



Home Inspection Report

Prepared exclusively for
Ben vanVeen



PROPERTY INSPECTED:
32 Chrisval Avenue
Quinte West, ON K8V 5P7

Date of Inspection: 05/23/2023

Inspection No. 141044-904

INSPECTED BY:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

6.0 GARAGE / CARPORT

6.4 Interior Access Door(s)

6.4.2 The garage access door does not have an automatic closing mechanism, recommend immediate installation upon possession for fire/gas barrier safety. **(Garage)**

8.0 ELECTRICAL SYSTEM

8.9 Receptacles

8.9.2 The receptacle(s) are mis-wired (hot neutral reversed) A qualified electrician should correct as required for electrical safety.

- Exterior Rear
- Kitchen

8.10 Lighting / Ceiling Fan(s)

8.10.3 The switch is missing cover plate, install for safety (one example shown, replace all as needed) **(Primary Bedroom)**

8.12 GFCI Devices

8.12.3 Recommend to have a qualified electrician install a GFCI outlet to reduce the use of extension cords and improved electrical safety, none found in this bathroom **(Main Floor Bathroom)**

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.6 Forced Air Furnace(s)

9.6.2 Unit in operation, interior view.

Data plate confirms the date of manufacture, 2012

The forced air furnace is dirty. A qualified HVAC contractor should service / clean the furnace to ensure optimal performance. **(Utility/Laundry Room)**

10.0 PLUMBING SYSTEM

10.9 Sink(s)

10.9.2 The sink drains very slowly. Repair this for improved functionality. **(Kitchen)**

10.10 Toilet(s)

10.10.3 Sani-flo toilets do not have a bottom drain therefore not tested for floor leakage based on design.

Visible drainage piping, pump had no visible leaks or concerns at time of inspection.

(Basement Half Bathroom)

10.15 Well Water Pump

10.15.2 Image of pressure tank, gauge

The well water pump is running continuously. A qualified plumber should repair as required to restore proper function. **(Utility/Laundry Room)**

12.0 FIREPLACE(S)

12.2 Gas Insert(s)

12.2.2 Image of shutoff valve for gas fireplace, exterior rear

No visible deficiencies with the unit/components, however was not operated / tested as the gas supply was turned off. The functionality / safety of the unit was not determined.

Strongly recommend to have a qualified technician assess and test the unit for full functionality before attempting use. **(Exterior Rear)**

13.0 APPLIANCES

13.7 Clothes Washer

13.7.2 Image(s) of washer supplies and drain.

Recommended Update: Gray water for the laundry is draining into the laundry tub, to the sump pump and then to Municipal drainage. Sump pumps are not intended for this use, the phosphates are corrosive and will shorten life of the pump, adding risk to possible flooding in the basement through premature failure. Having soap residue in an open sump well also adds excessive moisture and smell into the basement space. Have a qualified contractor assess and advise on adding an approved, switched laundry pump and standpipe assembly to the laundry tub, creating a separate, sealed system for the laundry drainage. **(Utility/Laundry Room)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Limitations

- △ At your request, an inspection of the above property has been conducted. Pillar To Post operated by 2387896 Ontario Ltd. is pleased to submit this inspection report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.
- △ Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. Your attention is directed to your signed copy of the Visual Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the Canadian Association of Home Inspectors (CAPI) prohibit us from making any repairs or referring any contractors. We are not associated with any party to the transaction of this property, except as may be disclosed to you. The information provided in this report is solely for your use.
- △ The home inspection is NOT a building code inspection. Various construction codes are regularly revised and changed, components that require repair or alteration may require replacement and/or upgrading to meet current building, gas or electrical codes installation requirements and may need the proper permits and other associated costs.
- △ Notice to Third Parties: This Report is the joint property of 2387896 Ontario Ltd. (O/A Pillar to Post Home Inspectors) and the Client(s) listed on the cover page and signed Visual Inspection Agreement (VIA). Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and the supporting inspection were performed according to a written contract that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.
- △ Throughout the report, diagrams, schematics and suggested product images may be included to aid the reader to understand a deficiency, damage, solution or a suggested product(s) to better understand the scope of a repair or replacement. The reader should also understand the depictions or suggestions may not be the only solution, product or repair possible, and the supplier, pricing and brand is not the only available, simply one option. The reader should also understand availability, pricing and validity of the depicted product(s) is not warranted by the inspector and all repairs should be made under advisement or completed by a qualified contractor/technician.

1.2 General Information

- ☉ A PLUS inspection has been selected for today's inspection.

1.3 Scope of Inspection

- ☉ Today's inspection has been conducted in accordance with the CAPI Standard of Practice. Visit https://www.cahpi.ca/images/2020/02/12/CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf
- ☉ This is a pre-listing inspection conducted for the seller of the home in preparation for listing the home for sale. This inspection has been conducted in accordance with the CAPI Standard of Practice (Please see CAPI SOP). This inspection is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

1.4 Approximate Year Built

- ☉ Older homes are inspected in the context of the general time period during which they were built. Homes are not required to be updated to comply with newly enacted building codes and older homes typically reflect building practices that were locally common at the time they were built. Although the general home inspection does not include identification of building code violations, it is an inspection for system and major component deficiencies and safety issues regardless of home age.

1.4.1 Built in approximately: 1964

1.5 Inspection / Site Conditions

- ☉ Sunny

1.5.1 Temperature: 21C

2.0 PROPERTY AND SITE

2.1 Limitations

- △ Parked vehicle(s) limited the inspection of the driveway.
- △ The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.
- △ The fence is concealed by overgrown trees/shrubs, limited visibility, inspection
- △ Outdoor furniture limited the inspection of the patio(s)
- △ Overgrown vegetation limits safe and visible inspection of the entire enclosure, defects, damage may be present but not visible at time of inspection. Strongly recommend upon possession to clear vegetation and reinspect

2.2 Landscape / Grading

- ⦿ Monitor and as needed vegetation as needed from roof, structure, trough system downspout to reduce the risk of moisture damage, premature wear of finishing materials, remove the easy path for rodents to the structure - reduce the risk of damages from continued growth - allow for regular maintenance, monitoring of proper drainage as designed.

2.2.1 The general landscape such as grading and surface water drainage was inspected, repairs needed as noted

2.2.2 The landscaping was inspected, maintenance needed as noted within the report

2.2.3 Trim overgrown vegetation from the structure to reduce risk of wear, damages and allow for proper function of eaves trough, monitoring and maintenance and to discourage vermin activity. **(Exterior Left)**



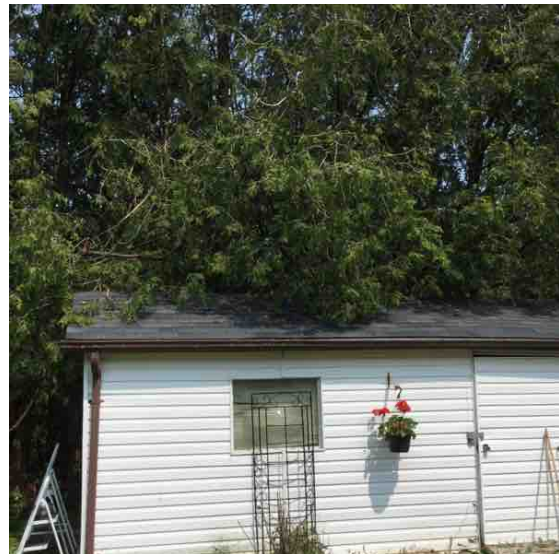
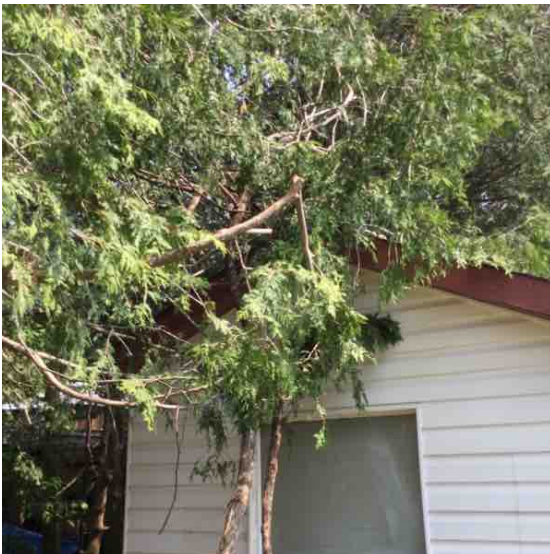
2.2.4 Trim overgrown vegetation from the structure, enclosure to reduce risk of wear, damages and allow for proper function of eaves trough, monitoring and maintenance and to discourage vermin activity. **(Exterior Left)**



2.2.5 Landscape currently slopes towards structure in this area. Regrade landscaping to slope away from foundation to reduce risk of water entry, related damage to foundation and interior finishes. **(Exterior Right)**



2.2.6 Trim overgrown vegetation from the structure to reduce risk of wear, damages and allow for proper function of eaves trough, monitoring and maintenance and to discourage vermin activity. **(Shed/Outbuilding)**



2.3 Walkway(s)

- ☑ Areas of walkways were concrete pavers

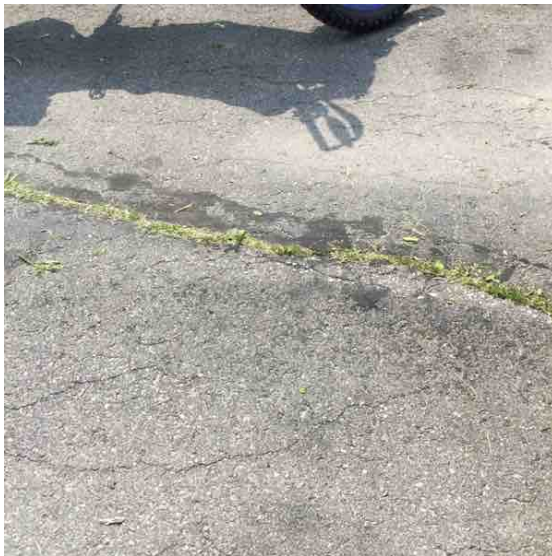
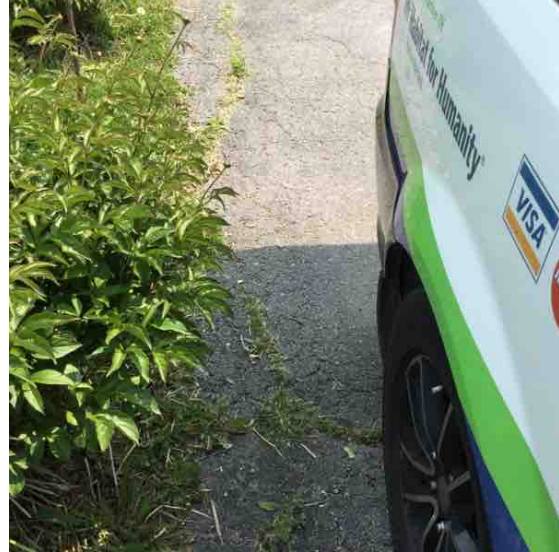
2.3.1 The walkway(s) were inspected and no significant deficiencies were observed.

2.4 Driveway(s)

- ☑ Driveway surface is asphalt

2.4.1 Driveway(s) inspected where visible and accessible, please see "Limitations"

2.4.2 The driveway is damaged. (Multiple significant cracks, separation). Repair, resurface to reduce further deterioration and trip hazards, to extend life.

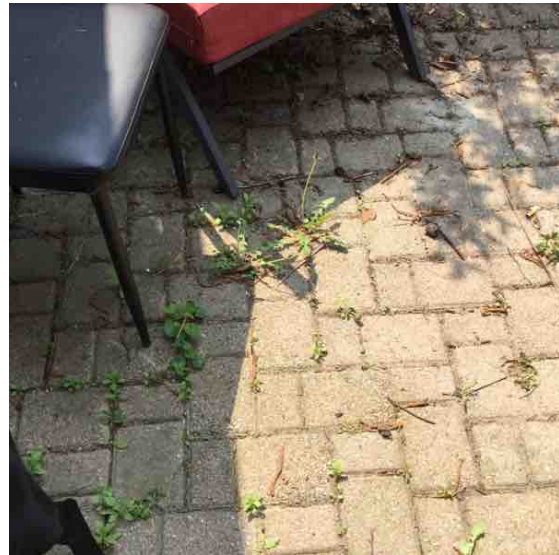


2.5 Patio(s)

- ☑ The patios were mainly interlocking brick/stone/pavers

2.5.1 Patio(s) inspected where visible and accessible, please see "Limitations"

2.5.2 Patio is uneven in areas, recommend to remove the stones, re-level, reset to reduce the risk of puddling, trip hazard. **(Exterior Left)**



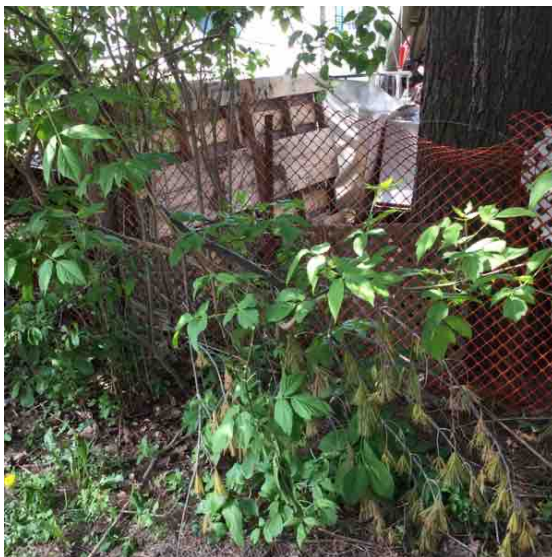
2.6 Enclosure(s)

☉ The fencing is mixed material

2.6.1 Fence(s) inspected where visible and accessible, please see "Limitations"

2.6.2 Budget for significant repair, replace the fence, advanced stages of deterioration pose potential risk of failure and safety hazards

2.6.3 Aging and deteriorating fences require significant repairs or replacement. **(Exterior Rear)**



3.0 EXTERIOR

3.1 Limitations

- △ In general, in most home inspections the foundation surface has areas that were not visible, and damage, deficiencies, improvements may be needed that may not be revealed until those areas are made visible, these are referred to as Limitations. Listed below are the specific Limitations concerning the foundation of this home;
- △ - Overgrown vegetation reduces visibility and/or access in areas
- △ The foundation surface had areas that were concealed from inspection of the foundation surface, and underlying damage, deficiencies, improvements may be needed that were concealed on date of inspection. Those limitations include;
- △ - Painted foundation surface limits the ability to inspect the foundation condition. Past repairs and underlying conditions may be concealed by paint coating.
- △ - Parging limits the ability to inspect the foundation condition, deterioration may be concealed by finished materials, generally cracks migrate through the parging but underlying foundation cracks can be concealed. No elevated concerns at time of inspection.
- △ Solid masonry construction, limited inspection
- △ Vines and vegetation limited the inspection of the exterior wall surfaces in some areas.

3.2 Exterior General Comments

- ⊙ Soffit, fascia, venting, windows, trim above ground level were inspected from ground level.

3.2.1 Exterior- As viewed all sides at time of inspection.



3.3 Foundation Surface

- ☑ Concrete
- ☑ Foundation surface is parged (coated with cementitious material).

3.3.1 Foundation inspected where visible and accessible, please see Limitations- "Exterior - General Comments"

3.4 Wall Surface

- ☑ Aluminum siding

3.4.1 Wall surfaces were inspected where visible/accessible, see Limitations "Exterior General Comments"

3.5 Eaves / Fascia / Soffit

- ☑ The structure has aluminum soffit and fascia

3.5.1 Soffit and fascia were inspected, no visible concerns at time of inspection

3.6 Trim

- ☑ Exterior trim is a mix of aluminium/metal and vinyl unless otherwise noted within the report

3.6.1 Trim was inspected where visible/accessible, see Limitations "Exterior General Comments"

3.7 Windows

- ☑ Windows are thermal vinyl unless otherwise otherwise

3.7.1 Windows were inspected where visible/accessible, see Limitations "Exterior General Comments"

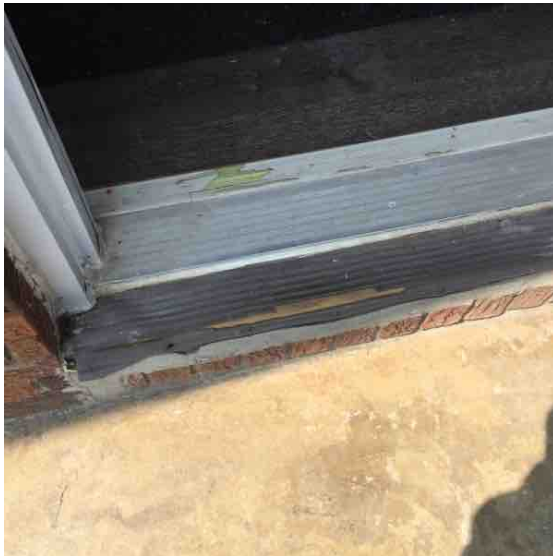
3.8 Exterior Doors

- ☑ Some doors are metal-clad insulated
- ☑ Recommended Upgrade: Install a dead bolt on the exterior doors where needed for increased security.

3.8.1 Recommendation: Have all exterior locks rekeyed on possession for security.

3.8.2 The doors were inspected and no significant deficiencies were observed.

3.8.3 The threshold on the door is damaged. Repair, replace, seal, re-coat to maintain a weather-resistant coating and reduce risk of heat loss, water damage. **(Exterior Front)**

**3.9 Porch(es)**

- ☑ Mainly concrete construction
- ☑ Wrought Iron Railing

3.9.1 Exterior porch(es) were inspected, repairs needed

3.9.2 Secure railing as needed for safety. **(Exterior Front)**



4.0 ROOFING SYSTEM

4.1 Limitations

- △ The typical life expectancy of roof shingles varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of attic, and color of shingles, etc. Shingle lifespans are typically shorter than advertised. This report is not intended to be conclusive regarding the lifespan of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Typical life expectancy for standard 3 tab shingles is 18-20 years, architectural asphalt shingles can last longer based on quality, environmental factors and quality of installation
- △ This is a visual inspection limited in scope by (but not restricted to) the following conditions:
 - The entire underside of the roof sheathing is not inspected for evidence of leakage.
 - Evidence of prior leakage may be disguised by interior finishes.
 - Leakage can develop at any time and may depend on rain intensity and/or wind direction.
 - Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc. The roof inspection portion of the home inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the large number of different roof-covering materials installed over the years, this inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.
- △ The weather was dry at time of inspection, drainage system not wet tested

4.2 Roofing Inspection Method

- ☉ Walked on roof surface.

4.3 Sloped Surface(s)

- ☉ Architectural asphalt shingles are thicker and stronger. They have more weight which makes them less likely to move or fall off even in higher winds. Their extra thickness also makes them harder to damage. This kind of roof is simply more durable can last longer.

4.3.1 Sloped surface roofing material inspected and no significant deficiencies were observed.

4.3.2 The Vendor states the roofing material is approximately 9-12 years old.

4.4 Flashings

- ☉ Plumbing stack flashing is rubber, no visible damage

4.4.1 The flashings were inspected and no significant deficiencies were observed.

4.5 Roof Drainage

- ☉ The eavestrough system was aluminum
- ☉ Clean as soon as weather allows

4.5.1 Roof drainage was inspected where safely visible, accessible (See Limitations)

4.5.2 A nice feature of the home is the quality gutter guards in place. Inspect regularly to ensure they are functioning as designed, no concerns at time of inspection

There are crushed downspout extensions. Recommend to inspect, assess all and repair or replace as needed to ensure water disperses a minimum of 2 m from the structure and foundation. Downspout can be easily adapted to fold back for ease of landscaping and travel through walkways, (see enclosed sample picture).

- Exterior Front
- Exterior Right



5.0 ATTIC

5.1 Limitations

- △ Visibility is limited by lack of lighting, poor visibility and as a result some defects may be concealed. Inspection only as far as the light will carry
- △ Disturbing insulation is beyond the scope of this visual home inspection, detecting and confirming the existence of vapour barrier by reaching through the insulation at the hatch only.
- △ No visible ducting found within the accessible attic space, recommend upon possession to have a qualified contractor to locate and confirm bath fans vent to the exterior

5.2 Attic General Comments

5.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed unless required. No destructive tests are performed.
- No access was gained to the wall cavities of the home.
- Any estimates of insulation R-values or depths are rough average values.

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

5.3 Attic Access

- ☉ Ceiling Hatch

5.3.1 Limitation: Attic is insulated, non-floored and there is a lack of a safe visible walkway preventing the inspector from safe access and inspection, all observations made from the top of the ladder at the hatch. Entering an insulated attic can damage the insulation, buried components, electrical wiring can be hazardous to the inspector and the home and is beyond the scope of a home inspection and the ASHI Standard of Practice. Inspection very limited by structural, ducting components, poor to no lighting, layers of batt insulation, blown insulation and other obstructions. Report is limited to those aspects visible by the flashlight beam. Please refer to the ASHI Standard of Practice for details on limitations.

5.4 Insulation

- ☉ 1.6-8"
- ☉ The visible insulation is fiberglass batt

5.4.1 Insulation inspected where visible and accessible, please see Limitations

5.4.2 Consult a qualified contractor to advise on the value of additional insulation in the attic and insulating the hatch itself to promote heating efficiency.

- Add soffit baffles, hatch damming at that time

5.5 Ventilation

- ☉ The structure has roof vents
- ☉ The structure has gable vents

5.5.1 Inspected where visible, accessible see Attic General Comments- Limitations

5.6 Exhaust Duct

5.6.1 Exhaust duct was not found, inspected, see Attic General Comments- Limitations

5.7 Sheathing

- ☉ Plywood, no visible clips

5.7.1 Sheathing inspected where visible, accessible

6.0 GARAGE / CARPORT

6.1 Limitations

- △ - Some areas not safely accessible, visible.
- △ In general, in most home inspections the garage has areas components such as electrical receptacles, windows, doors, bibb faucets that were not visible or accessible due to container storage, stored goods hanging on perimeter walls, installed shelving, parked vehicles, tool shelves or workbenches and damage, deficiencies, improvements may be needed that may not be revealed until those areas are made visible such as perimeter walls, garage floor and ceiling, these are referred to as Limitations. Strongly recommend to re-inspect any of the noted areas not inspected due to limitations on the date of possession. Listed below are the specific Limitations concerning the garage in this home;
- △ Auto reverse feature of the garage door opener was only tested with a leg sweep, but door to floor auto reverse is not tested at the time of inspection for risk of damages to the door or the opener. Strongly recommend to test the functionality of the safety feature on date of possession and adjust or repair as needed.
- △ - Stored belongings throughout the floor and interior perimeter
- △ No visible accessible attic hatch found, attic not inspected

6.2 Garage General Comments

6.2.1 Stored belongings reduce visibility to some aspects of the perimeter walls and ceiling. Strongly recommend to re-inspect these areas when belongings are removed.



6.3 Structure

☉ The garage walls are wood frame construction with siding

6.3.1 The structure was inspected where accessible, visible (L)

6.4 Interior Access Door(s)

☉ Metal wrapped insulated construction

☉ Recommended upgrade; The access door does not have a dead bolt. Recommend to install a dead bolt for security, safety.

6.4.1 The interior access door(s) were inspected, repairs or safety updates needed for safety due to carbon dioxide.

6.4.2 **The garage access door does not have an automatic closing mechanism, recommend immediate installation upon possession for fire/gas barrier safety. (Garage)**



6.5 Exterior Access Door(s)

☉ Recommended upgrade; The access door does not have a functional deadbolt. Recommend installation upon possession for security, safety.

☉ Sliding Patio Door, one door off, install as needed for safety, security

6.5.1 The exterior access door(s) were inspected and repairs are needed as noted

6.5.2 Exterior access door needs to be installed, not tested. No visible damage.



6.6 Vehicle Door(s)

☉ The vehicle door(s) are overhead, metal, insulated construction

6.6.1 The vehicle door(s) were inspected and tested, no significant deficiencies were observed.

6.7 Vehicle Door Opener(s)

☉ Photoelectric sensors are installed, tested functional

☉ A nice feature of the home is the digital pad for the door opener, recommend to request from the vendors access codes to reprogram on final walk-through

☉ Opener is automatic-belt drive

6.7.1 Partially Tested- See Limitations

6.8 Floor

☉ Garage floor is asphalt

6.8.1 Floor inspected where visible, accessible, please see "Garage-General Comments- Limitations"

6.9 Wall

☉ Areas of the interior walls are masonry

☉ Sheetgoods

6.9.1 Garage walls inspected where visible, please see "Garage-General Comments- Limitations"

6.10 Ceiling

☉ Garage ceiling was wood/sheetgoods

6.10.1 Garage ceiling was inspected where visible, please see "Garage-General Comments- Limitations"

6.11 Hatch

6.11.1 Hatch was obstructed, no access, not inspected

6.12 Insulation

6.12.1 No visible, safely assessable garage attic hatch- Insulation not inspected

6.12.2 Finished Walls- Insulation not inspected

7.0 STRUCTURE

7.1 Limitations

- △ Attic Structure- In general, attic structure and components are significantly limited for inspection due to poor or non-existent lighting, headroom at the hatch, floored attics, viewed only from the hatch (therefore some areas not or poorly visible), risks of damaging the home and safety to the inspector by walking in the attic itself without a visible safe walkway. Insulation within the attic can conceal roof/ceiling structural components, electrical wiring, the existence, material type of exhaust ducting, attic venting and condition. Inspection is limited to exposed components. Materials, flaws in construction or design, damage, past or active leakage, deterioration, mold, infestation may be present but not visible within the scope of a visual inspection, these are referred to as Limitations. These are the specific Limitations concerning the attic/ceiling structure in this home;
- △ - Ceiling structure is concealed by insulation
- △ Structure has a fully finished basement which conceals all or most wall insulation. Condition, type, thickness of insulation cannot be determined within the scope of this inspection.
- △ This is a visual inspection limited in scope by (but not restricted to) the following conditions: • A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation). • Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a provincially licensed pest control inspector can legally inspect for these conditions). • Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.
- △ Bearing wall is finished and finish materials may conceal damage or deterioration, structural deficiencies, removing finishes are beyond the scope of a visual inspection
- △ Basement ceiling is finished, removing ceiling tile to inspect floor structure is beyond the scope of a visual inspection, inspected only where visible or accessible
- △ Basement is finished, significant percentage of perimeter, structural components not visible for inspection
- △ In all finished areas there is very access is any to inspect the type, material or condition of wall structure. Any comments or concerns are related only to exposed areas
- △ Basement is mostly finished, a small percentage visible within the utility/storage areas

7.2 Foundation

- ☉ Foundation is concrete block

7.2.1 Foundation walls were inspected where visible/accessible, see Limitations

7.3 Support - Post / Beam / Column

- ☉ Bearing wall central support

7.3.1 Inspected where visible/accessible only, see Limitations

7.4 Floor Structure

- ☉ Wood - dimensional lumber.

7.4.1 Inspected where visible/accessible only, see Limitations

7.5 Roof Structure

- ☉ Roof structure is rafters
- ☉ Plywood roof sheathing.

7.5.1 The roof structure was inspected where visible, accessible and no significant deficiencies were observed.

7.6 Ceiling Structure

- ☉ Wood rafters

7.6.1 Ceiling structure was inspected where visible, assessible, please see Limitations

7.7 Basement

- ☉ Basement is a finished space

7.7.1 Inspected but Restricted- See Limitations

7.8 Insulation

- ☉ A percentage of the visible insulation was rigid polystyrene

7.8.1 The insulation was inspected where visible and no significant deficiencies were observed.

8.0 ELECTRICAL SYSTEM

8.1 Limitations

- △ Photo-sensor lights could not be tested, daytime inspection
- △ Limitation: Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection, based on visible areas only (approximately 25%) as viewed in utility room.
- △ In accordance with WSIB and ESA regulations, and for the safety of the inspector, service entry wire cover is not removed.
- △ Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection, based on visible areas only (approximately 25%) as viewed in utility room.
- △ There is no exhaust fan or window, have a qualified contractor install a properly vented exhaust fan with insulated ducting to remove excess moisture, reduce related damages, deterioration and discourage an environment conducive to mold growth)
- △ Where applicable, receptacles obstructed by furniture, belongings or supplying electronics, medical devices, clocks or alarms systems are not tested, as this is considered invasive within the scope of this inspection
- △ Service entry wire cover is not removed in accordance with WSIB and ESA regulations. If confirmation of grounding, and confirmation or service entry wire material is needed recommend to have a qualified and equipped electrician remove the interior cover

8.2 Electrical General Comments

8.2.1 In accordance with WSIB and ESA regulations, and for the safety of the inspector, service entry wire cover is not removed.

8.2.2 Limitation: Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection, based on visible areas only (approximately 25%) as viewed in utility room.

8.3 Service Entrance

- ☑ Electrical service to the home is by underground cables.

8.3.1 Service Entry NOT Inspected- See Limitations

8.4 Service Size

- ☑ 100 Amps

8.4.1 The service size was inspected and no significant deficiencies were observed.

8.5 Main Disconnect(s)

- ☑ Breaker

8.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed.

8.5.2 Image confirming amperage of the main disconnect (**Utility/Laundry Room**)



8.6 Distribution Panel(s)

- ☑ Breakers
- ☑ Expansion space is available within the panel

8.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

8.6.2 Image of the electrical panel, cover on.

Image of interior of the electrical panel (**Utility/Laundry Room**)



8.7 Grounding

8.7.1 In accordance with WSIB and ESA regulations, and for the safety of the inspector, service entry wire cover is not removed, grounding not be confirmed at time of inspection due to safety

8.8 Branch Circuit Wiring

- ☑ The visible wiring was copper wire branch circuits with ground unless otherwise noted within the report

8.8.1 The branch circuit wiring was inspected and no significant visible deficiencies were observed.

8.9 Receptacles

8.9.1 Receptacles tested where possible (See Limitations) - Repairs needed

8.9.2 **The receptacle(s) are mis-wired (hot neutral reversed) A qualified electrician should correct as required for electrical safety.**

- Exterior Rear
- Kitchen



8.9.3 Open ground three-prong receptacle(s) should be corrected by a qualified electrician to reduce the risk of electric shock injuries. **(Basement Storage Room)**



8.10 Lighting / Ceiling Fan(s)

8.10.1 Exterior lighting was tested where possible (see Limitations), R/N as noted

8.10.2 The light(s) is not functional, repair or replace as needed, (replace the bulb as a first step). **(Garage)**



8.10.3 **The switch is missing cover plate, install for safety (one example shown, replace all as needed) (Primary Bedroom)**



8.11 **Exhaust Fan(s)**

- ⊙ Bathrooms had installed fans, tested functional, unless otherwise noted

8.11.1 In the absence of an exhaust fan, always open the window (where applicable) to reduce high moisture and humidity. (Recommended upgrade; Have a qualified contractor install a properly vented exhaust fan with insulated ducting to remove excess moisture, reduce related damages, deterioration and discourage an environment conducive to mold growth)

8.12 **GFCI Devices**

- ⊙ GFCI controlled receptacles were found in many locations throughout the inspected property. All where tested where found, damage, deterioration or functional issues are reported by location. GFCI receptacles were found in these locations;
- ⊙ - Exterior of main structure
- ⊙ -Garage(s)

8.12.1 GFCI receptacles tested

8.12.2 Recommended Update : In any area where there are sinks, tubs, water-use appliances, ensure all receptacles within 1.5 M are GFCI protected. **(Kitchen)**



8.12.3 **Recommend to have a qualified electrician install a GFCI outlet to reduce the use of extension cords and improved electrical safety, none found in this bathroom (Main Floor Bathroom)**

8.13 Smoke Alarms

- ☉ Smoke alarms found- 1st floor
- ☉ Smoke alarm found- basement

8.13.1 The smoke alarms were inspected to confirm installation as required, but not tested for function.

8.14 Carbon Monoxide Alarms

- ☉ Carbon monoxide alarms found-1st Floor

8.14.1 The carbon monoxide were inspected to confirm installation as required, but not tested for function were inspected and no significant deficiencies were observed.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)**9.1 Limitations**

- △ Any capacities or sizings listed for the HVAC system(s) are for informational purposes only. No attempt has been made to determine the adequacy of the systems for the spaces they are conditioning as this is beyond the scope of a visual home inspection.
- △ Finished/Partially Finished
- △ Finished or partially finished ceilings conceal the condition, material stability and continuity of distribution system, damage, deterioration or functionality issues may exist but concealed by finished materials. Removing supply or return grills is beyond the scope of a visual inspection
- △ HVAC units are inspected by opening readily accessible user-removable panels. Defects or failure of HVAC equipment can happen at anytime, without warning, including the day after the inspection. We strongly recommend that you have all HVAC equipment cleaned and serviced prior to closing and twice a year after that. Regular service is very important for efficient operation and to achieve maximum service life. Most AC and heat pump compressors carry manufacturers' warranties of no more than 5 years. The report should not be read a prediction of the remaining life span of the HVAC system. Typical life spans of HVAC equipment range from 15-25 years. Some last longer, some break down sooner. If you want protection against HVAC system breakdowns, we recommend that you purchase a warranty or service contract on your HVAC equipment. Any capacities or sizings listed for the HVAC system(s) are for informational purposes only.
- △ The overnight temperature was below safe testing temperature, not tested

9.2 HVAC General Comments

9.2.1 HVAC units are inspected by opening readily accessible user-removable panels.

Defects or failure of HVAC equipment can happen at anytime, without warning, including the day after the inspection. We strongly recommend that you have all HVAC equipment cleaned and serviced prior to closing and twice a year after that.

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Any capacities or sizings listed for the HVAC system(s) are for informational purposes only. No attempt has been made to determine the adequacy of the systems for the spaces they are conditioning as this is beyond the scope of a visual home inspection.

9.3 Thermostat(s)

- ☉ Programmable

9.3.1 The thermostat operated for primary function and worked as intended.

9.4 Energy Source(s)

- ☉ Shut-off is located at or near the meter and appliance
- ☉ Natural Gas is the main fuel source

9.4.1 Meter(s) inspected, no visible deficiencies

9.5 Air Conditioning System(s)

- ☑ Unit is rated 2 ton
- ☑ Typical life cycle of an air conditioner is 15 years, this unit is in third quarter of expected lifespan. Well maintained units can exceed industry expected life cycle, recommend on possession to have a qualified technician assess, clean and maintain system to promote efficient operation and possibly extend life.
- ☑ The air conditioner is manufactured by Goodman

9.5.1 AC- Inspected only for visible damage, but not tested for function (see Limitations), but assessment and repairs are needed when weather allows

9.5.2 Image of the exterior air conditioner condenser.

Data plate confirms the date of manufacture, 2011 (Exterior Rear)



9.6 Forced Air Furnace(s)

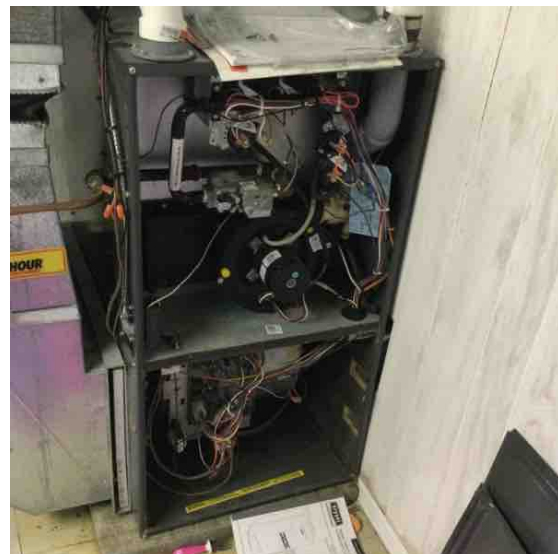
- ☑ Typical life cycle of a hi-efficiency furnace is 18-22 years, this unit is within second quarter expected life. Well maintained furnaces often exceed industry expected life cycle, recommend on possession to have a qualified technician assess, clean and maintain system to promote efficient operation and possibly extend life, put a yearly maintenance contract in place.
- ☑ Unit is rated high efficiency
- ☑ The furnace is manufactured by Goodman

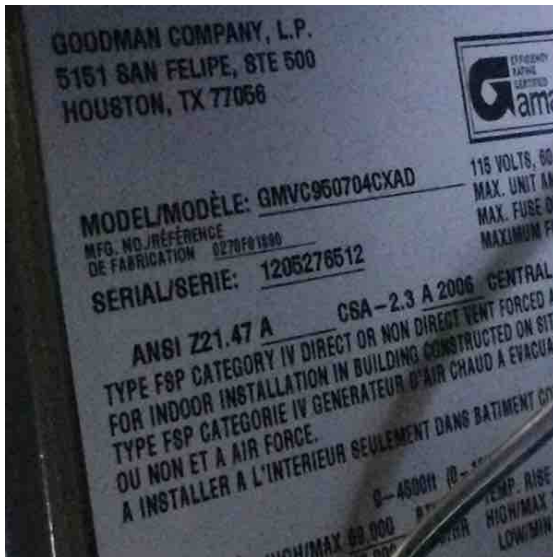
9.6.1 The forced air furnace(s) were operated for primary function and worked as intended.

9.6.2 Unit in operation, interior view.

Data plate confirms the date of manufacture, 2012

The forced air furnace is dirty. A qualified HVAC contractor should service / clean the furnace to ensure optimal performance. (Utility/Laundry Room)





9.7 Combustion/Venting

- ☉ Side Wall - PVC

9.7.1 The venting/combustion air intake was inspected where visible/accessible (some areas concealed) and no significant deficiencies were observed.

9.7.2 Interior venting images, no concerns

Exterior venting images, no concerns. **(Exterior Rear)**



9.8 Distribution System(s)

- ☉ Ducts and registers are the main heat/cool air distribution throughout

9.8.1 Inspected Where Visible/Accessible (See Limitations)

9.9 Natural Gas Piping

- ☉ A significant percentage of the visible fuel supply lines are thread black pipe

9.9.1 Inspected Where Visible- See Limitations

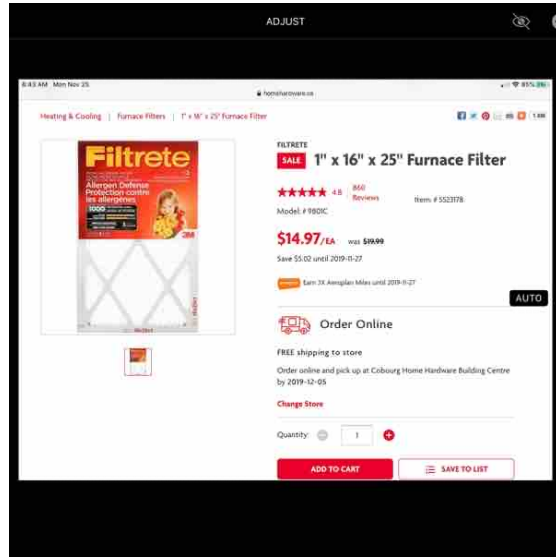
9.10 Filter

- ☉ Installed filter is disposable pleated
- ☉ The air filter is extremely dirty, replace this filter as soon as possible, replace often to maintain efficiencies and extend furnace life

9.10.1 The filter(s) were inspected and no significant deficiencies were observed.

9.10.2 Image of the filter in use

Maintenance Tip: Recommend the use and regular replacement of this better quality filter, one that removes more and smaller particulate from the air. This can extend the life of aspects of the HVAC system, keep the house cleaner and the breathing more comfortable. **(Utility/Laundry Room)**



9.11 Humidifier

☉ Trickle

9.11.1 The humidifier was not in use at time of inspection, the humidistat set to 70%, the water supply turned off or disconnected, unit appeared in working order.

9.11.2 Image(s) of the humidifier and components

Visit

https://www.cgfproducts.com/fck_upload/media/1042%20Installation%20%20Owners%20Manual.pdf%20REV%20B.pdf
(Utility/Laundry Room)





10.0 PLUMBING SYSTEM

10.1 Limitations

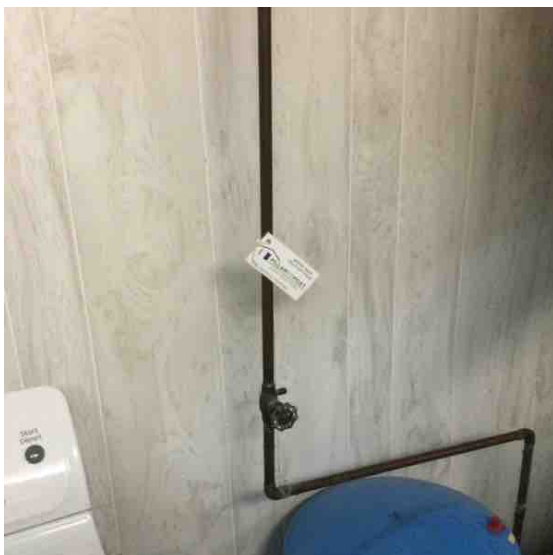
- △ The well is NOT included in this inspection. Condition of the interior of the well cap and casing, buried connecting pipes and water recovery and flow rates cannot be determined in a visual inspection. Have a qualified well contractor inspect and evaluate well, condition and performance and associated equipment. Existing installations frequently require upgrades to meet current installation standards that often impact water quality and system performance.
- △ Tub overflows are not tested due to the high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, have the licensed plumber check the gasket and make repairs deemed necessary in the context of other plumbing repairs made at the home. Again, it should be assumed these overflows will not be water tight.
- △ Basement toilet is a back-feed pump system, no bottom drainage, no moisture test needed

10.2 Plumbing General Comments

10.2.1 The nature of plumbing limits the amount of the actual piping and fittings that can be inspected due to finishing or partial finishing of the ceiling and walls, the inspection is based on the condition of the components that are visible.

10.3 Water Main

- ☉ Water main is plastic pipe.
- 10.3.1 Inspected the visible portion of the house water main.
- 10.3.2 Image of water main entry (**Utility/Laundry Room**)



10.4 Distribution Piping

- ☑ Visible interior water supply pipes are copper unless otherwise noted within the report

10.4.1 Inspected where visible/accessible (See Limitations)

10.5 Drain, Waste, and Vent Piping

- ☑ A percentage of the visible interior water supply pipes are copper

10.5.1 Inspected where visible/accessible (see Limitations)

10.6 Water Heating Equipment

- ☑ A nice feature of the home is the newer water heater, under 2 years old, request receipt from vendor for warranty purposes. Typical life cycle of a central air conditioner is 15 years, there may still be warranty on this unit.
- ☑ Storage tank hot water system.
- ☑ The water heater is sized at 181/182 L
- ☑ Fuel source is electricity.
- ☑ Install a discharge tube on the pressure relief valve to direct water downward, not on the walls.
- ☑ The unit is manufactured by Moffatt

10.6.1 The water heating equipment was inspected and no significant deficiencies found

10.6.2 Image of the data plate on the unit confirming date of manufacture, 2022

Industry expected life cycle for a water heater is 15 years

(Utility/Laundry Room)



10.7 Hose Bib(s)

- ☉ Hose bibb is a standard valve, and not frost free. Recommend to upgrade the valve to a frost free version to reduce risk of freezing and risk of interior flooding, related damage

10.7.1 Exterior hose bibs were inspected and operated.

10.7.2 Image(s) of hose bibb(s) located in;

- House exterior
- Garage Interior

- Image(s) of interior winterizing valve(s) within the basement level for exterior garden hose bibb(s)

Request from the vendor the existence and the location of all interior winterizing shut-offs for convenience and protection against water related damages due to freezing pipes, none found at time of inspection (pictured here). **(Garage)**



10.8 Fixtures / Faucets

- ☉ Shut-off valves were visible throughout the home but were not tested for function

10.8.1 Faucets Operated- Repairs needed

10.8.2 The faucet is damaged. A qualified plumber should further assess and repair as required to regain proper function. **(Basement Half Bathroom)**



10.9 Sink(s)

10.9.1 Sinks Operated- Repairs Needed

10.9.2 **The sink drains very slowly. Repair this for improved functionality. (Kitchen)**



10.9.3 The drain stopper in the sink is disconnected. Repair as required to regain proper function. **(Main Floor Bathroom)**



10.10 Toilet(s)

- ☺ A moisture meter was used to determine the moisture level between the toilet and the floor. Moisture levels 22% and below are considered acceptable. This moisture reading is higher than acceptable, have a plumber reset the toilet.

10.10.1 Toilet Tested- Repairs Needed

10.10.2 Toilet NOT Tested- See Limitations

10.10.3 Sani-flo toilets do not have a bottom drain therefore not tested for floor leakage based on design. Visible drainage piping, pump had no visible leaks or concerns at time of inspection.
(Basement Half Bathroom)



10.10.4 Images of toilet moisture meter test level between the floor and the toilet, floor level. (Main Floor Bathroom)



10.11 Tub(s) / Shower(s)

- Curtain
- Fibreglass/Acrylic
- Tile Walls

10.11.1 The tub and shower was inspected, minor repairs are needed as per the report

10.11.2 Remove and replace sealant around the tub immediately to reduce the risk of moisture penetration and concealed moisture related damages. Seal spout and trim at that time. **(Main Floor Bathroom)**



10.11.3 The jet tub could not be tested as there was no functional drain plug. Have the vendor demonstrate the full function of the tub, Vendor states it's used daily . **(Main Floor Bathroom)**

10.12 Floor drain

10.12.1 There was no floor drain found at time of inspection, it may be obscured by clutter and finish materials. If a functional drain exists, drains should be kept clear to function as intended.

10.13 Sump Pump

- ⊙ Sump pump appears to discharge to waste
- ⊙ Submersible sump pump installed
- ⊙ Install a tight fitting cover on the sump hole for safety, noise, smell and moisture reduction and to prevent accidental blockage from debris, vermin entry.
- ⊙ High water alarm installed

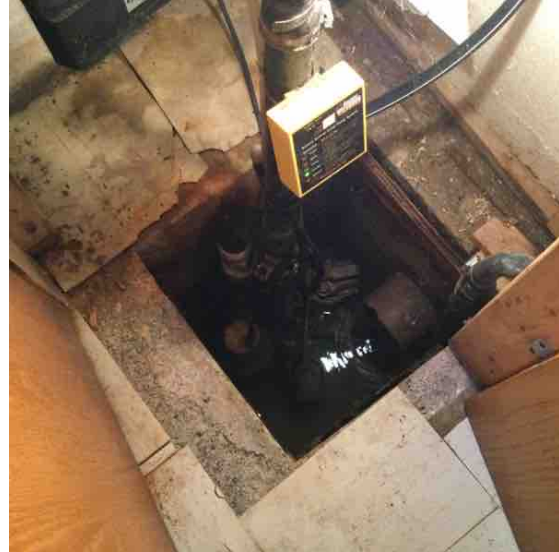
10.13.1 The sump pump was operated and functioned as intended.

10.13.2 Images of sump pump and components in function, no concerns

A nice feature of the home is the back up for the sump pump which runs even if power is cut. Monitor regularly to ensure it is functional as designed to protect your home against accidental flooding. Recommend add a water alarm at the sump pump for added protection

<https://www.homedepot.ca/product/basement-watchdog-1-4-hp-emergency-battery-backup-automatic-sump-pump/1000802950>

For details, use and maintenance **(Utility/Laundry Room)**



10.14 Well System

10.14.1 The well system was operated only by the testing of faucets, toilets, showers etc. During the course of the inspection and functioned as intended.

10.14.2 The well system was not inspected. Contact a qualified well technician to determine functionality and performance. **(Exterior Rear)**



10.15 Well Water Pump

☺ Jet pump

10.15.1 The well water pump was operated and functioned as intended.

10.15.2 Image of pressure tank, gauge

The well water pump is running continuously. A qualified plumber should repair as required to restore proper function. (Utility/Laundry Room)



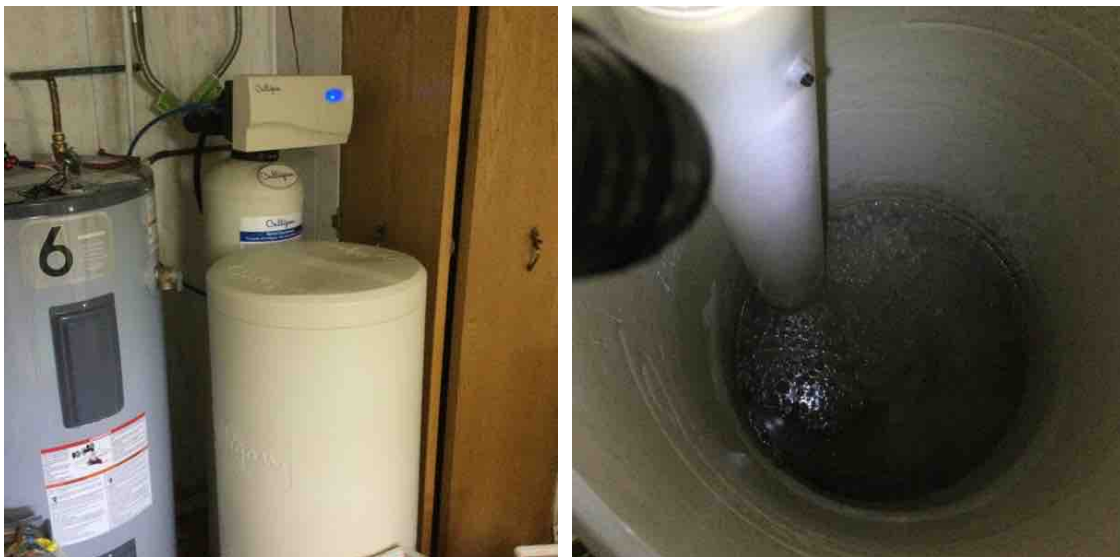
10.16 Water Quality

☉ Water Softener

10.16.1 Consult a qualified technician immediately to access all aspects of the water quality system; - repair, clean, replace filters as needed

10.16.2 Water softener systems are not part of this inspection. The objective of our limited water system inspection is to determine if equipment in the home may benefit from a more thorough inspection by a qualified water supply specialist. The scope of our inspection includes a limited visual inspection of the equipment for leakage, deterioration and safety, but it is not tested for full functionality.

(Utility/Laundry Room)



11.0 INTERIOR

11.1 Interior General Comments

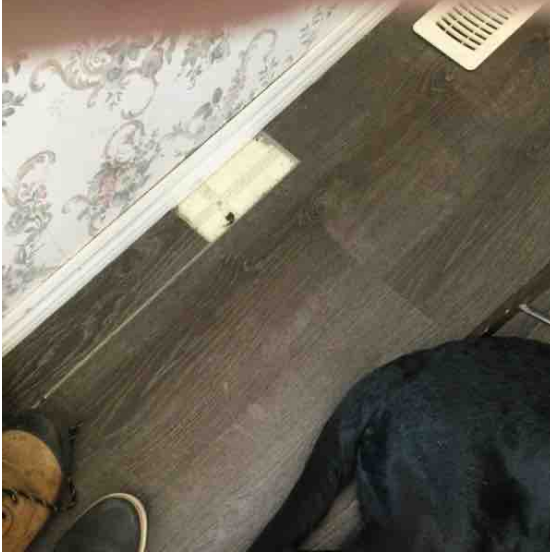
- ☉ Asbestos products were often used in building materials this age. Old plasters or tiles often contain asbestos. Testing is beyond the scope of a visual inspection. Recommend testing materials for asbestos content especially if planning a major renovation where old materials will be disturbed. Visit <http://www.d25.osstf.ca/-/media/districts/d25-staging/documents/D25-ohsc-documents/asbestos-fact-sheet.ashx?la=en-CA> for more information
- ☉ Because the home was built before 1978 chances are high that it contains lead paint. Lead is considered a hazard to human health. Determining lead content would require the services of a specialist. The Inspector did not test for lead paint.

11.2 Floors

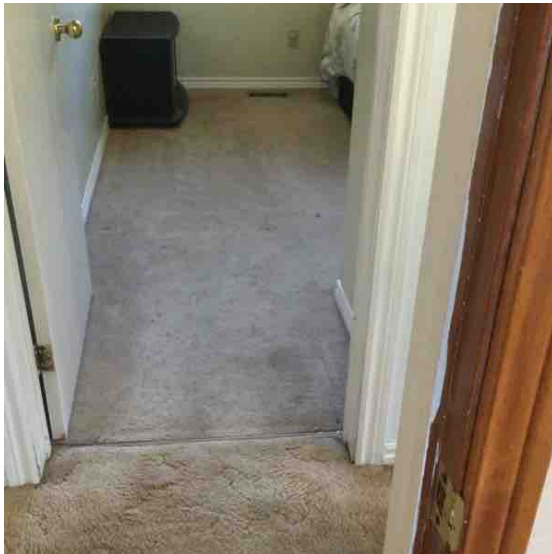
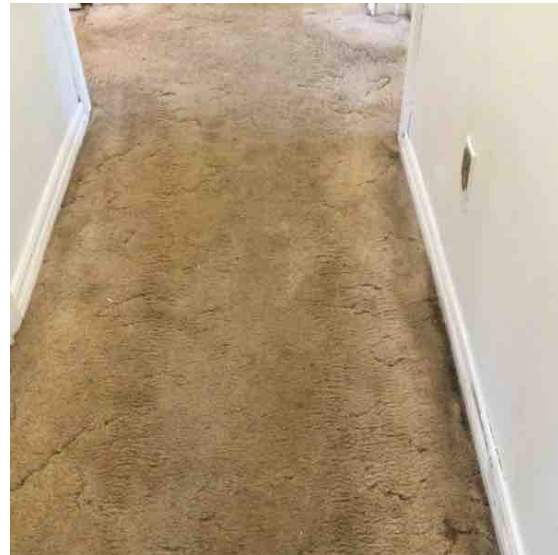
- ⊙ Flooring in areas was laminate
- ⊙ Flooring in areas was ceramic
- ⊙ Flooring in areas was vinyl
- ⊙ Flooring in areas was carpet

11.2.1 The floors were inspected, repairs, replacement needed as noted

11.2.2 The flooring material is separated, some areas missing millwork, a possible trip hazard. Repair, replace as needed for safety, reduce risk of further deterioration **(Kitchen)**



11.2.3 Flooring in areas is worn, soiled, showing its age. This is a cosmetic concern. Repair or replace this as desired.



11.3 Walls / Ceilings

☺ Areas of the walls are Rock Lath. Rock lath was an early wallboard in the evolution of modern drywall. It was common that the seam compound contained asbestos. Visit this link for more information <https://inspectapedia.com/hazmat/Asbestos-in-Canadian-Drywall.php>

11.3.1 There were settlement cracks, nail pops, and loose tape joints in the drywall at various walls and ceilings. The cracks, loose tape joints, and nail pops, are common to occur due to normal settling and/or to the expansion and contraction that occurs when heating and cooling the home. Small defects of this type are not mentioned in the report.

11.3.2 Wall and ceiling finishes are water damaged. Investigate the reasons for the leakage and repair the cosmetic damage. **(Main Floor Rear Corner Bedroom)**



11.4 Windows

☉ Most windows are thermal vinyl unless noted otherwise within the report

11.4.1 A sampling of readily-accessible windows were operated and functioned as intended.

11.5 Doors

☉ Majority of doors are wood unless otherwise noted

11.5.1 All doors were operated where installed, some repairs needed.

11.5.2 The door does not stay latched. Repair this immediately for improved functionality, fire protection
(Main Floor Rear Corner Bedroom)



11.5.3 Door hardware is loose or damaged. Repair this for improved functionality.



11.6 Stairs / Railings / Guardrails

- ☉ The handrail(s) need to be secured in areas, repair immediately for safety.
- ☉ Wall Hung Railing

11.6.1 The stairs, handrail(s) and guardrail(s) were inspected, repairs needed as noted

11.7 Countertops / Cabinets

- ☉ The cabinetry is wood or wood composite
- ☉ The counter tops are laminate

11.7.1 The kitchen cabinets, countertops and hardware show wear and tear relative to age. Budget for repair or replacement as needed for ease-of-use and cleaning

12.0 FIREPLACE(S)

12.1 Limitations

- △ Have the vendor confirm operation and demonstrate operation of the remote and fireplace before date of possession, fireplace non-operational at time of inspection.

12.2 Gas Insert(s)

- ☉ Freestanding Gas Fireplace
- ☉ A gas shut off is located on the exterior of the home.

12.2.1 No visible deficiencies with the unit/components, however was not operated / tested as the gas supply was turned off. The functionality / safety of the unit was not determined. Strongly recommend to have the vendor demonstrate full functionality by final walk through

12.2.2 Image of shutoff valve for gas fireplace, exterior rear

No visible deficiencies with the unit/components, however was not operated / tested as the gas supply was turned off. The functionality / safety of the unit was not determined.

Strongly recommend to have a qualified technician assess and test the unit for full functionality before attempting use. (Exterior Rear)



12.3 Flue / Vent

⊙ Direct vent

12.3.1 Gas fireplace vent(s) inspected, repairs needed

12.3.2 The flue / vent is pest guard is unsecured, repair as needed to reduce risk of infestation **(Exterior Right)**



13.0 APPLIANCES

13.1 Limitations

△ The Buyer or Buyers realtor stated the microwave is not included, was not tested

13.2 Appliance General Comments

13.2.1 All appliances included in the sale were turned on using regular operating controls if they are connected or not shut down, unless otherwise noted. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality. In most real estate transactions appliances are purchased in As-Is condition, it is strongly recommended all appliances be re tested by the purchaser on date of possession.

13.3 Refrigerator

13.3.1 The refrigerator(s) was functioning as expected at time of inspection, primary functions

13.4 Ranges / Ovens / Cooktops

- ☑ Freestanding range
- ☑ Fuel supply is electricity
- ☑ Conventional model

13.4.1 The range(s) elements, oven(s) bake and broil operated for primary function and functioned as expected

13.5 Range Hood

- ☑ Recirculating- No visible exterior venting

13.5.1 The range hood(s) were operated for primary function and worked as intended.

13.6 Microwave Oven

- ☑ Countertop microwave

13.6.1 Appliance was inspected for damage but not operated for function, see Limitation

13.7 Clothes Washer

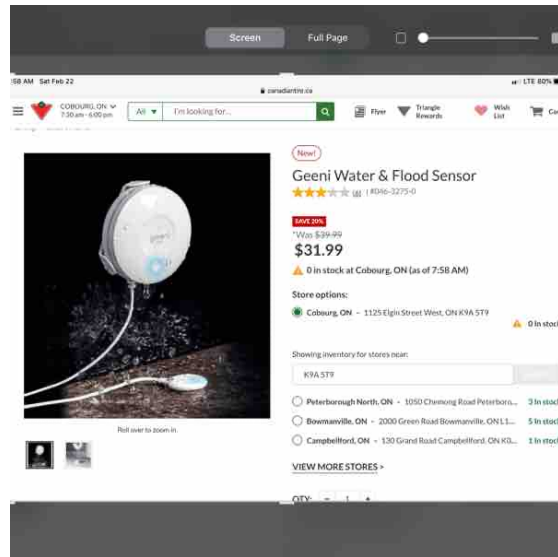
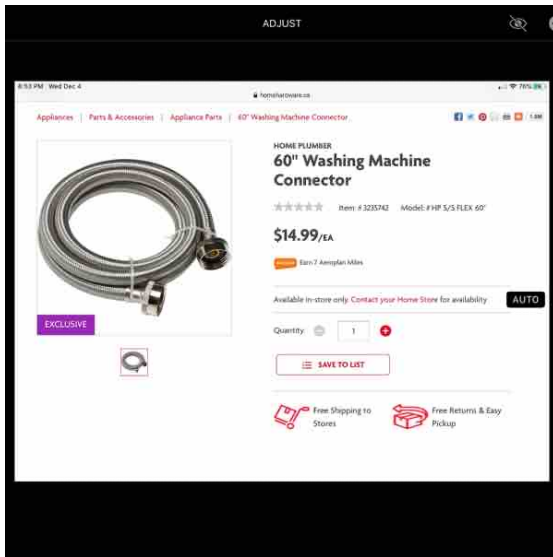
- ☑ Top loader
- ☑ Rubber supply lines are a common flood risk, replace with stainless steel lines that are less prone to failure.
- ☑ Secure the washer drain to the standpipe to prevent accidental flooding and water related damages.
- ☑ Recommended Upgrade: Consult a qualified contractor to install a stand-pipe drain assembly separate from the laundry tub and secure the washer drain house to reduce the risk of flooding should the tub drain be plugged.
- ☑ - Install a water alarm to effectively monitor the system and prevent water related damages from flooding.

13.7.1 The clothes washer(s) were operated for primary function and functioned as intended.

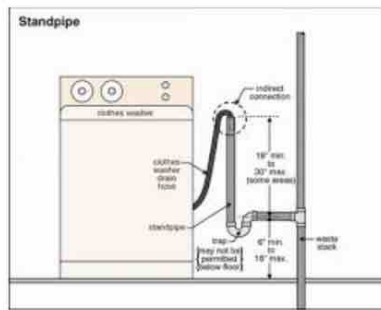
13.7.2 Image(s) of washer supplies and drain.

Recommended Update: Gray water for the laundry is draining into the laundry tub, to the sump pump and then to Municipal drainage. Sump pumps are not intended for this use, the phosphates are corrosive and will shorten life of the pump, adding risk to possible flooding in the basement through premature failure. Having soap residue in an open sump well also adds excessive moisture and smell into the basement space. Have a qualified contractor assess and advise on adding an approved, switched laundry pump and standpipe assembly to the laundry tub, creating a separate, sealed system for the laundry drainage. (Utility/Laundry Room)





4. Washer Stack Drain.png



13.8 Clothes Dryer

13.8.1 Dryer vent was inspected, repairs or maintenance needed

13.8.2 Maintenance Tip: Dryer vent pipes need periodic cleaning due to lint build-up. (clean this immediately) (Exterior Left)



13.9 Central Vacuum

- ☉ Canister is located in the basement.

13.9.1 The central vacuum cannister was operated for primary function, no concerns. Tools and accessories not tested.

14.0 MISCELLANEOUS**14.1 Limitations**

- △ Stored belongings, equipment limited inspection of the interior of the structure, recommend to reinspect when vacated
- △ Overgrown vegetation limited inspection to some areas of the structure

14.2 Outbuilding

- ☉ The doors, hardware are damaged, affecting full function. Repair as needed to protect stored belongings, reduce risk of infestation or rodent entry.
- ☉ Add soffit, fascia, eavestrough system, downspouts to the entire structure to control the watershed around the perimeter and reduce splash-back on siding, deterioration, foundation damage and the risk of infestation, rodent entry.
- ☉ Vinyl Siding

14.2.1 Outbuilding was inspected interior and exterior where visible/accessible, see limitations