



Inspection Report:
327 Glencairn Ave
Toronto Ontario



Magnified Home Inspections Ltd

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Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[Summary.....4](#)

[1 Roof7](#)

[2 Exterior Additions.....8](#)

[3 Exterior: Walls/Windows/Doors.....9](#)

[4 Structure10](#)

[5 Garage/Carport.....11](#)

[6 Electrical12](#)

[7 Interior.....14](#)

[8 Plumbing.....15](#)

[9\(A\) Gas Furnace # 116](#)

[9\(B\) Gas Furnace #217](#)

[10\(A\) A/C System # 118](#)

[10\(B\) A/C System # 219](#)

[11\(A\) Basement Bathroom # 120](#)

[11\(B\) Main Floor Bathroom # 1.....21](#)

[11\(C\) First Floor Main Bathroom22](#)

[11\(D\) Master Ensuite23](#)

[11\(E\) Bedroom Ensuite # 1.....24](#)

[12 Kitchen and Appliances25](#)

[13 Laundry Room26](#)

[14 Attic.....27](#)

Date: 2016-12-02	Time: 10:00 AM	Report ID: 20161202-1000
Property: 327 Glencairn Ave Toronto Ontario	Customer: Elli Davis	Real Estate Professional: Elli Davis Royal LePage Real Estate Services

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Inspection Limited (IL) = The visual inspection of this item or component is limited by one or more of the following conditions: Weather conditions, limited accessibility, visibility, blocked by storage items, blocked by furniture, blocked by built in shelving, no energy supply available, not in use at the time of the inspection, appears to be unsafe to operate. Therefore any comments regarding its condition are limited.

Not Inspected (NI) = It was not possible to visually inspection this item, component or unit due to one or more of the following conditions: Weather conditions, no accessibility, visibility, blocked by storage items, blocked by furniture, blocked by built in shelving, no energy supply available, not in use at the time of the inspection, appears to be unsafe to operate. No representations of whether or not it was functioning or its condition can be given.

Not Present (NP) = This item, component or unit is not in this home or building.

Maintenance or Improvement (M/I) = In order to minimize the potential for any deficiencies to progress or develop, the inspector recommends maintenance/servicing or improvement of this item, component or unit by a qualified contractor.

Repair or Replace (R/R) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home: Detached	Type of building: Single Family (2-story)	Approximate Age of the Property: 20 to 40 years
Occupancy: Occupied	Attending the Inspection: Homeowner(s)	Present during the Inspection: Homeowner(s)
Temperature during inspection: Approximately 0 (C) to 5 (C)	Weather during the Inspection: Moderate cloud cover	Ground/Soil surface condition: Dry
Significant precipitation in last 3 days: No	Inspection started at: 10am	Inspection ended at: 1:30pm

Summary



Magnified Home Inspections Ltd

14 - 30 Eglinton Ave, West, Suite # 161,
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647-709-3883

Customer
Elli Davis

Address
327 Glencairn Ave
Toronto Ontario

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary also contains some additional information about the specifications of some of the systems in the property, which may be useful when discussing coverage for the property with an insurance company. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

General Summary

Asphalt Composition Shingle

Inspected

1. Asphalt composite shingles cover the main roof. At the time of the inspection the visible portions of this roof covering material appeared to be younger in age & in serviceable condition.

5. Garage/Carport

General Summary

Conventional Doors

Maintenance/Improvement

2. (1) The door in the wall between the garage and the home living space did not have operable self-closing device as is required by generally-accepted current safety standards. For safety recommend the installation of a self-closing device by a professional contractor.
3. (2) The door entrance from the interior of the property to the garage is partially restricted by the garage door tension cable. This condition is a potential safety concern, as it could cause injury if someone was to walk into it. Recommend further evaluation by a professional garage door installer to determine how to improve this condition.

6. Electrical**General Summary****Main Service Panel Disconnect & Service Rating****Inspected**

4. There are two main electric service panels at the property. Each panel has electrical service rating of 200 amps.

Branch Wiring Material(s) & Type(s)**Inspected**

5. The visible branch circuit wiring consists of grounded copper electrical wiring.

8. Plumbing**General Summary****Water Supply and Distribution****Inspected**

6. (1) The visible section of the main water supply pipe appears to be made of copper.
7. (2) The visible water distribution pipes appear to be made of Copper.

Sewage and DWV Systems**Inspection Limited**

8. The visible part of the drain/waste pipe(s) is made of, ABS (Acrylonitrile butadiene styrene).

Water Heater - Electric**Inspected**

9. This water heating equipment is estimated to be 15-20 years old.

9(A). Gas Furnace # 1**General Summary****Primary Heating System Type & Age****Inspected**

10. (1) The primary source of heat for the property is provided by a forced air furnace system with a high efficiency rating.
11. (2) The primary source of energy for the heating system is natural gas.
12. (3) This heating equipment is estimated to have been installed in 2015

9(B). Gas Furnace #2**General Summary****Primary Heating System Type & Age****Inspected**

13. (1) The primary source of heat for the property is provided by a forced air furnace system with a high efficiency rating.
14. (2) The primary source of energy for the heating system is natural gas.
15. (3) This heating equipment is estimated to have been installed in 2015

10(A). A/C System # 1**General Summary****Air Conditioning**

Inspected

16. (1) The cooling for the property is provided by two central air conditioning units.

17. (2) This cooling equipment is estimated to have been installed in 2015

10(B). A/C System # 2**General Summary****Air Conditioning****Inspected**

18. (1) The cooling for the property is provided by two central air conditioning units.

19. (2) This cooling equipment is estimated to have been installed in 2015

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Roberto

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home 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. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Method of Roof inspection: *From the ground* **Roof style:** *Hip* **Primary roof-covering material:** *Architectural Fiberglass Asphalt Shingle* **Approximate roof slope - Main Roof:** *Appears to be acceptable (More than 4&12)* **Underlayment/ Interlayment:** *Hidden from view, presence & condition not determined* **Roof flashing material:** *Aluminum* **Additional roof-covering material(s):** *Not Applicable* **Approximate roof slope - Additional roof(s):** *Not Applicable* **Drainage system description:** *Gutters and downspouts installed* **Gutters/downspout material:** *Aluminum* **Roof ventilation type:** *Roof vents & soffit vents* **Plumbing Vent Material:** *Plastic* **Skylight Method of Inspection:** *From The Ground*

1.0 Roof Structure Exterior - *Maintenance/Improvement*

- (1) Limitation: Although the Inspector may make comments on the condition of the portion of the roof & its components that are readily visible from the ground. A complete evaluation of all of the roof, all its components & their condition would require the services of professional roofing contractor.
- (2) Tree branches or plant growth overhanging the roof structure at various locations. This condition can potentially cause damage to the roof covering/structure. It can also reduce the life span of the roof covering material & permit small mammals to access the roof structure. Recommend further evaluation by a qualified arborist & trim plant growth as needed.

1.1 Underlayment - *Inspection Limited*

1.2 Roof Ventilation - *Inspected*

1.3 Roof Flashing - *Inspection Limited*

1.4 Roof Drainage System - *Maintenance/Improvement*

Downspout(s) at the right front corner of the property discharged roof drainage next to the foundation. This condition can lead to moisture intrusion & moisture damage in the basement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

1.5 Combustion Vent (Roof) - *Not Present*

1.6 Plumbing Vent - *Inspection Limited*

1.7 Skylight Exteriors - *Inspection Limited*

Limitation: The exterior view of the skylight(s) was limited to the view from the ground. The inspector offers no representation regarding the condition of the exterior of the skylight(s).

1.8 Asphalt Composition Shingle - *Inspected*

Asphalt composite shingles cover the main roof. At the time of the inspection the visible portions of this roof covering material appeared to be younger in age & in serviceable condition.

2. Exterior Additions

Inspection of the home exterior typically includes: adequate surface drainage; driveway and walkways; decks; patios; fascia; soffits; window wells; exterior chimney components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Driveway Material: *Asphalt Stone pavers* **Walkway Materials:** *Stone pavers* **Soffit/Facia material:** *Aluminum*
Chimney flue(s) inspection method: *From the ground* **Chimney Construction:** *Brick* **Chimney Exterior Wall Covering**
Material: *Brick* **Chimney flue material:** *Clay* **Entrance Porch/Pad Material:** *Stone Pavers* **Retaining Walls:** *Brick*
Wood **Patio material:** *Pavers* **Fence/Boundary Wall Material(s):** *Wood* **Deck Material:** *Wood* **Deck Handrail/**
Guardrail Material: *Wood* **Balcony Material:** *Not Present* **Balcony Handrail/Guardrail Material:** *Not Applicable*
Additional Structures: *Not Applicable*

2.0 Driveway - *Inspected*

2.1 Walkways - *Maintenance/Improvement*

The walkway at the left side had un-even surface areas visible. This condition has created a trip hazard(s). For safety, recommend further evaluation by a professional contractor to assess options for the removal of the current trip hazard(s).

2.2 Grounds: Grading, Vegetation, Window wells - *Maintenance/Improvement*

(1) Planting beds have been constructed near the exterior walls at the front of the property and the rear of the property. Water for plants can potentially soak into soil and may reach soil supporting the foundation. High moisture levels in soil next to the foundation wall can cause moisture penetration in the basement/internal structure. The Inspector recommends removal of any planting beds near the foundation or re-planting with vegetation which has low water requirements (Xeriscape).

(2) Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall material. Over time, vine tendrils may damage wall covering materials. Root growth from the vine(s) may also increase the potential for moisture penetration/damage to the basement/interior structure. The Inspector recommends removal of the vegetation from exterior walls.

2.3 Facia & Soffit - *Inspected*

2.4 Entrance: Porch, Pad, Piers, Posts - *Inspected*

2.5 Exterior Stairs/Steps - *Inspected*

2.6 Deck - *Maintenance/Improvement*

The stairs/steps located at the deck at the rear of the property had no handrail. Generally-accepted current safety standards mandate that stairs with 3 or more risers should have a handrail installed. This condition is a potential safety concern. Recommend the installation of a handrail system in this location.

2.7 Retaining Wall - *Inspected*

2.8 Fences, Gates, and Boundary Walls - *Inspected*

2.9 Chimney(s) at Roof - *Inspection Limited*

Limitation: Although the Inspector may make comments on the condition of the portion of the flue readily visible from the ground/ladder/remote camera device/window, a full, accurate evaluation of the flue condition would require the services of a WETT certified contractor.

2.10 Chimney(s) Structure - *Inspection Limited*

3. Exterior: Walls/Windows/Doors

Inspection of the home exterior typically includes: exterior wall covering materials; exterior windows; exterior doors; exterior trim; and exterior wall penetrations conditions that may affect the home structure.

Exterior wall-covering Material: *Brick Stucco:Exterior Insulation Finishing System (EIFS)* **Exterior Main Entrance Door(s):** *Solid wood* **Window Material(s):** *Wood* **Windows Single glazed or Double glazed:** *Double glazed*

3.0 Door Exteriors - *Inspected*

3.1 Window Exteriors - *Inspected*

3.2 Wall Flashing - *Inspected*

3.3 Exterior Wall Penetrations - *Inspected*

3.4 Exterior: Exhausts, Intakes, Supply Vents - *Maintenance/Improvement*

(1) The exterior exhaust vent cover at the left side of the property is not water tight at its entry point to the exterior wall finish. This condition has a potential to cause moisture entry/damage. Recommend caulking its perimeter to prevent moisture entry/damage.

(2) The exhaust vent cover located at the left side of the property is missing the exterior cover or blades. This condition may permit pest entry or the accumulation of debris related to pests nesting. The inspector recommends installation of a proper cover/blades. All work should be completed by a qualified contractor.

3.5 Brickwork - *Inspected*

4. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Wall Structure - Exterior: *Brick over Wood Frame Stucco over wood framing* **Foundation Configuration:** *Basement with direct walkout* **Basement Finished:** *Yes - Fully Finished.* **Foundation Wall Material(s):** *Basement fully finished foundation walls not visible. Material & condition not determined.* **Basement Floor Slab Material(s):** *Concrete. The basement floor mostly finished, inspection was very limited. The basement floor slab only partly visible in the: Below the basement stairs. Furnace room.* **Main Floor Materials/Structure:** *Plywood sheathing over wood joists. Basement ceiling mostly finished, inspection very limited. Main floor material/structure only partly visible in the: Furnace room.* **Main Floor Structure- Perimeter Bearing:** *Not Visible, not determined.* **Main Floor Structure- Intermediate Support:** *Not Visible, not determined.*

4.0 Walls - Exterior - *Inspected*

4.1 Foundation Walls - Exterior - *Maintenance/Improvement*

A tree(s) planted too close to the home at the left side of the property. This condition has the potential to damage/block the weeping tiles at the footing, which can cause structural damage & moisture damage to the interior of the property.

Recommend cut back or remove such trees & if possible their roots too. Further evaluation and any necessary work should be performed by a qualified arborist.

4.2 Foundation Walls - Interior - *Inspection Limited*

4.3 Floor Slab - Basement - *Inspection Limited*

4.4 Main Floor Structure - Ceilings - *Inspection Limited*

4.5 Basement - *Inspection Limited*

5. Garage/Carport

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Garage style: *Attached Living space above* **Carport Present:** *Not Present* **Roof Covering Material:** *Not Applicable*
Interior Accessed: *Yes - Inspection limited by parked vehicle(s)* **Floor Material:** *Concrete.* **Wall Structure:** *Wood framing & Masonary - Inspection limited by: Storage items. Wall board materials.* **Number of Vehicle Doors:** *One*
Garage Vehicle Door Type: *Overhead* **Number of Automatic Openers:** *One* **Vehicle Door Automatic Reverse:** *Photosensor present* **Conventional Door(s):** *Manual Door to Interior.* **Attic Entry Present:** *Not Applicable* **Overhead Electrical Supply line Present:** *Not Applicable*

5.0 Vehicle Doors - *Inspected*

5.1 Conventional Doors - *Maintenance/Improvement*

(1) The door in the wall between the garage and the home living space did not have operable self-closing device as is required by generally-accepted current safety standards. For safety recommend the installation of a self-closing device by a professional contractor.

(2) The door entrance from the interior of the property to the garage is partially restricted by the garage door tension cable. This condition is a potential safety concern, as it could cause injury if someone was to walk into it. Recommend further evaluation by a professional garage door installer to determine how to improve this condition.

5.2 Walls - *Inspection Limited*

5.3 Floors - *Inspection Limited*

5.4 Ceiling - *Inspected*

5.5 Fire Separation - *Inspected*

5.6 Stairs/Steps to Living Space - *Inspected*

5.7 Electrical (Garage) - *Inspected*

5.8 Roof Framing - *Not Inspected*

5.9 Attic - *Not Present*

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop; conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Electrical Service Conductors: *Overhead service* **Meter Location:** *Exterior - Right Side* **Meter Rating:** *220/240 volts*
Main Service Box Location: *Integrated into the main service panel* **Main Service Entrance Conductors:** *Unable to determine (illegible)* **Main Service Panel Exposure Rating:** *Type 1 - Interior* **Main Service Panel Location:** *Basement - Furnace room* **Main Service Panel Brand:** *ITE* **Main Service Panel Maximum Rating:** *200 amps* **Main Service Panel Disconnect Type:** *Breaker* **Main Service Panel Disconnect Rating:** *200 amps* **Main Service Rating:** *200 amps*
OverCurrent Protection Device Type(s): *Circuit Breakers* **Branch Wiring Material(s) & Type(s):** *Copper Grounded*
Ground Fault Circuit Interruptor (GFCI) Protection: *Yes* **Arc Fault Circuit Interruptor (AFCI) Protection:** *No*
Grounding Electrode Type: *Main Water pipe*

6.0 Service Drop, Drip Loop, Splice & Attachment - *Inspected*

6.1 Mast & Weatherhead - *Inspected*

6.2 Electric Meter - *Inspected*

6.3 Exterior Electrical & Receptacles - *Maintenance/Improvement*

(1) The exterior outlet above the front porch is missing a safety cover. For safety recommend this be re-installed by a qualified electrical contractor.

(2) An exterior electrical receptacle above the front porch was not protected from the weather. This condition is a potential safety concern. Recommend the unprotected exterior electrical receptacle be protected with a weather protection cover. All electrical work should be completed by a qualified electrical contractor.

6.4 Exterior Lighting - *Inspection Limited*

6.5 Main Service Box & Disconnect - *Inspection Limited*

6.6 Main Service Panel Clearance - *Inspected*

6.7 Main Service Panel Location & Lighting - *Inspected*

6.8 Main Service Panel Circuit Lables - *Maintenance/Improvement*

The Circuit Directory label identifying individual electrical circuits at the main service panel was incomplete. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. Recommend that a properly marked Circuit Directory label be installed by a qualified electrical contractor.

6.9 Main Service Panel; Cabinet, Exposure Type, Ampacity & Cover - *Inspected*

6.10 Main Service Panel Disconnect & Service Rating - *Inspected*

There are two main electric service panels at the property. Each panel has electrical service rating of 200 amps.

6.11 Overcurrent Protection Devices - *Inspected*

Overcurrent protection of branch circuits was provided by circuit breakers.

6.12 Main Service Panel Wiring - *Inspected*

6.13 Bus Bar Grounding & Bonding - *Inspection Limited*

6.14 Branch Wiring Material(s) & Type(s) - *Inspected*

The visible branch circuit wiring consists of grounded copper electrical wiring.

6.15 Grounding For The Electrical System - *Inspected*

6.16 Branch Circuit Wiring - *Inspected*

6.17 Interior Electrical Receptacles - *Inspected*

6.18 GFCI/AFCI Electrical Receptacles - *Inspected***6.19 Light Switches** - *Maintenance/Improvement*

At the time of the inspection, a switch cover plate was missing in the furnace room. This condition is a potential safety concern. Recommend missing cover plate be installed by a qualified electrical contractor.

6.20 Interior Lighting - *Inspected*

7. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Floor Covering Materials: *Carpet Hardwood Flooring* **Walls and Ceilings:** *Drywall* **Interior Doors:** *Hollow Core*

Window Operation: *Casement Fixed*

7.0 Floors - *Inspection Limited*

7.1 Walls - *Inspection Limited*

7.2 Ceilings - *Inspected*

Moisture damage on the ceiling in the basement rock room visible at the time of the inspection appeared to be the result of moisture leakage/intrusion. This area was tested with a moisture meter. The results showed that there is no moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected.

7.3 Misc. Components: Env. Hazards, Odours, etc. - *Inspection Limited*

7.4 Smoke Detectors - *Inspection Limited*

Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that upon taking possession of the property you check the age, location & condition of all smoke detectors in the property to confirm they are present & operational. It is the law for all Ontario homes to have a working smoke alarm on every floor and outside all sleeping areas. See the following hyperlink for more information: http://www.mcscs.jus.gov.on.ca/english/FireMarshal/FAQ/SmokeAlarms/OFM_FAQ_Smoke_Alarms.html

7.5 Carbon Monoxide Detectors - *Inspection Limited*

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Ontario Law requires that all existing residential occupancies that contain at least one fuel-burning appliance (e.g., gas water heater or gas furnace), fireplace or an attached garage, require the installation of a CO alarm. See the following hyperlinks for more information: [Carbon Monoxide Alarm Questions and Answers](#)

[Ontario Association of Fire Chiefs - Carbon Monoxide](#)

7.6 Doors - *Inspected*

7.7 Windows - *Inspected*

7.8 Skylights (Interior) - *Repair/Replace*

The plaster finish at the skylight above the main stairs is cracked at both ends of the skylight. This appears to be due to shrinkage of the plaster over the years. Recommend repair by a professional contractor.

7.9 Interior Trim - *Inspection Limited*

7.10 Stairs - *Inspected*

7.11 Cold Room - *Inspected*

8. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Gas Meter Location: *Exterior - Right Side* **Type of Gas:** *Natural Gas* **Water Meter Location:** *Behind the Furnace* **Water Supply Source:** *Public Water Supply* **Main Water Supply Pipe:** *Copper* **Water Distribution Pipes:** *Copper* **Sewage System Type:** *Public* **Drain/Waste/Vent Pipe Material(s):** *ABS (Acrylonitrile butadiene styrene)* **Floor Drain Located:** *Yes* **Water Heater(s) Location:** *Furnace Room* **Water Heater Brand(s):** *John Wood* **Age of Water Heater (Estimated)-Electric:** *15-20 years* **Water Heater Energy Supply:** *Electric*. **Water Heaters Type(e):** *Tank - Stores heated water.* **Water Heater(s) Capacity (Approximate):** *365 Litres* **Water Heater Vent Location:** *Not Applicable* **Gas Line Bonded:** *No* **Gas Pipe Material:** *Galvanized Steel. Copper* **Sump Pump:** *Not Present* **Sewage Ejector:** *Not Present* **Backwater Valve:** *Not Present* **Functional Flow:** *Functional flow acceptable* **Functional Drainage:** *Plumbing fixtures had functional drainage*

8.0 Gas Meter - *Inspected*

8.1 Exterior Plumbing - *Inspected*

8.2 Water meter - *Inspected*

8.3 Water Supply and Distribution - *Inspected*

- (1) The visible section of the main water supply pipe appears to be made of copper.
- (2) The visible water distribution pipes appear to be made of Copper.

8.4 Sewage and DWV Systems - *Inspection Limited*

The visible part of the drain/waste pipe(s) is made of, ABS (Acrylonitrile butadiene styrene).

8.5 Floor Drain - Basement - *Inspected*

8.6 Water Heater - Electric - *Inspected*

This water heating equipment is estimated to be 15-20 years old.

8.7 Gas System - *Maintenance/Improvement*

Gas pipes in the home do not appear to be bonded to a ground. If any electrical current accidentally strays on the gas line then it could be an unsafe situation. Bonding can usually be achieved by clamping a piece of six strand copper wire to the gas line, then clamping the other end of the wire to a suitable ground (usually a copper water pipe). Recommend correction by a qualified plumbing or heating contractor.

9(A) . Gas Furnace # 1

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Heating System Location(s): *Basement Furnace Room* **Heating System Brand - Primary:** *Lennox* **Heating System Type - Primary:** *Furnace/Forced Air/High Efficiency* **Energy Source - Primary:** *Natural gas* **Age of Heating Equipment (Estimated):** *2015* **Location of Boiler/Furnace Shut Off Switch:** *Left side of Boiler/Furnace* **Heating Equipment Vent Location:** *Exterior wall* **Combustion Air Source:** *Exterior* **Air Filter Location:** *Return duct* **Air Filter Type:** *Disposable* **Heating/Cooling Ducts:** *Galvanized Steel* **Heating System Operated:** *Yes - Heat Recieved* **Thermostat Location(s):** *Main floor - Back* **Heating System Type - Supplemental:** *Not Applicable* **Fireplace (Traditional wood burning):** *Present - Inspection Limited* **Fireplace (Metal firebox insert):** *Not Present* **Fireplace (Gas Insert):** *Present - Pilot light off, inspection limited*

9.0.A Primary Heating System Type & Age - *Inspected*

- (1) The primary source of heat for the property is provided by a forced air furnace system with a high efficiency rating.
- (2) The primary source of energy for the heating system is natural gas.
- (3) This heating equipment is estimated to have been installed in 2015

9.1.A Furnace - *Inspected*

9.2.A Heating System Operated - *Inspected*

At the time of the inspection, the system responded to the call for heating.

9.3.A Air Filter - *Maintenance/Improvement*

The air filter for this furnace was dirty. This condition will reduce the operational efficiency of the furnace & reduce the indoor air quality of the property. Recommend replace the furnace filter. Air filters should typically be replaced every three months.

9.4.A Boiler/Furnace Electrical Shut off - *Inspected*

9.5.A Fuel, Piping and Support - *Inspection Limited*

9.6.A Combustion Air - *Inspected*

9.7.A Heat Recovery Ventilator - *Not Present*

9.8.A Thermostat(s) - *Inspected*

9.9.A Presence of installed heat source in each room - *Inspected*

9.10.A Fireplace(s) (Traditional Wood burning) - *Inspection Limited*

- (1) Limitation: Fireplace, located at the front right side of the main floor. A full Inspection of this fireplace exceeds the scope of the General Home Inspection. The Inspector recommends that the fireplace(s) be inspected by a WETT certified technician.
- (2) Limitation: Fireplace, located at the rear right side of the main floor. A full Inspection of this fireplace exceeds the scope of the General Home Inspection. The Inspector recommends that the fireplace(s) be inspected by a WETT certified technician.

9.11.A Fireplace(s) (Gas Insert) - *Inspection Limited*

Limitation: The pilot light for the fireplace located at the study (main floor) was turned off at the time of the inspection. Changing settings at the primary controls lies beyond the scope of the General Home Inspection. Recommend you ask the seller to demonstrate the functionality of this fireplace or have it inspected by a specialist.

9(B) . Gas Furnace #2

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Heating System Location(s): *Basement Furnace Room* **Heating System Brand - Primary:** *Lennox* **Heating System Type - Primary:** *Furnace/Forced Air/High Efficiency* **Energy Source - Primary:** *Natural gas* **Age of Heating Equipment (Estimated):** *2015* **Location of Boiler/Furnace Shut Off Switch:** *Above Boiler/Furnace* **Heating Equipment Vent Location:** *Exterior wall* **Combustion Air Source:** *Exterior* **Air Filter Location:** *Return duct* **Air Filter Type:** *Disposable* **Heating/Cooling Ducts:** *Galvanized Steel* **Heating System Operated:** *Yes - Heat Recieved* **Thermostat Location(s):** *Main floor - Front*

9.0.B Primary Heating System Type & Age - *Inspected*

- (1) The primary source of heat for the property is provided by a forced air furnace system with a high efficiency rating.
- (2) The primary source of energy for the heating system is natural gas.
- (3) This heating equipment is estimated to have been installed in 2015

9.1.B Furnace - *Inspected*

9.2.B Heating System Operated - *Inspected*

At the time of the inspection, the system responded to the call for heating.

9.3.B Air Filter - *Maintenance/Improvement*

The air filter for this furnace was dirty. This condition will reduce the operational efficiency of the furnace & reduce the indoor air quality of the property. Recommend replace the furnace filter. Air filters should typically be replaced every three months.

9.4.B Boiler/Furnace Electrical Shut off - *Inspected*

9.5.B Fuel, Piping and Support - *Inspection Limited*

9.6.B Combustion Air - *Inspected*

9.7.B Heat Recovery Ventilator - *Not Present*

9.8.B Thermostat(s) - *Inspected*

10(A) . A/C System # 1

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Cooling Equipment Location(s): *Exterior - Right side* **Cooling System Manufacturer:** *Lennox* **Cooling System Type(s):** *Central A/C - Two or more* **Age of Cooling Equipment (Estimated):** *2015* **A/C Unit Ampacity Rating:** *30 amps* **A/C System Operated:** *No* **Thermostat Location(s):** *Main floor - Back*

10.0.A Air Conditioning - *Inspected*

- (1) The cooling for the property is provided by two central air conditioning units.
- (2) This cooling equipment is estimated to have been installed in 2015

10.1.A Air Conditioning System Operated - *Inspection Limited*

Limitation: The Air conditioning system could not be operated because the exterior temperature has been below 16 degrees celsius within the last 24 hours, to do so could cause serious damage to the unit.

10.2.A Independent Thermostat for A/C System - *Not Present*

10(B) . A/C System # 2

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Cooling Equipment Location(s): *Exterior - Right side* **Cooling System Manufacturer:** *Lennox* **Cooling System Type(s):** *Central A/C - Two or more* **Age of Cooling Equipment (Estimated):** *2015* **A/C Unit Ampacity Rating:** *30 amps* **A/C System Operated:** *No* **Thermostat Location(s):** *Main floor - Front*

10.0.B Air Conditioning - *Inspected*

- (1) The cooling for the property is provided by two central air conditioning units.
- (2) This cooling equipment is estimated to have been installed in 2015

10.1.B Air Conditioning System Operated - *Inspection Limited*

Limitation: The Air conditioning system could not be operated because the exterior temperature has been below 16 degrees celsius within the last 24 hours, to do so could cause serious damage to the unit.

10.2.B Independent Thermostat for A/C System - *Not Present*

11(A) . Basement Bathroom # 1

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Location: *Basement* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan* **Sink:** *One sink in a cabinet* **Toilet:** *Present*
Bathub: *Bathtub with Shower* **Shower:** *Shower with Bathtub, Tiled enclosure* **Bidet:** *Not Present* **Heat Source:** *Forced Air*

11.0.A Bathroom Access - *Inspected*

11.1.A Floors - *Inspection Limited*

11.2.A Walls - *Inspection Limited*

11.3.A Ceilings - *Inspected*

11.4.A Doors - *Inspected*

11.5.A Windows - *Not Present*

11.6.A Skylights - *Not Present*

11.7.A Trim - *Inspected*

11.8.A Electrical Receptacles - *Inspected*

11.9.A Light Switches - *Inspected*

11.10.A Lighting - *Inspected*

11.11.A Ventilation - *Inspected*

11.12.A Heat Source - *Inspected*

11.13.A Sink(s), Faucet(s) & Plumbing - *Inspected*

11.14.A Cabinet(s) - *Inspected*

11.15.A Toilet - *Inspected*

11.16.A Bathtub - *Inspected*

11.17.A Shower - *Inspected*

11.18.A Mirrors (Fixed) - *Inspected*

11(B) . Main Floor Bathroom # 1

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Location: *Main Floor-Powder Room* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan* **Sink:** *Pedestal sink* **Toilet:** *Present* **Bathub:** *Not Present* **Shower:** *Not Present* **Bidet:** *Not Present* **Heat Source:** *Forced Air*

- 11.0.B Bathroom Access - *Inspected*
- 11.1.B Floors - *Inspected*
- 11.2.B Walls - *Inspected*
- 11.3.B Ceilings - *Inspected*
- 11.4.B Doors - *Inspected*
- 11.5.B Windows - *Not Present*
- 11.6.B Skylights - *Not Present*
- 11.7.B Trim - *Inspected*
- 11.8.B Electrical Receptacles - *Inspected*
- 11.9.B Light Switches - *Inspected*
- 11.10.B Lighting - *Inspected*
- 11.11.B Ventilation - *Inspected*
- 11.12.B Heat Source - *Inspected*
- 11.13.B Sink(s), Faucet(s) & Plumbing - *Inspected*
- 11.14.B Cabinet(s) - *Not Present*
- 11.15.B Toilet - *Inspected*

11(C) . First Floor Main Bathroom

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Location: *1st Floor-Main Bathroom* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan & Window* **Sink:** *2 sinks in one cabinet* **Toilet:** *Present* **Bathub:** *Bathtub with Shower* **Shower:** *Shower with Bathtub, Combination: Glass & Tile enclosure* **Bidet:** *Not Present* **Heat Source:** *Forced Air*

11.0.C Bathroom Access - *Inspected*

11.1.C Floors - *Inspection Limited*

11.2.C Walls - *Inspection Limited*

11.3.C Ceilings - *Inspected*

11.4.C Doors - *Inspected*

11.5.C Windows - *Inspected*

11.6.C Skylights - *Not Present*

11.7.C Trim - *Inspected*

11.8.C Electrical Receptacles - *Inspected*

11.9.C Light Switches - *Inspected*

11.10.C Lighting - *Inspected*

11.11.C Ventilation - *Inspected*

11.12.C Heat Source - *Inspected*

11.13.C Sink(s), Faucet(s) & Plumbing - *Inspected*

11.14.C Cabinet(s) - *Inspected*

11.15.C Toilet - *Inspected*

11.16.C Bathtub - *Inspection Limited*

Limitation: Testing of the whirlpool bathtub is beyond the scope of a general home inspection, it was therefore not tested. Recommend you verify its operation with the seller or a qualified plumbing contractor.

11.17.C Shower - *Inspected*

11.18.C Mirrors (Fixed) - *Inspected*

11(D) . Master Ensuite

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Location: *Master Ensuite* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan & Window* **Sink:** *2 sinks in one cabinet*
Toilet: *Present* **Bathtub:** *Bathtub* **Shower:** *Shower Stall, Tiled enclosure* **Bidet:** *Present* **Heat Source:** *Forced Air*

11.0.D Bathroom Access - *Inspected*

11.1.D Floors - *Inspection Limited*

11.2.D Walls - *Inspection Limited*

11.3.D Ceilings - *Inspected*

11.4.D Doors - *Inspected*

11.5.D Windows - *Inspected*

11.6.D Skylights - *Repair/Replace*

Some drywall at the skylight in this bathroom was unfinished. Recommend this drywall be finished by a professional contractor.

11.7.D Trim - *Inspected*

11.8.D Electrical Receptacles - *Repair/Replace*

The electrical receptacle next to the bidet in this bathroom was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor.

11.9.D Light Switches - *Inspected*

11.10.D Lighting - *Inspected*

11.11.D Ventilation - *Inspected*

11.12.D Heat Source - *Inspected*

11.13.D Sink(s), Faucet(s) & Plumbing - *Inspected*

11.14.D Cabinet(s) - *Inspected*

11.15.D Toilet - *Inspected*

11.16.D Bathtub - *Inspection Limited*

Limitation: Testing of the whirlpool bathtub is beyond the scope of a general home inspection, it was therefore not tested. Recommend you verify its operation with the seller or a qualified plumbing contractor.

11.17.D Shower - *Maintenance/Improvement*

In this bathroom, the sealant at the horizontal/vertical corners of the shower enclosure has sections of sealant missing. This condition has a potential to cause moisture damage to the internal structure. Recommend that all the horizontal & vertical corners of the shower enclosure be caulked with caulking that is suitable for use in bathrooms.

11.18.D Bidet - *Inspected*

11.19.D Mirrors (Fixed) - *Inspected*

11(E) . Bedroom Ensuite # 1

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Location: *1st Floor-Back Right* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan* **Sink:** *One sink in a cabinet* **Toilet:** *Present* **Bathub:** *Bathtub with Shower* **Shower:** *Shower with Bathtub, Tiled enclosure* **Bidet:** *Not Present* **Heat Source:** *Forced Air*

11.0.E Bathroom Access - *Inspected*

11.1.E Floors - *Inspection Limited*

11.2.E Walls - *Inspection Limited*

11.3.E Ceilings - *Inspected*

11.4.E Doors - *Inspected*

11.5.E Windows - *Not Present*

11.6.E Skylights - *Inspected*

11.7.E Trim - *Inspected*

11.8.E Electrical Receptacles - *Inspected*

11.9.E Light Switches - *Inspected*

11.10.E Lighting - *Inspected*

11.11.E Ventilation - *Inspected*

11.12.E Heat Source - *Inspected*

11.13.E Sink(s), Faucet(s) & Plumbing - *Inspected*

11.14.E Cabinet(s) - *Inspected*

11.15.E Toilet - *Inspected*

11.16.E Bathtub - *Inspected*

11.17.E Shower - *Inspected*

11.18.E Mirrors (Fixed) - *Inspected*

12. Kitchen and Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Location: *Main Floor* **Floor Material:** *Hardwood* **Cabinets:** *Melamine* **Countertop Material:** *Laminate* **Range/Oven Brand:** *Not Present* **Range Hood:** *With built in Cooktop* **Built-in Microwave Brand:** *Not Applicable* **Dishwasher Brand:** *Maytag Miele* **Garbage Disposal brand:** *KitchenAid* **Cooktop Brand:** *Jenn Air* **Cooktop Power Supply:** *Electric Natural Gas* **Built In Oven Brand:** *Jenn Air* **Built-in Oven Power Supply:** *Electric* **Refridgerator Brand:** *Sub zero* **Other Appliance:** *Compactor* **Heat Source Type:** *Forced Air*

12.0 Floors - *Inspection Limited*

12.1 Walls - *Inspection Limited*

12.2 Ceilings - *Inspected*

12.3 Doors - *Inspected*

12.4 Windows - *Inspected*

12.5 Skylights - *Not Present*

12.6 Interior Trim - *Inspected*

12.7 Electrical Receptacles - *Maintenance/Improvement*

(1) In this kitchen, ground fault circuit interrupter (GFCI) protection is not currently provided at the electrical receptacles located within three feet of a source of moisture (sink). This condition is a potential safety concern. Recommend a qualified electrician install GFCI protection at the unprotected receptacles.

(2) An electrical receptacle below the kitchen sink was not securely attached to the wall. This condition is a potential safety concern. Recommend this receptacle be secured, by a qualified electrical contractor.

12.8 Light Switches - *Inspected*

12.9 Lighting - *Inspected*

12.10 Heat Source - *Inspected*

12.11 Sink(s),Faucet(s) & Plumbing - *Inspected*

12.12 Cabinets - *Inspected*

12.13 Exhaust Fan(s) - *Inspected*

12.14 Cooktop - *Inspected*

12.15 Built-in Oven(s) - *Inspected*

12.16 Refrigerator - *Inspected*

12.17 Dishwasher(s) - *Inspected*

12.18 Garbage Compactor - *Inspected*

12.19 Garbage Disposal - *Inspected*

12.20 Other Appliance - *Not Present*

13. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Location: *Basement* **Floor Material:** *Tiles* **Washer Brand:** *Maytag* **Washer Connection Hose Material:** *Rubber*
Washer Outlet Grounded: *Grounded* **Dryer Brand:** *Maytag* **Dryer Power:** *Electric* **Dryer Vent:** *Aluminum - Flexible*
vent **Dryer Natural Gas Supply:** *Not Applicable* **Laundry Sink:** *Stainless Steel*

13.0 Floors - *Inspection Limited*

13.1 Walls - *Inspection Limited*

13.2 Ceilings - *Inspected*

13.3 Doors - *Inspected*

13.4 Windows - *Not Present*

13.5 Electrical Receptacles - *Maintenance/Improvement*

In this laundry room/area, ground fault circuit interrupter (GFCI) protection is not currently provided at the electrical receptacles located within three feet of a source of moisture (sink). This condition is a potential safety concern.

Recommend a qualified electrician install GFCI protection at the unprotected receptacles.

13.6 Light Switches - *Inspected*

13.7 Lighting - *Inspected*

13.8 Sink(s), Faucet(s) & Plumbing - *Inspected*

13.9 Cabinet(s) - *Inspected*

13.10 Washer - *Inspected*

13.11 Washer: Hose & Drain connections - *Inspection Limited*

13.12 Dryer - *Inspected*

13.13 Dryer Venting - *Maintenance/Improvement*

The dryer vent exterior outlet screen had lint build-up. This can lead to clogging of the dryer vent and overheating of the dryer, which are potential fire hazards. Dryer vents should be cleaned annually to help ensure that safe conditions continue to exist. The Inspector recommends that the lint accumulation be cleaned of the dryer vent to prevent this condition from occurring.

13.14 Ventilation (Mechanical) - *Not Present*

14. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Attic inspected from: *Attic Hatch, Inspection Limited* **Attic thermal insulation material:** *Fiberglass - Batts Fiberglass - Loose fill* **Approximate attic thermal insulation depth:** *8-10 inches* **A Vapor Barrier was:** *Installed* **Roof structure ventilation device type:** *Roof vents & Soffit vents* **Roof Framing Type:** *Conventional Framing* **Roof Sheathing Material:** *Plywood*

14.0 Attic Access - *Maintenance/Improvement*

The attic hatch door is not insulated & does not have weather stripping installed. This condition can permit heat/humidity from the house to enter the attic space. Recommend the installation of this item, to prevent heat/humidity entering the attic & reduce the risk of microbial growth in the attic.

14.1 Roof Framing (from attic hatch) - *Inspection Limited*

14.2 Roof Sheathing - *Inspection Limited*

14.3 Roof Structure Ventilation - *Inspection Limited*

14.4 Attic Electrical - *Inspection Limited*

14.5 Attic Plumbing - *Inspection Limited*

14.6 Misc Attic Conditions (leakage, debris, etc.) - *Inspection Limited*

14.7 Attic Thermal Envelope - *Maintenance/Improvement*

The attic floor insulation depth averaged approximately 8 to 10 inches. Recommend installing additional insulation to improve the energy efficiency of the property.

14.8 Attic HVAC - *Inspection Limited*

14.9 Exhaust Ducts in Attic - *Inspection Limited*