Inspection Report:
77 Wells Hill Ave
Toronto Ontario

Magnified Home Inspections Ltd
Joe Roberto
Certified Master Inspector | Certified Level 1 Thermographer
14 - 30 Eglinton Ave, West, Suite # 161,
Mississauga, Ontario, L5R 0C1
647-709-3883
Joe@MagnifiedInspections.cs
http://www.MagnifiedInspections.ca

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Date: 2016-11-05	**Time:** 02:00 PM	**Report ID:** 20161105-1400
Property: 77 Wells Hill 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 develope, 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:	**Type of building:**	**Approximate Age of the Property:**
Detached	Single Family (3-story)	80 years or more
Occupancy:	**Attending the Inspection:**	**Present during the Inspection:**
Occupied	Homeowner(s)	Homeowner(s)
Temperature during inspection:	**Weather during the Inspection:**	**Ground/Soil surface condition:**
Approximately 15 (C) to 20 (C)	Clear	Dry
Significant precipitation in last 3 days:	**Inspection started at:**	**Inspection ended at:**
No	2pm	6pm

Summary

Magnified Home Inspections Ltd

14 - 30 Eglinton Ave, West, Suite # 161,
Mississauga, Ontario, L5R 0C1
647-709-3883

Customer
Elli Davis

Address
77 Wells Hill 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. (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 in serviceable condition.
2. (2) The asphalt composition shingles covering the lower rear roof (right side) appeared to be at or near the end of their useful service life. Recommend further evaluation by a roofing contractor & replace/repair as needed.

Roll Roofing

Inspected

3. A rolled asphalt material covered the flat roof at the rear. At the time of the inspection the visible portions of this roof covering material appear to be in serviceable condition.

4. Structure

General Summary

Crawlspace

Repair/Replace

4. The interior walls of the crawl space are insulated with a styrofoam board material. This material is flammable & can release toxic fumes if affected by fire. This material should be either coated with a flame retardant material or covered with a suitable wall board material. Recommend further evaluation by a qualified contractor & protect as needed.

5. Garage/Carport

General Summary

Asphalt Composite Shingles

Repair/Replace

5. The asphalt composition shingles covering the front of the garage roof appeared to be at or near the end of their useful service life. Recommend further evaluation by a roofing contractor & replace/repair as needed.

6. Electrical

General Summary

Main Service Panel Disconnect & Service Rating

Inspected

6. The electrical service of this property is rated at 200 amps.

Overcurrent Protection Devices

Inspected

7. Overcurrent protection of branch circuits was provided by circuit breakers.

Branch Wiring Material(s) & Type(s)

Repair/Replace

8. Visible branch wiring consists of a combination of Copper Grounded wire with Knob & Tube wiring. Due to the presence of Knob & Tube wiring the following course of action is recommended: 1. Inform your insurance company of the presence of knob & tube wiring to determine their requirements for coverage. 2. Have a licensed electrical contractor check the knob and tube conductors in the existing installations for sign of deterioration and damage & repair/replace as needed. Limitation: Due to the limited nature of a general home inspection, the home inspector cannot determine the precise percentage of Knob & Tube wiring that exists within the property.

Sub-Panel # 1

Repair/Replace

9. (2) The amperage rating of this sub-panel disconnect exceeded the sub-panel feeder conductor amperage rating. This defective condition is a potential fire hazard and should be corrected by a qualified electrical contractor.
10. (3) In sub-panel number: One, two or more wires were connected to six, of the circuit breakers. This is known as "double-tapping". This condition is potential safety concern, as most circuit breakers are not designed to hold two or more wires securely. Recommend further evaluation by a qualified electrical contractor & repair as needed.
11. (4) In this sub-panel, one of the branch conductors were connected to a circuit breaker for which the wire size/gauge was insufficient. Recommend further evaluation by a qualified electrical contractor & repair/replace as needed.

Sub-Panel # 2

Repair/Replace

12. (2) The amperage rating of this sub-panel disconnect exceeded the sub-panel feeder conductor amperage rating. This defective condition is a potential fire hazard and should be corrected by a qualified electrical contractor.

7. Interior

General Summary

Ceilings

Maintenance/Improvement

13. (1) Moisture damage/stains on the ceiling in the sunroom (at the rear), visible at the time of the inspection appeared to be the result of moisture leakage/intrusion. This area was scanned with an infrared camera. 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. Recommend a professional contractor repair & repaint as needed.
14. (2) Moisture damage/stains on the ceiling in the walk in closet in the top floor bedroom, visible at the time of the inspection appeared to be the result of moisture leakage/intrusion. This area was scanned with an infrared camera. 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. Recommend a professional contractor repair & repaint as needed.

Misc. Components: Env. Hazards, Odours, etc.

Maintenance/Improvement

15. (1) The vinyl floor tiles visible at the front of the basement, may contain asbestos. The presence of asbestos content can only be confirmed if a sample of the material is tested in a laboratory. These tiles are in a non friable state, which means that if asbestos fibers are present, they are unlikely be released into the air unless the tiles are mechanically damaged or removed. If another type of flooring is desired, it is often installed over the existing floor. If the tiles are to be removed, then laboratory testing of a sample is recommended to determine if specialized removal would be needed.
16. (2) The pipe/ducts in the basement ceiling are wrapped with a material that has a possibility of containing asbestos. This condition is a potential health & safety concern. Confirming the presence of asbestos requires testing of a sample of the material by a qualified laboratory. If testing is positive recommend consulting with a professional asbestos remediation contractor about the results & any remediation that may be needed.

8. Plumbing

General Summary

Water Supply and Distribution

Inspection Limited

17. (2) The visible water distribution pipes appear to be made of Copper.

Water Heater - Natural Gas

Inspected

18. This water heating equipment is estimated to have been installed in 2012

9. Heating

General Summary

Primary Heating System Type & Age

Inspected

19. (1) The primary source of heat for the property is provided by a boiler/radiator system with a medium efficiency rating.
20. (2) The primary source of energy for the heating system is natural gas.

Heating System Operated

Inspected

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

10. Cooling

General Summary

Air Conditioning

Inspection Limited

22. (1) The cooling for the property is provided by a central air conditioning system.
23. (2) This cooling equipment is estimated to have been installed in 2011

11(A). Basement Bathroom #1

General Summary

Lighting

Repair/Replace

24. The light fixture in this bathroom was hanging loose from the ceiling. For safety recommend further evaluation by qualified electrician & repair/replace as needed.

Toilet

Repair/Replace

25. The toilet in this bathroom was inoperable. The Inspector recommends repair or replacement by a qualified plumbing contractor.

11(D). Master Ensuite

General Summary

Cabinet(s)

Repair/Replace

26. Some tiles surrounding the vanity sink in this bathroom, were cracked/damaged. This condition can potentially cause moisture damage to the internal contents/materials/structure. Recommend further evaluation by a professional contractor repair/remediate as needed.

Bathtub

Repair/Replace

27. (3) Some tiles surrounding the bathtub in this bathroom, were cracked/damaged. This condition can potentially cause moisture damage to the internal contents/materials/structure. Recommend further evaluation by a professional contractor repair/remediate as needed.

Shower

Repair/Replace

28. (1) In this bathroom, the sealant at the horizontal/vertical corners of the shower enclosure have visible discoloration. The Inspector recommends all affected areas of the caulking be removed & that all the horizontal & vertical corners of the shower enclosure be re-caulked with new caulking that is suitable for use in bathrooms.

29. (2) The moisture meter indicated moisture intrusion behind the wall tiles of the shower enclosure in this bathroom. Typical water entry points are where grout lines that may have failed or corners where caulking is damaged/missing. This condition can potentially cause moisture damage to the internal contents/materials/structure. Recommend further evaluation by a professional contractor & replace or repair as needed.

12. Kitchen and Appliances

General Summary

Cabinets

Repair/Replace

30. The interior of the undersink cabinet in this location has some moisture damage. Recommend replacement of the damaged cabinet material.

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.

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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:** *Gable* **Primary roof-covering material:** *3-tab 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):** *Asphalt Roll Roofing* **Approximate roof slope - Additional roof(s):** *Flat Roof* **Drainage system description:** *Gutters and downspouts installed* **Gutters/downspout material:** *Aluminum* **Roof ventilation type:** *Roof vents* **Plumbing Vent Material:** *Not Determined* **Skylight Method of Inspection:** *Not Present*

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 the main roof. 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 *- Inspection Limited*

1.3 Roof Flashing *- Inspection Limited*

1.4 Roof Drainage System *- Maintenance/Improvement*

Debris/Plant growth visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

1.5 Combustion Vent (Roof) *- Inspection Limited*

1.6 Plumbing Vent *- Inspection Limited*

1.7 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 in serviceable condition.

(2) The asphalt composition shingles covering the lower rear roof (right side) appeared to be at or near the end of their useful service life. Recommend further evaluation by a roofing contractor & replace/repair as needed.

1.8 Roll Roofing *- Inspected*

A rolled asphalt material covered the flat roof at the rear. At the time of the inspection the visible portions of this roof covering material appear to be 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* **Walkway Materials:** *Concrete* **Soffit/Facia material:** *Aluminum* **Chimney Construction:** *Brick* **Chimney Exterior Wall Covering Material:** *Brick* **Chimney flue(s) inspection method:** *From the ground* **Chimney flue material:** *Clay* **Entrance Porch/Pad Material:** *Brick Wood* **Retaining Walls:** *Concrete* **Patio material:** *Interlocking* **Fence/Boundary Wall Material(s):** *Chain Link Wood* **Deck Material:** *Not Present* **Balcony Material:** *Not Present* **Additional Structures:** *Not Applicable*

2.0 Driveway *- Inspected*

2.1 Walkways *- Inspected*

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

The home had areas of relatively level/neutral grading at the left side of the property, that can permit surface water to pool next to the foundation wall. This condition can potentially cause moisture damage to the interior contents/materials/ structure. Recommend improving the grading in these areas to permit any surface water to run away from the foundation wall(s). The ground should slope away from the home a minimum of a 1/4-inch per foot for a distance of at least six feet from the foundation.

2.3 Facia & Soffit *- Inspected*

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

2.5 Exterior Stairs/Steps *- Maintenance/Improvement*

The stairs/steps located at the front entrance 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.

2.6 Patio *- Inspected*

2.7 Retaining walls *- Inspected*

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

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

(1) 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) The chimney at the right side of the roof had no rain cap at one or more of the chimney flues. This is a potential for moisture entry to the internal structure. Recommend the installation of a rain cap installed by a qualified 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):** *Combination of materials Metal Vinyl Wood* **Windows Single glazed or Double glazed:** *Combination: Single & double glazed*

3.0 Door Exteriors *- Inspected*

3.1 Window Exteriors *- Inspection Limited*

3.2 Wall Flashing *- Inspection Limited*

3.3 Exterior Wall Penetrations *- Inspected*

3.4 Exterior: Exhausts, Intakes, Supply Vents *- Inspected*

3.5 Brickwork *- Inspection Limited*

3.6 Stucco *- 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: *Double-wythe Brick Stucco over wood framing* **Foundation Configuration:** *Basement/ Crawlspace Combination* **Basement Finished:** *Yes - Mostly Finished.* **Foundation Wall Material(s):** *Bricks. Basement mostly finished, inspection very limited. The view of foundation the walls also blocked by storage items. Foundation walls only partly visible at the following location(s): Below the basement stairs.* **Basement Floor Slab Material(s):** *Concrete. The basement floor mostly finished, inspection was very limited. The view of the floor slab also blocked by storage items. The basement floor slab only partly visible in the: Boiler room.* **Main Floor Materials/Structure:** *Basement ceiling fully finished floor not visible. Materials & structure condition not determined.* **Main Floor Structure- Perimeter Bearing:** *Not Visible, not determined.* **Main Floor Structure- Intermediate Support:** *Brick wall(s)* **Method used to Inspect Crawl space:** *Inspected from the access hatch*

4.0 Walls - Exterior *- Inspection Limited*

4.1 Foundation Walls - Exterior *- Inspection Limited*

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*

4.6 Crawlspace *- Repair/Replace*

The interior walls of the crawl space are insulated with a styrofoam board material. This material is flammable & can release toxic fumes if affected by fire. This material should be either coated with a flame retardant material or covered with a suitable wall board material. Recommend further evaluation by a qualified contractor & protect as needed.

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: *Detached* **Carport Present:** *Not Present* **Roof Covering Material:** *Asphalt Shingles* **Interior Accessed:** *Yes -Inspection limited by parked vehicle(s) & storage.* **Floor Material:** *Concrete.* **Wall Structure:** *Wood Frame Wood Frame - Inspection limited by: Storage items. Wall board materials. Masonary Masonary - Inspection Limited by storage items.* **Number of Vehicle Doors:** *One* **Garage Vehicle Door Type:** *Single Overhead* **Number of Automatic Openers:** *One* **Vehicle Door Automatic Reverse:** *Photosensor present* **Conventional Door(s):** *Not Present* **Attic Entry Present:** *Yes* **Overhead Electrical Supply line Present:** *Not Present*

5.0 Garage Roof Structure *- Maintenance/Improvement*

Tree branches or plant growth overhanging the roof structure at the garage roof. 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.

5.1 Asphalt Composite Shingles *- Repair/Replace*

The asphalt composition shingles covering the front of the garage roof appeared to be at or near the end of their useful service life. Recommend further evaluation by a roofing contractor & replace/repair as needed.

5.2 Vehicle Doors *- Inspected*

5.3 Conventional Doors *- Not Present*

5.4 Roof Drainage System *- Inspected*

5.5 Walls *- Repair/Replace*

(1) Some brickwork at the back left corner of the garage were deteriorated. This condition will continue to deteriorate unless repaired. Recommend further evaluation by a professional contractor & repair as needed.

(2) The exterior stucco wall finish at the left side of the garage is cracked/damaged. This condition will continue to deteriorate unless repaired. Recommend further evaluation by a professional contractor & repair/replace as needed.

5.6 Floors *- Maintenance/Improvement*

Moderate cracks are visible in the garage floor slab at the time of the inspection. Recommends monitor for any further deterioration & repair as needed.

5.7 Ceiling *- Inspection Limited*

5.8 Fire Separation *- Not Present*

5.9 Stairs/Steps to Living Space *- Not Present*

5.10 Electrical (Garage) *- Inspected*

5.11 Roof Framing *- Inspection Limited*

5.12 Attic *- Inspection Limited*

Limitation: At the time of the inspection the attic entry in the garage was blocked by personal belongings & could not be inspected.

5.13 Carport *- Not Present*

5.14 Gas Line(s) *- 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

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Electrical Service Conductors: *Overhead service* **Meter Location:** *Exterior - Left Side* **Meter Rating:** *200 amps, 220/240 volts, 3 wire* **Main Service Box Location:** *Integrated into the main service panel* **Main Service Entrance Conductors:** *Unable to determine (not visible)* **Main Service Panel Exposure Rating:** *Type 1 - Interior* **Main Service Panel Location:** *Basement - Left side* **Main Service Panel Brand:** *Siemens* **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 with Knob & Tube* **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 *- Inspected*

6.4 Exterior Lighting *- Inspected*

6.5 Main Sevice 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*

The electrical service of this property is rated at 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 *- Inspected*

6.14 Branch Wiring Material(s) & Type(s) *- Repair/Replace*

Visible branch wiring consists of a combination of Copper Grounded wire with Knob & Tube wiring. Due to the presence of Knob & Tube wiring the following course of action is recommended: 1. Inform your insurance company of the presence of knob & tube wiring to determine their requirements for coverage. 2. Have a licensed electrical contractor check the knob and tube conductors in the existing installations for sign of deterioration and damage & repair/replace as needed. Limitation: Due to the limited nature of a general home inspection, the home inspector cannot determine the precise percentage of Knob & Tube wiring that exists within the property.

6.15 Grounding For The Electrical System *- Inspected*

6.16 Sub-Panel # 1 *- Repair/Replace*

(1) Sub-Panel Number: One. Sub Panel Location: At main electric panel. Sub-Panel Manufacturer: Commander. Sub-Panel Exposure Rating: Not Determined. Sub-Panel Service Conductor Rating: Copper - 6 AWG - 60 Amps. Sub-Panel Disconnect Location and Type: At the main panel in same building - Circuit Breaker. Sub-Panel Maximum Rating: 100 amps. Sub-Panel Disconnect Rating: 100 amps. Sub-Panel Service Rating: 60 amps. Sub-Panel Over current Protection Device Type: Circuit Breakers.
(2) The amperage rating of this sub-panel disconnect exceeded the sub-panel feeder conductor amperage rating. This defective condition is a potential fire hazard and should be corrected by a qualified electrical contractor.
(3) In sub-panel number: One, two or more wires were connected to six, of the circuit breakers. This is known as "double-tapping". This condition is potential safety concern, as most circuit breakers are not designed to hold two or more wires securely. Recommend further evaluation by a qualified electrical contractor & repair as needed.
(4) In this sub-panel, one of the branch conductors were connected to a circuit breaker for which the wire size/gauge was insufficient. Recommend further evaluation by a qualified electrical contractor & repair/replace as needed.
(5) Sub-panel number: One. A circuit directory identifying individual electrical circuits was incomplete. The sub-panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that an accurate Circuit Directory be installed by a qualified electrical contractor.

6.17 Sub-Panel # 2 *- Repair/Replace*

(1) Sub-Panel Number: Two. Sub Panel Location: At main electric panel. Sub-Panel Manufacturer: Square D. Sub-Panel Exposure Rating: Not Determined. Sub-Panel Service Conductor Rating: Copper - 6 AWG - 60 Amps. Sub-Panel Disconnect Location and Type: At the main panel in same building - Circuit Breaker. Sub-Panel Maximum Rating: 100 amps. Sub-Panel Disconnect Rating: 100 amps. Sub-Panel Service Rating: 60 amps. Sub-Panel Over current Protection Device Type: Circuit Breakers.
(2) The amperage rating of this sub-panel disconnect exceeded the sub-panel feeder conductor amperage rating. This defective condition is a potential fire hazard and should be corrected by a qualified electrical contractor.

6.18 Branch Circuit Wiring *- Inspection Limited*

6.19 Interior Electrical Receptacles *- Inspection Limited*

6.20 GFCI/AFCI Electrical Receptacles *- Inspected*

6.21 Light Switches *- Inspected*

6.22 Interior Lighting *- Inspected*

6.23 Ceiling Fans *- Not Present*

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* *Tiles* **Walls and Ceilings:** *Drywall* *Lath and Plaster* **Interior Doors:** *Wood* **Window Operation:** *Casement* *Single-hung* *Fixed*

7.0 Floors *- Inspection Limited*

7.1 Walls *- Inspection Limited*

7.2 Ceilings *- Maintenance/Improvement*

(1) Moisture damage/stains on the ceiling in the sunroom (at the rear), visible at the time of the inspection appeared to be the result of moisture leakage/intrusion. This area was scanned with an infrared camera. 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. Recommend a professional contractor repair & repaint as needed.

(2) Moisture damage/stains on the ceiling in the walk in closet in the top floor bedroom, visible at the time of the inspection appeared to be the result of moisture leakage/intrusion. This area was scanned with an infrared camera. 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. Recommend a professional contractor repair & repaint as needed.

7.3 Misc. Components: Env. Hazards, Odours, etc. *- Maintenance/Improvement*

(1) The vinyl floor tiles visible at the front of the basement, may contain asbestos. The presence of asbestos content can only be confirmed if a sample of the material is tested in a laboratory. These tiles are in a non friable state, which means that if asbestos fibers are present, they are unlikely be released into the air unless the tiles are mechanically damaged or removed. If another type of flooring is desired, it is often installed over the existing floor. If the tiles are to be removed, then laboratory testing of a sample is recommended to determine if specialized removal would be needed.

(2) The pipe/ducts in the basement ceiling are wrapped with a material that has a possibility of containing asbestos. This condition is a potential health & safety concern. Confirming the presence of asbestos requires testing of a sample of the material by a qualified laboratory. If testing is positive recommend consulting with a professional asbestos remediation contractor about the results & any remediation that may be needed.

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 Interior Trim *- Inspection Limited*

7.9 Stairs *- Maintenance/Improvement*

(1) Basement stairs - upper portion: This staircase had no handrail installed. This condition is a potential safety concern. In order to comply with generally-accepted safety standards, stairways with three or more risers, should have a handrail installed. For safety recommend the installation of a handrail system in this location.

(2) Stairs to the top floor: This staircase had no handrail installed. This condition is a potential safety concern. In order to comply with generally-accepted safety standards, stairways with three or more risers, should have a handrail installed. For safety recommend the installation of a handrail system in this location.

7.10 Cold Room *- Not Present*

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 - Left Side* **Type of Gas:** *Natural Gas* **Water Meter Location:** *Basement - Front Right* **Water Supply Source:** *Public Water Supply* **Main Water Supply Pipe:** *Not visible, material not determined* **Water Distribution Pipes:** *Copper* **Sewage System Type:** *Public* **Drain/Waste/Vent Pipe Material(s):** *Not visible not Determined* **Floor Drain Located:** *Yes* **Water Heater(s) Location:** *Boiler Room* **Water Heater Brand(s):** *Bradford White Corp* **Age of Water Heater (Estimated)-Natural Gas:** *2012* **Water Heater Energy Supply:** *Natural Gas.* **Water Heaters Type(e):** *Tank - Stores heated water.* **Water Heater(s) Capacity (Approximate):** *48 Gallons/181 Litres* **Water Heater Vent Location:** *Draft vent to Chimney* **Gas Line Bonded:** *Yes* **Gas Pipe Material:** *Galvanized Steel.* **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 *- Inspection Limited*

8.3 Water Supply and Distribution *- Inspection Limited*

(1) Limitation: At the time of the inspection, the main water supply pipe was not visible, therefore the pipe material could not be identified.

(2) The visible water distribution pipes appear to be made of Copper.

8.4 Sewage and DWV Systems *- Inspection Limited*

Limitation: The drain/waste pipes were not accessible or visible during the inspection. The material(s) & condition of this household component could not be inspected.

8.5 Floor Drain - Basement *- Maintenance/Improvement*

A perforated cover for a floor drain in the basement is missing. Recommend a basement floor drain cover be installed.

8.6 Water Heater - Natural Gas *- Inspected*

This water heating equipment is estimated to have been installed in 2012

8.7 Gas System *- Inspection Limited*

8.8 Additional Sink(s), Faucet(s) & Plumbing - Basement *- Repair/Replace*

The electrical outlets at this sink, are not protected with a GFCI. For safety it is recommended the electrical outlets located next to a source of moisture be protected by a GFCI device. Recommend a qualified electrician install GFCI(s) as needed.

9. Heating

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* *Boiler Room* **Heating System Brand - Primary:** *Slant-Fin* **Heating System Type - Primary:** *Boiler/Radiators/Mid Efficiency* **Energy Source - Primary:** *Natural gas* **Age of Heating Equipment (Estimated):** *Not Determined* **Location of Boiler/Furnace Shut Off Switch:** *At boiler/furnace room door* **Heating Equipment Vent Location:** *Chimney* **Combustion Air Source:** *Interior* **Air Filter Type:** *Not Applicable* **Air Filter Location:** *Not Applicable* **Heating/Cooling Ducts:** *Not determined* **Heating System Operated:** *Yes - Heat Recieved* **Thermostat Location(s):** *Main floor* **Heating System Type - Supplemental:** *Electric baseboard heaters* *Electric convection/fan heaters* **Fireplace (Traditional wood burning):** *Present* **Fireplace (Metal firebox insert):** *Present* **Fireplace (Gas Insert):** *Not Present*

9.0 Primary Heating System Type & Age *- Inspected*

(1) The primary source of heat for the property is provided by a boiler/radiator system with a medium efficiency rating.
(2) The primary source of energy for the heating system is natural gas.

9.1 Boiler *- Inspected*

9.2 Heating System Operated *- Inspected*

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

9.3 Boiler/Furnace Electrical Shut off *- Inspected*

9.4 Fuel, Piping and Support *- Inspection Limited*

9.5 Combustion Air *- Inspected*

9.6 Heat Pump *- Not Present*

9.7 Heat Recovery Ventilator *- Not Present*

9.8 Thermostat(s) *- Inspected*

9.9 Presence of installed heat source in each room *- Maintenance/Improvement*

There is no heat source in the walk-in closet in the top floor bedroom. Recommend the installation of some form of heating in this location.

9.10 Electric Heating: Baseboard, Underfloor, etc *- Inspected*

9.11 Fireplace(s) (Traditional Wood burning) *- Inspection Limited*

(1) Limitation: Fireplace, located at the right side of the basement. 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 in the front right bedroom. 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.

9.12 Fireplace(s) (Metal firebox insert) *- Inspection Limited*

Limitation: The fireplace located at the right side of the main floor contained a metal wood-burning insert, the inspection of which lies beyond the scope of the General Home Inspection. Full inspection of inserts lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the insert inspected by a WETT certified technician.

10. Cooling

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 - Front* **Cooling System Manufacturer:** *Goodman* **Cooling System Type(s):** *Central A/C System* **Age of Cooling Equipment (Estimated):** *2011* **A/C Unit Ampacity Rating:** *30 amps* **A/C System Operated:** *No* **Thermostat Location(s):** *Upper floor*

10.0 Air Conditioning *- Inspection Limited*

(1) The cooling for the property is provided by a central air conditioning system.

(2) This cooling equipment is estimated to have been installed in 2011

10.1 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 Independent Thermostat for A/C System *- Inspection Limited*

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-Right Side* **Floor Material:** *Vinyl Tiles* **Ventilation:** *Window* **Sink:** *Present & Tested Pedestal sink*
Toilet: *Present* **Bathub:** *Present* **Shower:** *Shower with Bathtub,* **Bidet:** *Not Present* **Heat Source:** *Not Present*

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 *- Inspected*

11.6.A Skylights *- Not Present*

11.7.A Trim *- Inspected*

11.8.A Electrical Receptacles *- Repair/Replace*

In this bathroom, ground fault circuit interrupter (GFCI) protection is not currently provided at an electrical receptacle. This condition is a potential safety concern, due the presence of moisture in bathrooms. Recommend a qualified electrician install GFCI protection at the unprotected receptacle.

11.9.A Light Switches *- Inspected*

11.10.A Lighting *- Repair/Replace*

The light fixture in this bathroom was hanging loose from the ceiling. For safety recommend further evaluation by qualified electrician & repair/replace as needed.

11.11.A Ventilation *- Inspected*

11.12.A Heat Source *- Not Present*

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

11.14.A Cabinet(s) *- Not Present*

11.15.A Toilet *- Repair/Replace*

The toilet in this bathroom was inoperable. The Inspector recommends repair or replacement by a qualified plumbing contractor.

11.16.A Bathtub *- Maintenance/Improvement*

The bathtub faucet in this location was very hard to turn. This condition will make it hard to use the faucet for its intended purpose & could potentially cause the faucet to break. Recommend repair/service by a qualified plumbing contractor.

11.17.A Shower *- 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:** *Ceramic Tiles* **Ventilation:** *Window* **Sink:** *Present One sink in a cabinet* **Toilet:** *Present* **Bathub:** *Not Present* **Shower:** *Not Present* **Bidet:** *Not Present* **Heat Source:** *Electric Baseboard Heater(s)*

11.0.B Bathroom Access *- Inspected*

11.1.B Floors *- Inspection Limited*

11.2.B Walls *- Inspection Limited*

11.3.B Ceilings *- Inspected*

11.4.B Doors *- Inspected*

11.5.B Windows *- Inspected*

11.6.B Skylights *- Not Present*

11.7.B Trim *- Inspection Limited*

11.8.B Electrical Receptacles *- Repair/Replace*

An electrical receptacle cover plate was missing, in this bathroom. This condition is a potential safety concern. Recommend the missing cover plate be installed by a qualified electrical contractor.

11.9.B Light Switches *- Inspected*

11.10.B Lighting *- Inspected*

11.11.B Heat Source *- Inspected*

11.12.B Sink(s), Faucet(s) & Plumbing *- Inspected*

11.13.B Cabinet(s) *- Inspected*

11.14.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:** *Ceramic Tiles* **Ventilation:** *Window* **Sink:** *One sink in a cabinet* **Toilet:** *Present* **Bathub:** *Present* **Shower:** *Present Shower with Bathtub,* **Bidet:** *Not Present* **Heat Source:** *Electric Baseboard Heater(s)*

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 *- Inspection Limited*

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 *- Inspected*

11.17.C Shower *- Inspected*

11.18.C Medicine Cabinet *- 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:** *Carpet Ceramic Tiles* **Ventilation:** *Window* **Sink:** *One sink in a cabinet* **Toilet:** *Present* **Bathub:** *Bathtub with Whirlpool Jets* **Shower:** *Shower Stall, Tiled enclosure* **Bidet:** *Not Present* **Heat Source:** *Radiator*

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 *- Not Present*

11.7.D Trim *- Inspection Limited*

11.8.D Electrical Receptacles *- Inspected*

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) *- Repair/Replace*

Some tiles surrounding the vanity sink in this bathroom, were cracked/damaged. This condition can potentially cause moisture damage to the internal contents/materials/structure. Recommend further evaluation by a professional contractor repair/remediate as needed.

11.15.D Toilet *- Inspected*

11.16.D Bathtub *- Repair/Replace*

(1) Limitation: Testing of the whirlpool bathtub is beyond the scope of a general home inspection & was not tested by the inspector. Recommend you verify its operation with the seller or a qualified contractor.
(2) In this bathroom, no hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of the pump and electrical equipment. All work should be performed by a qualified contractor.
(3) Some tiles surrounding the bathtub in this bathroom, were cracked/damaged. This condition can potentially cause moisture damage to the internal contents/materials/structure. Recommend further evaluation by a professional contractor repair/remediate as needed.

11.17.D Shower *- Repair/Replace*

(1) In this bathroom, the sealant at the horizontal/vertical corners of the shower enclosure have visible discoloration. The Inspector recommends all affected areas of the caulking be removed & that all the horizontal & vertical corners of the shower enclosure be re-caulked with new caulking that is suitable for use in bathrooms.
(2) The moisture meter indicated moisture intrusion behind the wall tiles of the shower enclosure in this bathroom. Typical water entry points are where grout lines that may have failed or corners where caulking is damaged/missing. This condition can potentially cause moisture damage to the internal contents/materials/structure. Recommend further evaluation by a professional contractor & replace or repair as needed.

11.18.D Medicine Cabinet *- Inspected*

11(E) . Bathroom on Top Floor

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: *Top Floor Bathroom* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan & Window* **Sink:** *One sink in a cabinet* **Toilet:** *Present* **Bathub:** *Not Present* **Shower:** *Shower with Bathtub, Combination: Glass & Tile enclosure* **Bidet:** *Not Present* **Heat Source:** *Radiator*

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 *- Inspected*

11.6.E Skylights *- Not Present*

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 Shower *- Inspected*

11.17.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:** *Tiles* **Cabinets:** *Melamine* **Countertop Material:** *Corian* **Range/Oven Brand:** *General Electric* **Range/Oven Power Supply:** *Electric* **Range Hood:** *Appears to vent to exterior* **Built-in Microwave Brand:** *Not Present* **Dishwasher Brand:** *Miele* **Garbage Disposal brand:** *InSinkErator* **Refridgerator Brand:** *LG* **Other Appliance:** *Not Applicable* **Heat Source Type:** *Radiator*

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 *- Inspection Limited*

12.7 Electrical Receptacles *- Repair/Replace*

In this kitchen, ground fault circuit interrupter (GFCI) protection is not currently provided at an electrical receptacle 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 receptacle.

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 *- Repair/Replace*

The interior of the undersink cabinet in this location has some moisture damage. Recommend replacement of the damaged cabinet material.

12.13 Range *- Inspected*

Limitation: The General Home Inspection testing of the electric range, built in cooktop & built in oven, does not include testing of all of their features, but is limited to confirmation of bake and broil features & the cook top elements. You should ask the seller about the functionality of any other features e.g Self Clean, Convection oven, etc....

12.14 Exhaust Fan(s) *- Inspected*

12.15 Refrigerator *- Inspected*

12.16 Dishwasher(s) *- Maintenance/Improvement*

The dishwasher was not secured to the cabinetry/countertop. Recommend this appliance be secured to the cabinetry/countertop to prevent it from moving.

12.17 Garbage Disposal *- Inspected*

12.18 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: *First floor, main bathroom* **Floor Material:** *Tiles* **Washer Brand:** *Maytag* **Washer Connection Hose Material:** *Rubber* **Washer Outlet Grounded:** *Grounded* **Dryer Brand:** *Maytag* **Dryer Power:** *Electric* **Dryer Vent:** *Vinyl/Plastic* **Dryer Natural Gas Supply:** *Not Present* **Laundry Sink:** *Not Present*

13.0 Floors *- Inspection Limited*

13.1 Walls *- Inspection Limited*

13.2 Ceilings *- Inspected*

13.3 Doors *- Inspected*

13.4 Windows *- Inspected*

13.5 Electrical Receptacles *- Inspected*

13.6 Light Switches *- Inspected*

13.7 Lighting *- Inspected*

13.8 Sink(s), Faucet(s) & Plumbing *- Not Present*

13.9 Cabinet(s) *- Not Present*

13.10 Washer *- Inspection Limited*

Limitation: At the time of the inspection the washer tub contained clothes & could not be tested to verify its operation.

13.11 Washer: Hose & Drain connections *- Inspected*

13.12 Dryer *- Inspected*

13.13 Dryer Venting *- Repair/Replace*

The dryer was vented using a flexible, vinyl/plastic vent that is not suitable for venting a dryer. This type of dryer exhaust vent is a potential fire hazard. The Inspector recommends replacing this vinyl/plastic vent with a ULC-approved dryer vent. All work should be performed by a qualified contractor.

13.14 Ventilation (Mechanical) *- Not Present*

13.15 Upper floor Laundry: Floor Drain *- Maintenance/Improvement*

A floor drain is not visible in the laundry room located on the upper floor. A floor drain in this location is recommended for protection against flooding from the laundry equipment. Recommend further evaluation by a plumber to insure adequate protection from accidental flooding.

13.16 Skylights *- 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: *Access Hatch (stored items blocked access)*

14.0 Attic Access *- Not Inspected*

Limitation: The occupant's belongings blocked access to the hatch leading to the attic. The attic was not inspected. Recommend that the attic be inspected after access to the attic is provided.

14.1 Roof Framing (from attic hatch) *- Not Inspected*

14.2 Truss Roof Framing (from attic hatch) *- Not Inspected*

14.3 Roof Sheathing *- Not Inspected*

14.4 Roof Structure Ventilation *- Not Inspected*

14.5 Attic Electrical *- Not Inspected*

14.6 Attic Plumbing *- Not Inspected*

14.7 Misc Attic Conditions (leakage, debris, etc.) *- Not Inspected*

14.8 Attic Thermal Envelope *- Not Inspected*

14.9 Attic HVAC *- Not Inspected*

14.10 Exhaust Ducts in Attic *- Not Inspected*