



AmeriSpec Inspection Services of Peterborough
1318 Cartier Boulevard
Peterborough ON, K9H 6S1
Phone #: 705-761-5439

Inspection Number: 156040 Inspector: Reg Deck
Inspection Date: 11/13/2024
Inspection Address: 4272 Highway 7
Norwood, ON K0L 2V0
Listing Agents: Catherine Hanrahan & Ben VanVeen Real Estate Company: Century 21 United Realty

The process of buying and selling a home can be quite overwhelming. An AmeriSpec Home Inspection can help a homeowner better understand the condition of the home they are buying or selling. AmeriSpec home inspectors visually examine over 400+ items within a home and then detail the findings in the AmeriSpec Report™. The purpose of this report is to inform you of the condition of the property's major systems and components, including exterior, structural, heating, cooling, plumbing and electrical.





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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and should be reviewed carefully. Below is an index of the ratings used in this report:

SERVICEABLE: The items inspected appeared to function normally at the time of the inspection.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion, at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will not appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will not appear in the 'Summary Report'.



GENERAL INFORMATION

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001.	Structure Type	Mixed use building. Commercial (main floor) and residential (upper level).
1005.	Levels	1.5 Story.
1009.	Lot Type	Home is built on a gently sloping lot, rear to front.
1010.	Estimated Age	Estimated age of the home is approximately 130 - 140 years old. It should be noted that the inspection is not a code compliance inspection and will predominantly focus on health, safety and fire related issues. If concerned about code compliance issues, we recommend consulting with the local municipal building department for additional information.
1011.	Weather Conditions	Clear and cool.
1012.	Occupant Status	Home was vacant at the time of the inspection. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.
1013.	Start Time	12:00 PM.
1014.	Finish Time	1:30 PM.
1015.	In Attendance	Listing Agent.

Exterior

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

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Step #	Component	Comment
1110.	Walkways	Safety. Treads/risers at the front steps are not uniformly spaced which can cause a possible trip hazard. We recommend professionally modifying the affected steps to ensure safety.



1116.	Siding	Serviceable. Vinyl. At the time of the inspection the exterior siding appeared to be in generally good condition with no evidence of any obvious or significant deterioration, breeches or openings.
1118.	Trim	Serviceable. Aluminum. At the time of the inspection the exterior trim generally appeared to be in good condition with no evidence of any obvious or significant deterioration, breeches or openings.
1120.	Siding/Trim Comments	None.
1121.	Windows & Frames	Serviceable. Vinyl frame. At the time of the inspection, the exterior components of the windows generally appeared to be in good condition with no evidence of any obvious or significant deterioration, breeches or openings.

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1122. Double Glazing Double glazed windows are present in this home. Windows with insulated glass (commonly called thermopane or double-glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition, these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly affect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear to be fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is typically required. Condensation was noted in the double glazing at the main floor fixed pane windows. This condition will reduce visibility and the insulating capability of the windows. To restore visibility and regain the insulating capability, repairing/replacing the affected windows is required. If concerned, we recommend consulting with a qualified window contractor to determine repair/replacement options and associated costs.
1123. Windows & Frames Maintenance Reviewing the condition of the caulking and sealing around all windows as part of routine maintenance is recommended to reduce the potential for water infiltration into and minimize air leakage from the home.
1124. Electrical Fixtures Serviceable. The electrical meters are located at the left side of the home.
1125. Gutters & Downspouts **Review. Aluminum. The gutter at the rear of the home appears to be improperly sloped towards the middle which will prohibit proper drainage of roof water away from the home. Review for repairs, as required.**



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1130. Gutter & Downspout Maintenance Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.
1135. Hosebib(s) Located at the left side of the home. Hosebib was winterized/inoperable at time of inspection. We recommend consulting with the current owner prior to closing to verify proper operation. The interior shut off valve is located at the open beam basement ceiling.
1150. Exterior Door(s) **Review. Metal clad. Safety tempered glass was noted in the metal clad exterior door(s) for safety. Upper level apartment door is damaged at the hardware/lockset area. Recommend review for repair or replacement, as necessary, to ensure safety and proper operation.**



1170. Lot/Grade Drainage Serviceable. Home is built on a gently sloping lot, rear to front. We recommend maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.
1175. Gas Meter Not Present.
1180. Exposed Foundation Serviceable. Poured Concrete.
1190. Exterior Comments None.

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Roof

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofing contractor.

Step #	Component	Comment
1205.	Material/Type	Sloped roof, asphalt composite shingle, single layer. The exterior portions of the roof were observed by mounting the roof.
1215.	Conditions	At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious or significant gravel loss, deterioration, breeches or openings.



Review. Missing shingle(s) noted at the peak of the front right dormer. Review for repairs, as required, to prevent moisture infiltration into the home.

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1220. Flashings

Review. Possible sensitive area(s) with respect to water infiltration noted at the front and rear dormers. These are vulnerable area(s) present around most homes. In order to reduce the potential for water infiltration into the home around the above-noted area(s), we recommend ensuring that these area(s) are properly sealed by a qualified roofing contractor as part of routine/annual maintenance.



1225. Maintenance

We recommend sealing all flashings and areas where roof direction and materials change direction as part of routine maintenance to reduce the potential for water infiltration into the home. In order to reduce the potential for water infiltration into the home, we also recommend ensuring that all roof vents/protrusions are properly sealed as part of routine maintenance.

1230. Other
Conditions

Based on the conditions observed at the time of the inspection and/or from information provided by the current owner, the shingles are approximately 8 - 10 years old. The average life expectancy of shingles of this type in this geographic area is typically 18 - 20 years. The shingles shows normal wear for their age and type.

1240. Roof
Comments

Vegetative overgrowth noted at the right side of the home. We recommend trimming all trees/vegetation away from the roof to prevent damage and premature wear to the roofing materials, prohibit rodent/pest access and reduce the potential for vegetation/debris accumulation in the gutters/downspouts.



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Deck

Step #	Component	Comment
1310.	Type/Location	Raised Deck. Located at the rear of the home.
1320.	Deck/Slab	Review. Wood. Weathered condition noted. Evidence of wood rot/deterioration noted. Recommend review for repairs/replacement as required to ensure safety and prevent further deterioration. Suggest preventative maintenance be completed to prevent future damage/deterioration.
1330.	Deck Supports	Review. Evidence of missing footings and settling/displacement of the deck was noted. We recommend repairing/rebuilding the deck with proper permanent footing installations to reduce the potential for displacement/deterioration and to ensure safety.
		
1340.	Stairs	Safety. Loose/damaged guard/railing observed at the stairs. We recommend repairing/replacing the affected guard/railing to ensure safety.
1350.	Guards and Railings	Safety. Missing spindles noted. We recommend installing/adding properly spaced spindles for enhanced safety.
1360.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information. The reset switch associated with the GFCI protected outlet(s) was noted at the upper level electrical distribution panel.
1390.	Comments	Review. The deck has reached/is approaching the end of its life expectancy at this time. We recommend consulting with a qualified contractor for replacement options and associated costs.

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Attic

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type/thickness, ventilation and other components are reviewed as part of the attic inspection.

Step #	Component	Comment
1901.	Access Location/ Inspection Method	Attic access not provided at the time of the inspection. Therefore, the inspector is unable to determine any roof leaks, quality of ventilation, insulation materials and R-values, or deficiency in construction or materials. An inspection of the attic can be completed at a later date by appointment once the attic has been made accessible.
1902.	Framing	Serviceable. Not inspected.
1910.	Sheathing	Serviceable. Not inspected.
1915.	Evidence of Leaking:	At the time of the inspection no evidence of any obvious or active moisture, active leaks or moisture staining/damage was observed on the finished ceilings in the home.
1920.	Insulation	Not Inspected.
1925.	Ventilation	Serviceable. Soffit vents. Standard roof vents.
1930.	Electrical	Not Inspected.
1970.	Attic Comments	None.

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Major Systems

Step #	Component	Comment
2010.	Major Systems	Our evaluation of the major systems in the home is both visual and functional, provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.

As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems as observed at the time of the inspection.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS IS BEYOND THE SCOPE OF THIS INSPECTION. THE LOCAL UTILITY COMPANY OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Heating

Step #	Component	Comment
2110.	System Location/ Design/Type/ Brand	Furnace. Electric. Forced air system. Located at the rear of the basement. Manufacturer: KEEP-RITE. Serial #: L9114 52767. Model #: NBCM024XKB2. Electrical disconnect(s) provided. The furnace is approximately 33 years old.



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2125.	General Conditions	Serviceable. At the time of the inspection the furnace tested operable under normal operating controls. The average life expectancy of a furnace of this type when properly serviced and maintained is typically 25 - 30 years.
2135.	Thermostat	Serviceable. Located at the main floor, rear left. We recommend installing a programmable/setback module for increased energy efficiency and cost effectiveness.
2140.	Ducting	Serviceable. We recommend all ventilation ducts be cleaned as part of routine maintenance in order to maintain optimum operating conditions and enhanced indoor air quality. Ducting observed from the crawlspace opening is in contact with the dirt/earth floor and is showing signs of rust/corrosion/deterioration.
2150.	Maintenance	Annual service is recommended. No record of recent service observed. Filter: CLEAN. We recommend replacing the furnace filter on a regular basis to optimize operating efficiency and life expectancy. Filter size: 16" x 20" x 1".
2170.	Heating Comments	Review. The timing for replacement of the heating system is unpredictable. Statistically, it has reached/is approaching the end of its life expectancy. We recommend budgeting for a replacement system in the near future.

Heating - Upper Level

Step #	Component	Comment
2110.2.	System Location/ Design/Type	Electric Baseboard.
2125.2.	General Conditions	Serviceable. Upper level is equipped with electric baseboard heating. Due to the inaccessible nature of this type of system, the inspection is limited to the operation of individual units. See individual room sections for additional information.
2135.2.	Thermostats	Serviceable. Zoned heat, multiple thermostats observed.
2170.2.	Heating Comments	The thermostats were activated at the time of the inspection. Based on our observations, the heating system appeared to be functional.

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Cooling

Step #	Component	Comment
2305.	System Location/ Design/Type/ Brand	The air conditioner compressor is located at the left side of the home. Manufacturer: YORK. Serial #: EKBM 318114. Model #: EASE-F024AA. No exterior electrical disconnect noted.
		
2310.	Age/Life Expectancy	Review. The air conditioner is approximately 31 years old. The average life expectancy of a unit of this type in this geographic area is typically 20 - 25 years. Based on the age of the unit, the risk of failure is high.
2315.	Test Status	As damage to the air conditioner compressor can occur if an air conditioner unit is operated when the temperature is below 65°F (18°C) or the electrical power to the unit has been on for less than 24 hours, the unit was NOT tested. At the time of the inspection one of these conditions existed. If concerned, we suggest consulting with the current owner for further information regarding past performance of the air conditioner or a qualified HVAC contractor for further evaluation.
2320.	Maintenance	Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. We recommend consulting with a qualified HVAC contractor for additional information regarding maintenance and cleaning requirements.

Plumbing

Step #	Component	Comment
2400.	Water Supply System	Serviceable. Water supply to the home is public/municipal. The main water shut off valve and water meter are located at the front of the basement.

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2405.	Waste Disposal System	Serviceable. The property is connected to a public/municipal sewer system.
2410.	Supply Piping	Serviceable. Where visible, the supply piping entering the home is copper.
2412.	Distribution Piping	Serviceable. Where visible, the distribution plumbing in the home is comprised of copper piping and PEX plastic tubing.
2415.	Drain/Waste/Venting	Serviceable. Where visible, the waste plumbing in the home is ABS (plastic).
2420.	Domestic Water Heater – Main Floor	Serviceable. Electric. Located at the left side of the basement. Unit has a 184-litre capacity. Cold water shut off valve, electrical disconnect(s) and Temperature/Pressure relief valve present. Unit appears to be approximately 2 years old. The average life expectancy is typically 12 - 15 years.
2420b.	Domestic Water Heater – Apartment	Electric. Located at the upper level kitchen. Unit has a 30-gallon capacity. Cold water shut off valve, electrical disconnect(s) and Temperature/Pressure relief valve present. Unit appears to be approximately 14 years old. The average life expectancy is typically 12 - 15 years. Review. Temperature/Pressure relief valve does not have a proper extension pipe. We recommend that one be installed for additional safety.



2425.	Plumb Venting	Functional drainage noted throughout the home at the time of the inspection.
2450.	Backwater Valve	Not Present.
2460.	Plumbing Comments	In order to prevent possible leaking, shut off/isolating valves under kitchen and bathroom sinks, toilets and exterior hosebibs cannot be turned or tested during the inspection. We suggest all shut off/isolating valves be turned/operated regularly to ensure free movement in case of emergency.

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Electrical

Step #	Component	Comment
2505.	System Configuration	The capacity of the main electrical service to the main floor is approximately 125 amps; the capacity of the main electrical service to the upper level apartment is approximately 100 amps. 120/240-volt system noted. The main service wires enter the home overhead.
2510.	Main Electrical Panels	Serviceable. The main distribution panels are located at the main floor, rear left and at the left side of the upper level apartment. Manufacturer: FEDERAL PIONEER/STAB-LOK. Main disconnects noted. Overload protection of the main electrical service wires is provided by breakers. The main conductor is copper. The system appears to be properly grounded. Circuit(s) available for future expansion/additional circuitry requirements. Panel directories are incomplete/not fully labeled. Recommend labelling for convenience and safety.



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2520. Distribution Wiring

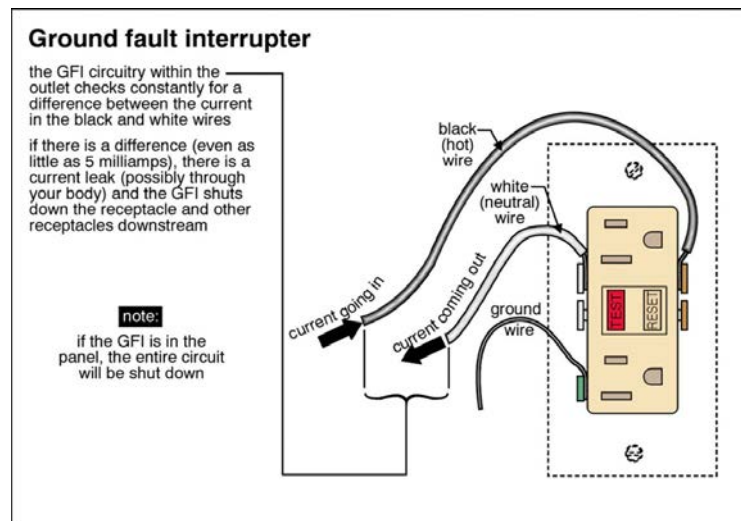
Review. Overload protection of the distribution wires provided by breakers. Where visible, the electrical distribution wiring in the home is copper. Evidence of pest/rodent damage to the wiring noted at the exterior of the main floor panel and at the open beam basement ceiling. To ensure safety, we recommend further review by a licensed electrical contractor for repairs, as required. See Electrical - Comments section for additional information.

PROFESSIONALLY REMEDIATED



2530. GFI/GFCI

Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amps of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. In order to enhance safety, GFCIs/GFIs should ideally be installed on all outdoor outlets and interior outlets where electricity may be in close proximity to water.



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2540. Electrical
Comments

***PROFESSIONALLY
REMEDIED***

It is recommended that any wiring conditions noted within this report be corrected by a licensed electrical contractor to ensure proper installation and safety. Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes. Visit <https://www.esasafe.com/> to find a licensed electrical contractor in your area.

Interior Comments

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items if concerned.

Step #	Component	Comment
3110.	Limitations	Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired, or a leaking window replaced), but the resultant interior damage has not. Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. Moisture persistence over time may lead to mould growth in obvious or concealed areas. Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mould abatement contractor to determine remedial options and associated costs. In addition, we suggest consulting with the current owner for further information regarding the cause of any moisture damage noted and the remedial efforts taken, if any.

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3120. Fire Protection **Safety. We recommend testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries bi-annually to ensure safety and proper operation. Most smoke alarms have a 7-to-10-year life expectancy and should be replaced/upgraded accordingly to ensure safety. Based on the age of the existing smoke alarms, we recommend upgrading/replacing them to ensure proper operation and safety.**

Basement/Crawlspace

Water seepage and moisture penetration are a common occurrence in basements and crawlspaces, usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home. However, many components influencing water infiltration into basements and crawlspaces are concealed, and therefore, inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, moisture under finished flooring materials and subflooring systems, etc.) Our review of the basement/crawlspace cannot always detect past or future possibility of water in this area, and as such, we cannot guarantee a dry basement/crawlspace. If concerned, we suggest inquiring with the current owner prior to closing for information regarding past water infiltration into the basement/crawlspace, if any.

Step #	Component	Comment
3501.	Type/Condition	Unfinished Basement/Crawlspace.
3515.	Stairs	Safety. Treads/risers are not uniformly spaced which can cause a possible trip hazard. We recommend professionally modifying the affected step(s) to enhance safety.



3520.	Floors	Serviceable. Bricks/pavers. Dirt.
3525.	Walls	Serviceable. Stone. Poured Concrete.
3530.	Ceilings	Serviceable. Unfinished. Open Beam.

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- 3545. Joists Serviceable. 2" x 8" joists noted. Where visible, the joists appear to be in good condition with no evidence of any obvious distress or damage.
- 3546. Support Posts/Columns Serviceable. Metal jack posts. No evidence of any obvious distress was observed at the time of the inspection.
- 3547. Beams Serviceable. Wood. No evidence of any obvious distress was observed at the time of the inspection.
- 3548. Windows Not Present.
- 3549. Electrical **Review. Evidence of pest/rodent damage to the wiring noted at the exterior of the main floor panel and at the open beam basement ceiling. To ensure safety, we recommend further review by a licensed electrical contractor for repairs, as required. See Electrical - Comments section for additional information.**

***PROFESSIONALLY
REMIEDIATED***



- 3555. Insulation Serviceable.
- 3560. Vapor Barrier Not Present.
- 3580. Sump Pit/Pump Not present.
- 3589. Basement/
Crawlspace
Comments None.

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Kitchen Comments

Step #	Component	Comment
3710.	Kitchen Comments	The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor are life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion at the time of the inspection.

Kitchen - Apartment

Step #	Component	Comment
3810.	Floor	Serviceable. Laminate.
3815.	Walls	Serviceable. Drywall/plaster, painted.
3820.	Ceiling	Serviceable. Drywall/plaster, painted.
3825.	Doors	Serviceable.
3830.	Windows	Review. Vinyl Frame, Double Hung. Inoperable top sash noted. Review for repairs, as required, to ensure safety and proper operation.
3835.	Cabinets	Serviceable.
3840.	Counter Tops	Serviceable. Laminate.
3845.	Electrical	Safety. No Ground Fault Circuit Interrupter(s) at this location. See Electrical - GFI/GFCI section for additional information.
3850.	Sinks	Serviceable. Stainless steel. Double tub.
3855.	Faucets	Serviceable.
3860.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
3865.	Dishwasher	Not Present.

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3870. Range/Cooktop Electric. Unit tested operable at time of inspection. **Review. 220-volt outlet is loose and/or not properly secured. Recommend securing for safety. See Electrical - Comments section for additional information.**



3875. Refrigerator Not Operated. Not hooked up at time of inspection.
3880. Hood/Fan Not Present. We recommend installing and venting to the exterior of the home for enhanced indoor air quality.
3890. Kitchen Comments Electric baseboard heater(s) noted.

Bathroom Comments

- | Step # | Component | Comment |
|--------|-------------------|---|
| 3910. | Bathroom Comments | Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck/inoperable stoppers or dripping faucets. If considered important, you should check these items independently. |

Bathroom - Apartment

- | Step # | Component | Comment |
|--------|-----------|---|
| 4202. | Floor | Serviceable. Vinyl. |
| 4203. | Walls | Serviceable. Stucco. Masonite Paneling. |
| 4204. | Ceiling | Serviceable. Drywall/plaster, painted. |
| 4205. | Doors | Serviceable. |
| 4206. | Windows | Not Present. |

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4207.	Exhaust Fan	Review. Not present. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from and improve/maintain indoor air quality in the home.
4208.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information. The reset switch associated with the GFCI protected outlet(s) is located at the electrical distribution panel for the apartment.
4209.	Heating	Not Present.
4211.	Tub Surround	Serviceable. Plastic.
4212.	Tub Enclosure	Serviceable. Curtain.
4213.	Tub Faucet	Serviceable.
4218.	Sink	Serviceable.
4219.	Sink Faucet	Serviceable.
4220.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
4221.	Toilet	Serviceable.
4226.	Bathroom Comments	None.

Powder Rooms - Main Floor

Step #	Component	Comment
4210.	Floors	Serviceable. Vinyl. Laminate.
4215.	Walls	Serviceable. Wood Paneling. Drywall/plaster, painted.
4220.	Ceilings	Serviceable. Drywall/plaster, painted.
4225.	Doors	Serviceable.
4230.	Windows	Not Present.
4235.	Exhaust Fan	Not Present.

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4240.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
4245.	Heating	Serviceable. Forced air register(s) noted.
4250.	Sinks	Serviceable.
4255.	Sink Faucets	Serviceable.
4260.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
4265.	Toilets	Serviceable.
4280.	Powder Room Comments	None.

Bathroom Maintenance

Step #	Component	Comment
4310.	Caulking & Sealing	The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls.

Other Interior Areas - Main Floor

Step #	Component	Comment
4510.	Floors	Serviceable. Carpet.
4520.	Walls	Serviceable. Drywall/plaster, painted.
4530.	Ceilings	Serviceable. Stucco.
4540.	Doors	Serviceable.
4550.	Windows	Review. Vinyl frame. Fixed. Condensation noted between the double glazing. See Exterior - Double Glazing section for additional information.

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4560.	Electrical	Serviceable.
4570.	Stairs	Serviceable.
4590.	Comments	Forced air register(s) noted.

Other Interior Areas - Apartment

Step #	Component	Comment
4510.2.	Floors	Serviceable. Carpet.
4520.2.	Walls	Serviceable. Drywall/plaster, painted.
4530.2.	Ceilings	Serviceable. Stucco. Drywall/plaster, painted.
4540.2.	Doors	Serviceable.
4550.2.	Windows	Review. Vinyl frame. Fixed. Inoperable top sash noted at the upper level right side bedroom window. Review for repairs, as required, to ensure safety and proper operation.
4560.2.	Electrical	Serviceable.
4590.2.	Comments	Electric baseboard heater(s) noted.

AmeriSpec Inspection Services of Peterborough
1318 Cartier Boulevard
Peterborough ON, K9H 6S1
Phone #: 705-761-5439

SUMMARY ITEMS

Inspection Number: 156040 Listing Agents: Catherine Hanrahan & Ben VanVeen
Inspection Address: 4272 Highway 7 Inspector: Reg Deck
Norwood, ON K0L 2V0

This Summary is provided as a convenience to assist in verifying that certain items noted in the main report were not in safe or proper working order at the time of the inspection. This Summary is only part of the inspection report. The entire inspection report should be reviewed prior to release of conditions.

Exterior

1110. Walkways **Safety. Treads/risers at the front steps are not uniformly spaced which can cause a possible trip hazard. We recommend professionally modifying the affected steps to ensure safety.**
1125. Gutters & Downspouts **Review. The gutter at the rear of the home appears to be improperly sloped towards the middle which will prohibit proper drainage of roof water away from the home. Review for repairs, as required.**
1150. Exterior Door(s) **Review. Upper level apartment door is damaged at the hardware/lockset area. Recommend review for repair or replacement, as necessary, to ensure safety and proper operation.**

Roof

1215. Conditions **Review. Missing shingle(s) noted at the peak of the front right dormer. Review for repairs, as required, to prevent moisture infiltration into the home.**
1220. Flashings **Review. Possible sensitive area(s) with respect to water infiltration noted at the front and rear dormers. These are vulnerable area(s) present around most homes. In order to reduce the potential for water infiltration into the home around the above-noted area(s), we recommend ensuring that these area(s) are properly sealed by a qualified roofing contractor as part of routine/annual maintenance.**

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Deck

1320. Deck/Slab **Review. Weathered condition noted. Evidence of wood rot/deterioration noted. Recommend review for repairs/replacement as required to ensure safety and prevent further deterioration. Suggest preventative maintenance be completed to prevent future damage/deterioration.**
1330. Deck Supports **Review. Evidence of missing footings and settling/displacement of the deck was noted. We recommend repairing/rebuilding the deck with proper permanent footing installations to reduce the potential for displacement/deterioration and to ensure safety.**
1340. Stairs **Safety. Loose/damaged guard/railing observed at the stairs. We recommend repairing/replacing the affected guard/railing to ensure safety.**
1350. Guards and Railings **Safety. Missing spindles noted. We recommend installing/adding properly spaced spindles for enhanced safety.**
1390. Comments **Review. The deck has reached/is approaching the end of its life expectancy at this time. We recommend consulting with a qualified contractor for replacement options and associated costs.**

Heating

2170. Heating Comments **Review. The timing for replacement of the heating system is unpredictable. Statistically, it has reached/is approaching the end of its life expectancy. We recommend budgeting for a replacement system in the near future.**

Cooling

2310. Age/Life Expectancy **Review. The air conditioner is approximately 31 years old. The average life expectancy of a unit of this type in this geographic area is typically 20 - 25 years. Based on the age of the unit, the risk of failure is high.**
-

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Plumbing

- 2420b. Domestic Water Heater - Apartment **Review. Temperature/Pressure relief valve does not have a proper extension pipe. We recommend that one be installed for additional safety.**

Electrical

2520. Distribution Wiring **Review. Evidence of pest/rodent damage to the wiring noted at the exterior of the main floor panel and at the open beam basement ceiling. To ensure safety, we recommend further review by a licensed electrical contractor for repairs, as required. See Electrical - Comments section for additional information.**

***PROFESSIONALLY
REMEDIED***

Interior Comments

3120. Fire Protection **Safety. We recommend testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries bi-annually to ensure safety and proper operation. Most smoke alarms have a 7-to-10-year life expectancy and should be replaced/upgraded accordingly to ensure safety. Based on the age of the existing smoke alarms, we recommend upgrading/replacing them to ensure proper operation and safety.**

Basement/Crawlspace

3515. Stairs **Safety. Treads/risers are not uniformly spaced which can cause a possible trip hazard. We recommend professionally modifying the affected step(s) to enhance safety.**
3549. Electrical **Review. Evidence of pest/rodent damage to the wiring noted at the exterior of the main floor panel and at the open beam basement ceiling. To ensure safety, we recommend further review by a licensed electrical contractor for repairs, as required. See Electrical - Comments section for additional information.**

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Kitchen - Apartment

3830. Windows **Review. Inoperable top sash noted. Review for repairs, as required, to ensure safety and proper operation.**
3845. Electrical **Safety. No Ground Fault Circuit Interrupter(s) at this location. See Electrical - GFI/GFCI section for additional information.**
3870. Range/
Cooktop **Review. Electric. 220-volt outlet is loose and/or not properly secured. Recommend securing for safety. See Electrical - Comments section for additional information.**

Bathroom - Apartment

4207. Exhaust
Fan **Review. Not present. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from and improve/maintain indoor air quality in the home.**

Other Interior Areas - Main Floor

4550. Windows **Review. Condensation noted between the double glazing. See Exterior - Double Glazing section for additional information.**

Other Interior Areas - Apartment

- 4550.2 Windows **Review. Inoperable top sash noted at the upper level right side bedroom window. Review for repairs, as required, to ensure safety and proper operation.**