
Minor Repair
N/A
Monitor
Functional

METHOD OF ROOF INSPECTION

Fully /partially accessed (walked on) At eaves At ground with binoculars (too steep/ inaccessible) **Note: (limitations in effect)**

LIMITATIONS

Majority of the above elements were snow/ ice/ frost covered. Flat roof is covered with gravel/ decking
 Due to the unpredictable and latent nature of roof leaks no assurances or warranty can be provided that your roof will not leak within the approximated expected lifespan stated in this report. Ice damming problems are beyond our ability to predict.

ROOF COVERINGS TYPE

Asphalt shingles are the principal roof covering of the building.
 Asphalt shingles cover all sloping roof surfaces of the building.
 [] covers the principal flat roof surfaces of the building.
 [] is the principal roof covering of the building.
 [] covers the roof surface at the []
 []

ROOF COVERINGS CONDITION (where visible)

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

asphalt shingles = 8 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: nailheads
 Repairs/ maintenance required before next application of roof coverings: (ie) caulking or tarring

ROOF DRAINAGE

Type: Aluminum Galvanized steel Plastic Copper Lead Hoppers/Scuppers
 Roof drainage is in: Good condition Fair condition Seasonal cleaning required Gutters currently clogged
 Gutters Downpipes/ drains require repair/ extending/ painting at: []
 Extend downpipe from upper level roof directly into lower gutter/ eavestrough. Repair loose gutters; nails.
 Extend/ relocate downpipe(s) at [] 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 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/Carport [X] Good condition [] Fair condition [] Poor condition

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

Detached Garage/Carport [] Good condition [] Fair condition [] Poor condition/ Remove

Structure type: [] Wood Frame [X] Solid Masonry [] Brick Veneer [X] Repairs to walls required

Roof Coverings

[X] Good condition [] Fair condition [] Replace roof coverings soon [X] Eavestroughs recommended/ repair/ install
[] Caution: Underground/ overhead wires supplying power to garage/ shed. [] Electrical power to garage is recommended

Overhead Door Operation [] Good condition [X] Fair condition [X] Requires repair/ replacement/ painting

Automatic Door Operation [X] Install dedicated receptacle for garage door opener; avoid extension cord use.

[] Good condition [X] Fair condition [] Requires repair/ replacement [X] Adjust/ no auto-reverse

WALKWAYS/DRIVEWAYS

[X] Good condition [] Fair condition [] Replacement/repair of driveway/ walkway recommended /slopes towards house.

[] Repair work required/ recommended at: []

PORCHES/DECKS/BALCONIES (egress to exterior)

Location: Front [] Type: [] wood [] masonry [X] concrete [] steel [X] unable to access under deck

Structural supports: [X] Good condition [] Fair condition []

Decking: [X] Good condition [] Fair condition []

Steps/stairs: [X] Good condition [] Fair condition []

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

Location: [] 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 [X] Rear [X] Side [] Garage [] None []

[] Good condition [X] Fair condition [] Repair/ replace at: []

Main vent stack(s)

[X] Good condition [] Requires repair/ extending from roof []

[X] Good clearance from windows/ doors [] No evidence of vent stack for plumbing system visible.

EXTERIOR ELECTRICAL CONDITIONS

Exterior plug receptacle location: [] Front [] Rear [] Side [X] Garage []

[] Good condition [X] Fair condition [] Requires weatherproof cover [] Receptacle not grounded

[] Requires repair/ replacement at: [] [] None provided. Installation of GFCI receptacle recommended.

[X] All/most exterior receptacles are required to be replaced with GFCI type. [] Rework exposed cabling at exterior walls

Lighting location: [X] Main entrance [X] Side entrance [] Rear entrance [] Garage []

Fixture(s) are in: [X] Good condition [] Fair condition []

[] Repair/ replace at: [] [] Installation recommended at: []

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

[X] Overhead entrance [] Underground/lateral entrance

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

[]

[] See Additional Comment Page []

PREVENTION AND CONTROL OF BASEMENT AND FOUNDATION LEAKS

A leaky basement is one of the most common of all house problems. We must caution you that there is a possibility that leaks can develop in your basement at any time. **We cannot contract with you that previous leaks can be detected or future leaks can be predicted.**

During the inspection exterior conditions were observed which can contribute to basement leaks. Preventative maintenance can greatly reduce the likelihood of rain water leaking through your foundation. The items listed below are primary causes of basement leaks. Please ensure that these items are properly maintained and functional at all times. A resultant effect of continual basement leaks will be the development of mold. Mold in houses can be extremely detrimental to the health of the occupants.

CAUSES OF BASEMENT LEAKS and What YOU CAN DO TO HELP REDUCE YOUR RISK OF FUTURE LEAKS

The items checked below require either remedial action and/or regular maintenance.

- Improper grading. Ensure that the ground slopes away from your house.
- Patios/ walkways slope towards house.
- Lower grade level at:
- Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
- Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
- Inadequate downspout extensions. Downspouts should be extend 4 to 6 feet (1 to 2 metres) away from the house.
- Relocation of downpipes required at:
- Faulty downspout connection to rain water leader (at grade level).
- Probable/ possible deficient or clogged rain water leader (below grade). Disconnect and extend.
- Non-structural cracks or faults in the foundation wall.
- Improperly installed window wells.
- Install window wells at:
- Porous basement window sill or openings. Vulnerable door sills at:
- Improperly sealed through-wall penetrations or wall flashings.
- Large tree close to the house. Tree roots could adversely affect the foundation.
- Raised flower bed should be sloped away from the house.
- Driveway slopes towards house; driveway is in poor/ fair overall condition.
- Poor improper drainage conditions are present on neighbouring/ adjacent properties
- Underground sprinkler system outlet is positioned too close to the house.
- Improperly installed/ clogged areawell drain or catch basin. Must be kept clear at all times as a preventative measure.
- Install areawell drain at: Back water valve recommended.
- Back-up pump/back-up battery or power control for sump pump required.
-
- Probability of foundation leaks should the above not be remediated and/or kept in good state of repair at all times:** HIGH MEDIUM LOW
- Dehumidifier use in basement during spring/summer is required.
- You are advised to revisit the property before closing to check for any evidence of foundation leakage or retain our company for this task.**

Review the above checklist should leakage ever occur. This list represents the most probable cause(s) of leaky basements. If you have made the above corrections and leakage persists call us - your inspection company. It is our experience that some basement leaks can be corrected or greatly alleviated without excavation and/or expensive weeping tile replacement.

FOUNDATION MATERIAL TYPE CHARACTERISTICS

- Stone foundations are very porous. Localized exterior excavation is recommended in the event of leakage.
- Concrete block foundations are very vulnerable to water penetration as there are porous joints around every block. Should leakage occur the entire wall face in question is recommended to be excavated.
- Brick foundations are very absorbant and will lead to very damp and humid basement spaces. Should leakage occur localized exterior excavation is recommended.
- Poured concrete foundations in houses 50 years old or newer can be corrected by the crack injection method. Houses that are 50 years or older must be judged on a case to case basis.

EVIDENCE OF COMPLETE WATERPROOFING MEMBRANE AROUND FOUNDATION WALLS: Yes No ?

Should dry basement living conditions be desired, the basement foundation wall must be completely/ substantially/ partially waterproofed at the exterior.

It is a certainty that a basement which is not waterproofed coupled with poorly maintained site/roof drainage will develop leaks within the next 5 years.

See Additional Comment Page

FOUNDATIONS BASEMENTS & STRUCTURES

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 _____ is supported with a different foundation type than the main building.

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

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

Columns & Walls: Wood Steel Masonry Not visible/partially visible

Beams: Wood Steel Paralam/ Engineered wood Not visible/partially visible

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

- Repairs to support load are required at: _____

FLOOR (BASEMENT)

- Concrete Finished (covered; limited observations) Good condition Fair condition
- Unfinished/exposed soil Raised wood(limited observations) Removal of raised wood sub-floor is recommended.
- _____

FLOOR JOISTS/FLOOR SYSTEM

Type (floor & ceiling joists where visible)

- Wood joists Wood Trusses Steel joists/concrete deck EWP _____

Floor system appears to be in: Good condition where visible Fair condition where visible

- Some localized repairs/ defects Repair/ replace floor joists at: _____

BASEMENT WINDOWS/VENTILATION & INSULATION

- Good ventilation Fair natural ventilation supplied to basement/ crawlspace. None: improvement recommended
- Replacement/ upgrade of all/ some basement windows are recommended. _____
- 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: _____
- Dehumidifier recommended in summer _____
- 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 _____

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

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

number of circuits are available to properly distribute intended load.

distribution panel(s) are recommended(for future use).

Spare circuits available at distribution panel: Yes No spare circuits are available. Auxiliary panel is recommended.

Double tapping noted at some circuits Possible overloaded circuit situation. Monitor.

DISTRIBUTION Note: Determining branch wiring types is limited to visual inspection only.

Predominant visible branch wiring type:

- Knob & tube (old copper) % ? Romex (conventional copper) % ?
- BX (metallic sheathed) % ? Aluminum % ? Ungrounded older romex 60 % ?

Replace original ungrounded wiring next renovation.

Note: Aluminum wiring is the original/principal branch wire type. No unsafe conditions identified with outlets tested.

BRANCH CIRCUITS OVERCURRENT PROTECTION:

At main distribution panel(s): Glass fuses Cartridge fuses Breakers

At auxiliary panel(s): Glass fuses Cartridge fuses Breakers

Fuses/breakers

- Properly sized fuses/ breakers are presently used to protect branch circuits.
- Arc fault circuit interrupters (A.F.C.I) have been installed at: panel/ bedrooms/ all principal rooms.

General

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

Additional lighting recommended at:

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 disconnect 220V outlet at rear basement room- improper plug .

Missing **coverplates/ loose outlets/ exposed cabling** observed at: various locations

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

Remove temporary wiring in garage.

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**

Furnace type: conventional warm air furnace mid-efficiency warm air furnace high-efficiency warm air furnace

HWT/Combo system Commercial roof top unit Ground source heat pump Fan/coil unit

Approximate age of furnace 1 = years. Approximate age of furnace 2 = years.

Probability of furnace 1 replacement within the next years high Medium Low ?

Probability of furnace 2 replacement within the next years high Medium Low ?

Chimney flue interior: Clay lined Metal lined Brick lined Direct vent Metal lining of flue required.

Furnace room ventilation: Good Fair

Thermostat condition: Good Requires replacement **Thermostat location:** Good Requires relocation

Heat source supplied to habitable areas/zones

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

Habitable room(s) not provided with a heat source:

WARM AIR SYSTEM-FURNACE

Good overall condition Fair overall condition CO emission test required.

Drive/motor operation: Good Fair Requires repair/ replacement

Clean air/filtration system: Good Fair Requires repair/ replacement/ upgrade

Central humidifier operation: Good Fair Requires repair/ replacement/ removal/ upgrade

Burner(s)/coil condition: Good Fair Requires repair/ replacement

Limit and operating controls Good Fair Requires repair/ replacement

Venting condition: Good Fair Requires repair/ replacement

- Annual servicing and cleaning recommended. Heating company insurance plan recommended. Air duct cleaning is recommended.
- Carbon monoxide (CO) detector is required.(all levels) TSSA inspection tag missing. Further review required.

DISTRIBUTION SYSTEM - AIR DUCT SYSTEM

Condition of supply plenum: Good Fair Requires repair

Condition of return plenum: Good Fair Requires repair

Condition of branch ducts: Good Fair Requires repair

Condition of register/grilles: Good Fair Requires repair

Condition of return ducts/inlets: Good Fair Requires repair

Air flow at supply outlets: Good Fair Requires repair

[Balancing of duct distribution system is recommended.](#)

HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

Location of **gas shut off**/gas meter/oil tank valve: Approximate age of oil tank

Good condition Paint exterior gas piping Requires repair/ replacement

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

Electric heaters/ space heaters/ in-floor heat have been installed at the following areas:

Supplementary heating is recommended at the following areas:

Rooms above unheated space: garages: crawlspaces:

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

See Additional Comment Page

CENTRAL AIR CONDITIONING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

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

GENERAL INFORMATION

Energy source: Electric Gas Combination system

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

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

Approximate estimated cooling capacity of system #1 B.T.U.'s or 2 tons ?

Approximate age of cooling system #1 15+ ? Budget for future replacement (\$4k+)

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 service condensate pump annually

Condition of refrigerant lines: Good Fair

Thermostat condition: Good condition Requires replacement

Thermostat location: Good location Requires relocation

INDEPENDENT SYSTEMS/ATTIC MOUNTED UNITS

Equipment in well ventilated area: Yes No

Condition/operation of blower coil: Good Fair

Proper condensate drain connection: Yes No

Air duct connections at main unit: Good Fair

Air filter condition: Good Fair Cleaning/ replacement required

COOLING DISTRIBUTION SYSTEM

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

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

Cooling source supplied to habitable areas/room of:

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

Rooms with no cooling outlet:

Functional return-air system on each habitable floor level:

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

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

GENERAL CONDITIONS

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

System is functioning abnormally; further analysis is required.

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

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

See Additional Comment Page

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 1/2 "copper where visible- limited access 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 drain pipe noted at exterior rear hose bib- french? _____

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: _____

A camera inspection and back water valve recommended _____

BASEMENT/CRAWLSPACE FLOOR DRAIN (visible conditions)

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

Location not determined Floor drain not installed _____

HOT WATER TANK Rental Owned ? _____

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

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

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

SUMP PUMP/SEWAGE EJECTOR SYSTEMS Could not test/sump dry/ inaccessible/too cold outside _____

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

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

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

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

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

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

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

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

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

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

See Additional Comment Page _____

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

Repair/ replacement is recommended: [future consideration to older units](#)

Window glazing/panes:

Thermal windows with highly visible defective seals/ condensed panes at:

Various cracked glass panes are noted. Most/ some panes are single glass only; improvement recommended

Window handles/locks/hardware:

Good condition Fair condition Some localized repair/ upgrading/ missing

All/most operating windows have insect screens. Few/ most insect screens are required to be repaired/ installed

PRIMARY DOOR OPERATION/CONDITION

Function of interior doors:

Good condition Fair condition Minor refitting to most/ some doors

Door hardware-general conditions:

Good condition Fair condition A few missing handles/ repairs required Most require improvement

STAIRWAYS/RAILINGS & BALCONIES

Condition of primary staircase(s): Limited headroom and/ or clearances.

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

Condition of primary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

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

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

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

Condition of basement railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

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

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

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

Condition of 3rd floor/supplementary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

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

See Additional Comment Page

ATTIC/ROOF SPACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

ACCESSIBILITY

- Good/ fair** access to attic Attic floor walked on Attic has lofting potential Relocate/ increase size of attic access.
- Attic roof space has been converted into living space Attic interconnected with adjacent dwelling. Install firewall/fire separation.
- No access to attic is installed Access not required Access to roof spaces/ knee wall spaces is recommended.
- Insulate/ weatherstrip hatch Additional access required.

VENTILATION

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

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

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

INSULATION

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

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

- Additional insulation recommended to be installed on the attic floor. Additional insulation recommended around air ducts/exhaust ducts.

Insulation is unevenly distributed on attic floor. Add/ redistribute insulation. **Evidence of vapor retarders:**

ROOF STRUCTURES (where visible)

Type: Rafters/ Collar ties Trusses Good condition Fair condition Some localized repairs/ defects

- Additional collar ties/ structural support is recommended.

ROOF BOARDS/SHEATHING (where visible)

Type: Plywood Board sheathing Good condition Fair condition

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

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

See Additional Comment Page

KITCHEN

COUNTER TOP CONDITION

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

- Localized damage around faucets; counter replacement is imminent.

CABINET(S) CONDITION

Cabinet condition installation & operation is in Good condition Fair condition

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

STOVE POWER SOURCE

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

EXTRACTION FAN

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

- Re-circulating fan is functional Fan is not vented to exterior [Replace two fans - kitchen & basement](#)

ELECTRICAL RECEPTACLES

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

- 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. _____

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SHOWER/BATHTUB ENCLOSURE CONDITION

The ceramic tile/ wall surfaces are in good general condition. The ceramic tile/ wall surfaces are in fair general condition.
 Sealant and grout touch-ups required at shower enclosures as a preventative measure. Cleaning/sealing of stone tile rec'd.
 Shower enclosure exhibits no evidence of leaking but is at the end of expected lifespan at: _____
 Repair/ replace tile or wall surface at: _____
 Complete tile and wall replacement required at: _____
 Repair/ install shower door/ curtain assembly at: _____

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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: _____

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BATHTUB CONDITION

Bathtubs are in good/ **fair** general condition Reglazing/ re-lining of bathtub recommended at: _____
 Bathtubs requires repair/ replacement at: **walk in tub- side was removed.**
 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: _____

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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: _____

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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: _____

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ELECTRICAL

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

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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: **all bathrooms**
 Rework window to provide proper operation/ replace window at _____
 Window is located in shower enclosure; protection of window is required at: **basement, main floor**

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SAUNAS/SPAS/STEAMER

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

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GENERAL CONDITIONS

The _____ bathroom is in marginal condition. Major remodelling is recommended in the near future.

See Additional Comment Page _____

FIREPLACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

FIREPLACE TYPE

Masonry fireplace at:

Wood-burning stove at:

Factory-built fireplace at:

Wood/ coal insert at:

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

FIREPLACE CONDITION

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

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

Combustion chamber requires repair at:

Damper requires repair/ replacement at:

Hearth floor requires repair/ extending at:

Smoke chamber requires repair at:

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

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

Fireplace is obsolete/ disconnected at:

Non-combustible base/lateral clearances from combustible materials of wood burning stoves.

Good condition Fair condition W.E.T.T inspection/ camera inspection of flue recommended.

Improvement required at: Stainless steel liner recommend at:

Do not use fireplace until certified as safe.

See Additional Comment Page

LAUNDRY ROOM

CLOTHES DRYER CONNECTIONS

Power source: Plug receptacle 240 V Direct wire; no plug No electrical connections Gas dryer connection Not visible

Dryer venting: Properly vented to the exterior. Vent requires repair/ **cleaning**/ repair at exterior/ too long. No venting installed

Replace with metal duct. Vented through window; rework. **annual cleaning**

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.

Has any pest control methods been implemented in the last two years?

Obtain HVAC contractors transferable warranty for recent furnace installation (if applicable).

See Additional Comment Page

BASEMENT MOISTURE AND HUMIDITY

All basements are subject to high humidity and moisture levels especially between Spring and Autumn. Typically basements are mostly below the ground level. Therefore basement foundations and floors are in constant contact with damp soil. Moisture will typically transmit through these surfaces by way of capillary action commonly referred to as moisture migration.

This condition is indeed expected and can be controlled by exercising some simple remedies. Should low relative humidity and/or low moisture content in the basement space be required for specific or special purposes remedial action can be very expensive.

The following recommendations will assist to reduce high humidity and dampness levels in basements:

- Cold storage rooms must be naturally ventilated either with an operating window or a wall vent.
- Install an exhaust fan in the basement bathroom or shower.
- Avoid storage of materials directly against unfinished foundation walls or unfinished basement floors.
- Too much storage of material in a basement or overfilled closets will impede air circulation.
- A small room fan could be operated to encourage proper air circulation.
- Ensure that all spaces in the basement are ventilated. Undercutting of closet doors; cabinet doors and installing grilles may be required in the storage areas.
- Seasonally disconnect your central humidifier (in April if attached to your furnace).
- Position a dehumidifier in a central basement location and operate continuously.
- Open basement windows whenever possible to allow for a natural air change.
- Leave the furnace fan on continuous operation.
- With a forced-air heating system return-air grilles should be installed low at a central wall location.
- Do not use wall to wall carpeting in basement. Consider resilient flooring alternatives.
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Degree of difficulty in determining previous/present evidence of leaking/dampness in the basement:

- High Medium to High Medium Medium to Low Low

Additional Information

Required Capital Improvements (1)

APPENDIX

Your older house has a combination of existing and recently upgraded systems and components. That which is original to the house must be scheduled for replacement or upgrading in the future. These capital improvements are essential to prolong the safe operation of an older home. The costs to replace will be much less and can be retrofitted more effectively when undertaken with other renovations. The following are visually identifiable or original systems or components which are to be scheduled for replacement. The only subjective question on the matter is when the work should be done.

Exteriors

- Wall sidings and brickwork

Masonry walls will require brick repairs; tuck-pointing and/or chemical washing. Wood exterior elements may require replacement or repairs prior to painting.

- Windows

Original wood windows should be replaced to increase the occupants comfort of a house. Energy efficiency; ease of operation and security are other main factors for window replacement.

- Chimneys

Chimneys in use may require repairs or rebuilding; obsolete chimneys should be removed. Chimney flues servicing wood burning fireplaces should be retrofitted with a steel liner.

- Roof Coverings

Old roof coverings should be removed and repairs should be made to the roof decking or sheathing before installing new roof shingles.



Structures

- Foundation walls

Older foundation walls may have material loss over the years and will require repair to restore their integrity. Masonry repairs will involve pointing of joints and parging of general surfaces to curtail future material loss.

- Basement floor slab

Original basement floor slabs may be cracked and uneven. Most older basement floors are very thin and do not have 4 inch of gravel underneath for drainage and support. Replacement of the concrete floor slab should be considered in conjunction with sewer line/soil line replacement.

- Crawlspace

Older crawlspaces are invariably poorly constructed. Crawlspaces should be upgraded so that walls are insulated; floors have a proper ground cover; the space is heated(preferably with the central heating distribution system) and that access is provided.

- Point loading/Settlement

Inward settlement; point loading and main structural beams should be evaluated and the appropriate repairs carried out. All wood columns in basement should be replaced with steel or masonry.

- Waterproofing

Waterproofing of the foundations is required to reduce the possibility of water infiltration; especially if the basement is a finished space.

There is no older basement foundation system which is constructed like the hull of a ship: all surfaces have faults where water will infiltrate.



Plumbing

- Main drain lines

The original main drain/soil lines could be obstructed or cracked; replacement is recommended. These original lines are usually made of clay and have a limited lifespan.

- Main vent stacks

Cast iron vent stacks are susceptible to corrosion and leaking. Replacement during major bathroom and/or kitchen renovation is recommended.

- Water supply main

Original water mains may be undersized or of undesirable material and should be replaced. Upgrading the water service (we recommend 1 inch copper) will greatly improve your water pressure.

- Supply pipes

Older water supply pipes; especially galvanized water pipes; may corrode and leak. These pipes also adversely affect water pressure.

Required Capital Improvements (2)

Electrical systems

- Main panel/service

Upgrading the service wires and main electrical panel will better suit the requirements of a modern dwelling.



Old distribution wiring

- Original knob and tube (wiring pre 1950) should be replaced with modern wiring. This is also a safety and insurance concern.
- Ungrounded two conductor wiring (1945 - 1958) should be replaced with modern wiring as it has common characteristics with knob and tube wiring, especially the oil clothed variety.

Heating systems

- Hot water heating

Addition of radiators in spaces currently heated by other means; including crawlspaces and basements; will reduce your overall operating cost and increase occupant comfort.

- Air ducts

Removal of all original gravity based air ducts and improve with modern pipe ducting will reduce operating cost and improve occupant comfort. Please note that there is a high probability that the ducts within the wall cavities are lined with asbestos paper. Installation of air returns on upper floors will increase performance of system.

- Obsolete material

Removal of obsolete material; such as old gas lines and storage tanks is required.



Interiors

- Walls and ceilings

Older plaster and lath walls and ceilings should be removed or dry walled; depending on their condition.

- Stairs and railings

Older stairs and railings may require repairs and additional support to ensure the safety and integrity of the system.

- Floors

Noisy and loose subfloors should be fastened to the floor joists prior to replacing the finished floor material.

- Exterior wall cavities

Wherever possible the exterior wall cavities should be insulated or measures taken to reduce air leakage. An energy audit/air leakage test is recommended to determine the most cost-effective improvements to reduce your energy consumption and to improve overall comfort.



Attic spaces:

- Soffit venting

The addition of soffit venting systems will increase attic ventilation and the life of roof sheathing and coverings. Improved soffit venting will reduce the likelihood of ice damming and condensation problems during the winter months.

- Additional support

Older roof structures will require additional support. Structural improvements to the rafters; ridge and collar ties is recommended.

- Roof sheathing

Repairs or replacement of the roof sheathing; prior to installing new roof coverings; is recommended.

- Insulation

Upgrading insulation values in the attic spaces (we recommend R-50) will increase occupant comfort and reduce energy costs. This must be done in conjunction with improved soffit ventilation.

- Vapor retarders

Installation of vapor retarders on the attic floor; if possible; should be considered prior to replacement of attic insulation.

General Comments

SYSTEMS/COMPONENTS SCHEDULED FOR ADDITIONAL INSPECTION

APPENDIX

Note: the following list, whether checked off or not, are items not inspected, not contractually obligated to inspect and/or are all beyond the scope of a visual inspection

Contact your inspector/realtor immediately if you want specialized inspections on any of the items noted below.

- The inspection of the central heating system is not a comprehensive examination and does not replace the review and maintenance of a licensed HVAC professional.
- Determining condition of trees and/or arborist reporting.
- Inspecting swimming pools, spas, hot tubs, saunas.
- Inspecting irrigation systems.
- Inspecting snow melt systems, driveway gates.
- Inspecting outbuildings and barns.
- Determining potential existence of underground fuel storage tank.
- Inspecting docks, seawalls and other marine structures.
- Inspecting playground equipment.
- Testing septic tanks and on-site disposal systems.
- Testing wells, well yields and water quality and private water purification systems.
- Conducting environmental testing of any kind.
- Detecting presence of urea formaldehyde foam insulation.
- Detecting presence of asbestos containing material, lead paint or volatile organic compounds.
- Testing for mold or other indoor air quality contaminants.
- Testing of security systems, intercoms, audio-visual equipment, home theatre systems.
- Operations of household appliances, central vac systems, window air conditioners, automatic blinds.
- Operations of elevators, lifts, barrier-free access equipment.
- Determining fire code compliance standard and inspection of fire protection systems and equipment.
- Testing auxiliary electrical systems such as generators, solar, wind and battery power, low-voltage lighting systems, pool/spa systems are all beyond the scope of the inspection. Equipment should be examined by a licensed electrician.
- Conducting a WETT certification of solid fuel burning appliances.
- Determining the condition of sewer lines and sub-grade draining lines.
- Detection of intermittent water leaks caused by plumbing pipes, foundation seepage, or roof leaks.
- Inspecting for termites, wood boring insects, pests, or vermin of any kind.

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Other Recommendations

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SPECIALIZED INSPECTION SERVICES INFORMATION

Your inspection is conducted in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspections (CAHPI). These standards outline what is possible to inspect on the basis of a visual non-destructive inspection of a dwelling/building within the limitations and constraints of a real estate transaction.

It is common to request the services of specialized inspectors to cover risks that fall outside of the home inspection contract and scope of services.

The following is a partial list for your consideration

| | | |
|--|--------------------------|---------------|
| Termite – Pest Control Inspection | Aetna Pest Control | (416)469-4111 |
| | PCO/ORKIN | (905)712-0095 |
| Fire Code Consultant and Inspection | The Fire Guy | (905)884-4423 |
| | Michael Thiele | (905)826-8846 |
| Asbestos Inspection and Laboratory Analysis | Pinchin Environmental | (905)363-1433 |
| | Fischer Environmental | (905)475-7755 |
| Vermiculite Laboratory Testing | Pinchin Environmental | (905)363-1433 |
| | Fischer Environmental | (905)475-7755 |
| Asbestos Inspection and Removal | Skyrac International | (416)690-7680 |
| | Amosite | (416)656-2584 |
| Swimming Pool Inspections | Paradise Pools | (416)222-4734 |
| | Premier Pool Group | (416)895-6717 |
| Camera Inspections of Sewer Lines | New Canadian Drains | (416)652-3535 |
| | Roto Rooter | (416)503-4444 |
| Phase 1 Environmental Assessment | Haddad Geotechnical | (905)475-0951 |
| | Trafalgar Environmental | (905)841-5074 |
| Structural Engineer | Atkins & Van Groll | (416)489-7888 |
| Mold/IAQ Inspections | Moldguy.ca | (416)333-2999 |
| | Environmental Pollution | (416)626-0582 |
| Buried Oil Tank/Metal Detection and Inspection | Amosite | (416)656-2584 |
| Buried Oil Tank (Removal Verification Process) | Trafalgar Environmental | (905)841-5074 |
| | Amosite | (416)656-2584 |
| Wood Stoves/Fireplace Inspection (WETT certification) | Macklam Chimney Cleaning | (416)961-1704 |
| Arborist | Enviro Tree Care | (905)707-8733 |
| | Shady Lane Tree Experts | (905)773-5906 |

After the preliminary home inspection, it is common to retain specialized inspector(s) to evaluate conditions that are outside the scope of the home inspection. You must seek assistance from your realtor in this instance. Remember to obtain contractors' quotations on any major repairs noted on our home inspection report.



BAKER STREET HOME INSPECTION SERVICES INC.

3335 Yonge Street, Suite 402
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Telephone: 416-483-3535

Fax: 416-483-9756

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

BAKER STREET HOME INSPECTION SERVICES

Baker Street Home Inspection Services is a building consulting firm providing services for home buyers and home owners. Our services include:

- Pre-purchase inspections of residential dwellings and small buildings
- Inspections of new homes during or after construction.
- Renovation and Home Maintenance Inspections and Consulting.
- Legal reports, litigation support and expert testimony.
- Problem solving and building science investigation.

Baker Street Home Inspection Services Inc. is a charter member of the Ontario Association of Home Inspectors. (OAH). Baker Street has been servicing prospective home buyers and owners since 1985.

IAN G. SMITH, RHI *Registered Home Inspector*

Ian Smith began working in the residential construction industry in 1985. Since then Ian has worked in both the new construction and the renovation fields. Ian worked as a cabinet maker before training to be a home inspector.

Ian is a Registered Home Inspector in accordance with the Ontario Association of Home Inspector's Act. He graduated with honors from the George Brown College "Home Inspection Certificate" program. Ian joined Baker Street Home Inspection Services Inc. in 2009.

Mr. Smith's certificates include:

George Brown College – Home Inspection Certificate
Registered Home Inspector – Ontario Association of Home Inspectors
Member – Ontario Building Officials Association
Ministry of Housing Re: Part Nine – Building Envelope
Ministry of Housing Re: Part Nine - Health and Safety
Ministry of Housing Re: Part Nine - Structural
Ministry of Housing Re: Part Nine - HVAC and Fire Protection



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GENERAL LIMITATIONS

Baker Street Home Inspection Services Inc. performs all pre-purchase inspections of real property within the prescribed "Code of Ethics" and "Standards of Practice" of the Ontario Association of Home Inspectors (OAH).

The main objective of the inspection and this report is to provide you with a better understanding of the observed condition of the house you intend to purchase. We caution you that we will not be able to detect all deficiencies or shortcomings with the house due to the restrictiveness of a visual inspection.

It should also be noted that our inspections are principally concerned with the operational aspects of the premises and do not cover matters of a "cosmetic" or aesthetic nature.

The home inspection is similar to a "general review" performed by an accountant or a "regular check-up" by a doctor. The inspection is not "an audit" or a "complete physical with blood tests and x-rays". The inspection process can reduce your risk in buying an older house, but it will never eliminate it. **You can expect our inspection to reveal 80% of the required first year repairs: not 100%.** Accordingly, the inspector and/or Baker Street Home Inspection Services Inc. will not assume your risk associated with buying a "used" house or with the future performance of the house. The inspection and report is not provided to you as a warranty of present or future conditions and is not an insurance policy of any kind. As such, the maximum liability incurred by the inspector and/or Baker Street Home Inspection Services Inc. for Errors and/or Omissions during the inspection or contained in the report shall be limited to the amount of the fee paid for the inspection.

THE BAKER STREET EXTENDED SERVICE POLICY

The staff of Baker Street Home Inspection Services Inc. will remain available to you over the telephone, or by e.mail, at no further expense, to address your concerns. Our extended service program is in effect for as long as you live in the house. We will be more than happy to review the recommendations that were discussed during the inspection or provide any other assistance you require.

Should you experience a problem unanticipated or not noted in the report, contact us immediately. We will address your concerns promptly and help you avoid any unnecessary cost associated with the repairs. Upon request, we will revisit the property at no further expense to you. This mutual contractual obligation is an important part of the process. Please be advised that we cannot provide any assistance nor accept any responsibility for damages once repairs have been effectuated or contracted.

If we can be of any further assistance, please do not hesitate to call.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.

Jeff Clarke, C.E.T.
Registered Home Inspector,
President