Inspection Report:
83 Simonston Blvd
Markham Ontario

Magnified Home Inspections Ltd
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Date: 2016-10-13	**Time:** 02:45 PM	**Report ID:** 20161013-1445
Property: 83 Simonston Blvd Markham 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 (2-story)	20 to 40 years
Occupancy:	**Attending the Inspection:**	**Present during the Inspection:**
Occupied	Homeowner(s)	Homeowner(s)
Temperature during inspection:	**Weather during the Inspection:**	**Ground/Soil surface condition:**
Over 50 (F) = 10 (C)	Moderate cloud cover	Dry
Significant precipitation in last 3 days:	**Inspection started at:**	**Inspection ended at:**
No	2:45pm	5:30pm

Summary

Magnified Home Inspections Ltd

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

Customer
Elli Davis

Address
83 Simonston Blvd
Markham 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

Inspection Limited

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

6. Electrical

General Summary

Main Service Panel Disconnect & Service Rating

Inspected

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

Overcurrent Protection Devices

Inspected

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

Branch Wiring Material(s) & Type(s)

Maintenance/Improvement

4. The electrical branch wiring is consists mainly of grounded Copper wiring with some solid Aluminum wiring also visible. Aluminum wiring, is a potential safety concern & Insurance companies consider Aluminum wiring to be a higher risk than Copper. Recommend: 1. Inform your insurance company of the presence of aluminum wiring to determine their requirements for coverage. 2. Have the aluminum wiring system evaluated further by a qualified electrical contractor to insure that all termination points are rated for aluminum & they are in good condition.

Interior Electrical Receptacles

Repair/Replace

5. (2) Aluminum wiring is present in the property with Decora style receptacles also present. Decora style receptacles are not rated for use with aluminum wiring. For safety recommend further evaluation by a qualified electrician & repair or replace as needed.

8. Plumbing

General Summary

Water Supply and Distribution

Inspection Limited

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 & Plastic.

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 - Natural Gas

Inspected

9. This water heating equipment is estimated to have been installed in 2016

9. Heating

General Summary

Primary Heating System Type, Age, Location

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 2000

Heating System Operated

Inspected

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

10. Cooling

General Summary

Air Conditioning

Inspected

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

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:** *Gable* **Primary roof-covering material:** *3-tab Fiberglass Asphalt Shingle* **Approximate roof slope - Main Roof:** *3&12* **Underlayment/Interlayment:** *Hidden from view, presence & condition not determined* **Roof flashing material:** *Unknown metal* **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:** *Ridge vents & soffit vents* **Plumbing Vent Material:** *Plastic* **Skylight Method of Inspection:** *Not Applicable*

1.0 Roof Structure Exterior *- Inspection Limited*

(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) Limitation: The exterior of the roof & all roofing components at rear of the main roof are not visible from the ground. The inspector offers no representation regarding the condition of the roof components at the location(s) mentioned.

1.1 Underlayment *- Inspection Limited*

1.2 Roof Ventilation *- Inspection Limited*

1.3 Roof Flashing *- Inspection Limited*

1.4 Roof Drainage System *- Maintenance/Improvement*

Downspout(s) drain into ground drainage/weeping tile system. Due to the age of the original weeping tiles, the system may be damaged/blocked. This condition can potentially cause moisture from downspout discharge, to penetrate the basement & cause moisture damage to the interior contents/materials/structure. Recommend change these downspouts to ground discharge & extend at least 6 feet from the basement walls.

1.5 Combustion Vent (Roof) *- Not Present*

1.6 Plumbing Vent *- Inspection Limited*

1.7 Skylight Exteriors *- Not Present*

1.8 Asphalt Composition Shingle *- Inspection Limited*

Asphalt composite shingles cover main roof. At the time of the inspection the visible portions of this roof covering material appeared 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:** *Stone* **Soffit/Facia material:** *Aluminum* **Chimney Construction:** *Not Applicable* **Chimney Exterior Wall Covering Material:** *Not Applicable* **Chimney flue(s) inspection method:** *Not Applicable* **Chimney flue material:** *Not Applicable* **Entrance Porch/Pad Material:** *Stone* **Retaining Walls:** *Not Applicable* **Patio material:** *Stone* **Fence/Boundary Wall Material(s):** *Hedging & Trees Wood* **Deck Material:** *Wood* **Deck Handrail/Guardrail 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*

(1) Planting beds have been constructed near the exterior walls at the front left side 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) A tree(s) planted close to the home at the front 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.

(3) Large window well(s) lacked a protective grate cover. For safety & to prevent injury from someone falling into the well, it is recommended that a safety grate be installed by a qualified contractor.

2.3 Facia & Soffit *- Inspected*

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

2.5 Exterior Stairs/Steps *- Not Present*

2.6 Deck, Balcony, Bridge *- Inspection Limited*

Limitation: The underside of the deck/balcony components is not accessible & could not be inspected.

2.7 Patio *- Inspected*

2.8 Retaining walls *- Not Present*

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

2.10 Chimney(s) at Roof *- Not Present*

2.11 Chimney(s) Structure *- Not Present*

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 Wood Panel Siding* **Exterior Main Entrance Door(s):** *Metal - Insulated* **Window Material(s):** *Vinyl* **Windows Single glazed or Double glazed:** *Double glazed* **Windows upgraded from originals:** *Most upgraded*

3.0 Door Exteriors *- Inspected*

3.1 Window Exteriors *- Maintenance/Improvement*

Caulking around the window(s) at the front left side of the property is missing. Recommend caulking around the perimeter of the window, where caulking is currently missing.

3.2 Wall Flashing *- Inspected*

3.3 Exterior Wall Penetrations *- Inspected*

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

The exterior exhaust vent at the front (left of main entry) is located too close to the finished grade, which could permit surface water to enter the interior & cause moisture damage. Recommend elevating its exterior termination point to prevent entry of surface moisture. Any repairs should be performed 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 Wood panels over wood framing* **Foundation Configuration:** *Basement* **Basement Finished:** *Yes - Mostly Finished.* **Foundation Wall Material(s):** *Blocks (concrete). 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): Furnace room.* **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: 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:** *Rests on top of bolted ledger. Partial view, inspection very limited.* **Main Floor Structure- Intermediate Support:** *Steel beam(s). Partial view, inspection of support beam(s) very limited. Steel Post(s). Partrial view, inspection support posts/piers very limited.* **Method used to Inspect Crawl space:** *Not Present*

4.0 Walls - Exterior *- Inspected*

4.1 Foundation Walls - Exterior *- Inspected*

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

5.0 Garage Roof Structure *- Inspected*

5.1 Asphalt Composite Shingles *- Inspected*

5.2 Vehicle Doors *- Inspected*

5.3 Conventional Doors *- Inspected*

5.4 Roof Drainage System *- Inspected*

5.5 Walls *- Inspection Limited*

5.6 Floors *- Inspection Limited*

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 *- Inspected*

5.8 Fire Separation *- Inspected*

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

5.10 Electrical (Garage) *- Repair/Replace*

An interior light fixture in the garage was hanging loose at the time of the inspection. This condition is a potential safety concern. Recommend repair by a qualified electrical contractor

5.11 Roof Framing *- Inspected*

5.12 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

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Electrical Service Conductors: *Underground service* **Meter Location:** *Exterior - Right 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:** *Not Determined* **Main Service Panel Location:** *Basement - Furnace room* **Main Service Panel Brand:** *Commander* **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):** *Aluminum/Copper - Grounded* **Ground Fault Circuit Interruptor (GFCI) Protection:** *No* **Arc Fault Circuit Interruptor (AFCI) Protection:** *No* **Grounding Electrode Type:** *Main Water pipe*

6.0 Service Drop, Drip Loop, Splice & Attachment *- Not Present*

6.1 Mast & Weatherhead *- Not Present*

6.2 Electric Meter *- Inspected*

6.3 Exterior Electrical/Receptacles *- Inspected*

6.4 Exterior Lighting *- Inspection Limited*

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 *- Inspected*

6.9 Main Service Panel; Cabinet, Exposure Type, Ampacity & Cover *- Maintenance/Improvement*

The service panel had one or more pointed screw(s) securing the front panel cover. This condition is a potential safety concern. Pointed, course-thread screws can cut conductors, causing damage that can create electrical arcing, or can energize the metal panel. Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.

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 *- Inspection Limited*

6.14 Branch Wiring Material(s) & Type(s) *- Maintenance/Improvement*

The electrical branch wiring is consists mainly of grounded Copper wiring with some solid Aluminum wiring also visible. Aluminum wiring, is a potential safety concern & Insurance companies consider Aluminum wiring to be a higher risk than Copper. Recommend: 1. Inform your insurance company of the presence of aluminum wiring to determine their requirements for coverage. 2. Have the aluminum wiring system evaluated further by a qualified electrical contractor to insure that all termination points are rated for aluminum & they are in good condition.

6.15 Grounding For The Electrical System *- Inspected*

6.16 Branch Circuit Wiring *- Inspected*

6.17 Interior Electrical Receptacles *- Repair/Replace*

(1) An electrical receptacle cover plate was missing in the furnace room. This condition is a potential safety concern. Recommend the missing cover plate be installed by a qualified electrical contractor.
(2) Aluminum wiring is present in the property with Decora style receptacles also present. Decora style receptacles are not rated for use with aluminum wiring. For safety recommend further evaluation by a qualified electrician & repair or replace as needed.

6.18 GFCI/AFCI Electrical Receptacles *- Inspected*

6.19 Switches *- Inspected*

6.20 Interior Lighting *- Inspected*

6.21 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* *Laminate* *Tile* **Walls and Ceilings:** *Drywall* **Interior Doors:** *Hollow Core* **Window Operation:** *Casement* *Single-hung* *Fixed*

7.0 Floors *- Inspection Limited*

7.1 Walls *- Inspection Limited*

7.2 Ceilings *- Inspected*

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 *- Not Present*

7.9 Interior Trim *- Inspection Limited*

7.10 Stairs *- Inspected*

7.11 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 - Right Side* **Type of Gas:** *Natural Gas* **Water Meter Location:** *At Water Heater* **Water Supply Source:** *Public Water Supply* **Main Water Supply Pipe:** *Copper* **Water Distribution Pipes:** *Copper and Plastic* **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):** *Giant* **Age of Water Heater (Estimated)-Natural Gas:** *2016* **Water Heater Energy Supply:** *Natural Gas.* **Water Heaters Type(e):** *Tank - Stores heated water.* **Water Heater(s) Capacity (Approximate):** *71 Gallons/270 Liters* **Water Heater Vent Location:** *Exterior wall* **Gas Line Bonded:** *Yes* **Gas Pipe Material:** *Galvanized Steel. Copper* **Sump Pump Number Present and Type(s):** *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 *- Inspection Limited*

(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 & Plastic.

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 - Natural Gas *- Inspected*

This water heating equipment is estimated to have been installed in 2016

8.7 Gas System *- Inspection Limited*

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 Furnace Room* **Heating System Brand - Primary:** *Carrier* **Heating System Type - Primary:** *Furnace/Forced Air/High Efficiency* **Energy Source - Primary:** *Natural gas* **Age of Heating Equipment (Estimated):** *2000* **Location of Boiler/Furnace Shut Off Switch:** *Right side of Boiler/Furnace* **Heating Equipment Vent Location:** *Exterior wall* **Combustion Air Source:** *Exterior* **Air Filter Type:** *Disposable* **Air Filter Location:** *Return duct* **Heating/Cooling Ducts:** *Galvanized Steel* **Heating System Operated:** *Yes - Heat Recieved* **Thermostat Location(s):** *Main floor* **Heating System Type - Supplemental:** *Radiant Underfloor heating* **Fireplace (Gas Insert):** *Present*

9.0 Presence of installed heat source in each room *- Inspected*

9.1 Primary Heating System Type, Age, Location *- 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 2000

9.2 Furnace *- Inspected*

9.3 Heating System Operated *- Inspected*

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

9.4 Air Filter *- Inspected*

9.5 Boiler/Furnace Electrical Shut off *- Inspected*

9.6 Fuel, Piping and Support *- Inspection Limited*

9.7 Combustion Air *- Inspected*

9.8 Heat Pump *- Not Present*

9.9 Heat Recovery Ventilator *- Not Present*

9.10 Thermostat(s) *- Inspected*

9.11 Fireplace(s) (Gas Insert) *- Inspected*

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 - Right side* **Cooling System Manufacturer:** *Comfort Maker* **Cooling System Type(s):** *Central A/C System* **Age of Cooling Equipment (Estimated):** *2011* **A/C Unit Ampacity Rating:** *25 amps* **Cooling Equipment Energy Source:** *Electricity* **A/C System Operated:** *No* **Thermostat Location(s):** *Main floor*

10.0 Air Conditioning *- Inspected*

(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.

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:** *Present & Tested One sink in a cabinet* **Toilet:** *Present & Flushed* **Bathub:** *Not Present* **Shower:** *Present & Tested, Shower Stall, Combination: Glass & Tile enclosure* **Bidet:** *Not Present* **Heat Source Type:** *Forced Air*

11.0.A Bathroom Access *- Inspected*

11.1.A Floors *- Inspected*

11.2.A Walls *- Inspected*

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 and Switches *- Inspected*

11.9.A Lighting *- Inspected*

11.10.A Ventilation *- Inspected*

11.11.A Heating *- Inspected*

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

11.13.A Cabinet(s) *- Inspected*

11.14.A Toilet *- Inspected*

11.15.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:** *Tiles* **Ventilation:** *Exhaust Fan & Window* **Sink:** *Present & Tested One sink in a cabinet* **Toilet:** *Present & Flushed* **Bathub:** *Not Present* **Shower:** *Not Present* **Bidet:** *Not Present* **Heat Source Type:** *Forced Air*

11.0.B Bathroom Access *- Inspected*

11.1.B Floors *- Inspected*

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 *- Inspected*

11.8.B Electrical Receptacles and Switches *- Inspected*

11.9.B Lighting *- Inspected*

11.10.B Ventilation *- Inspected*

11.11.B Heating *- 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:** *Tiles* **Ventilation:** *Exhaust Fan & Window* **Sink:** *Present & Tested 2 sinks in one cabinet* **Toilet:** *Present & Flushed* **Bathub:** *Present & Tested,* **Shower:** *Present & Tested, Shower with Bathtub, Combination: Glass & Tile enclosure* **Bidet:** *Not Present* **Heat Source Type:** *Forced Air*

11.0.C Bathroom Access *- Inspected*

11.1.C Floors *- Inspected*

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 and Switches *- Inspected*

11.9.C Lighting *- Inspected*

11.10.C Ventilation *- Inspected*

11.11.C Heating *- Inspected*

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

11.13.C Cabinet(s) *- Inspected*

11.14.C Toilet *- Inspected*

11.15.C Bathtub *- Maintenance/Improvement*

In this bathroom, the sealant at the horizontal/vertical corners of the bathtub enclosure have sections of sealant missing. which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends that all the horizontal & vertical corners of the bathtub enclosure be re-caulked with new caulking that is suitable for use in bathrooms.

11.16.C Shower *- Inspected*

11.17.C Mirrors *- 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: *1st Floor-Master Ensuite* **Floor Material:** *Tiles* **Ventilation:** *Exhaust Fan & Window* **Sink:** *Present & Tested One sink in a cabinet* **Toilet:** *Present & Flushed* **Bathub:** *Present & Tested,* **Shower:** *Present & Tested, Shower Stall, Combination: Glass & Tile enclosure* **Bidet:** *Not Present* **Heat Source Type:** *Forced Air Underfloor Radiant Heat*

11.0.D Bathroom Access *- Inspected*

11.1.D Floors *- Inspected*

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 *- Inspected*

11.8.D Electrical Receptacles and Switches *- Inspected*

11.9.D Lighting *- Inspected*

11.10.D Ventilation *- Inspected*

11.11.D Heating *- Inspected*

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

11.13.D Cabinet(s) *- Inspected*

11.14.D Toilet *- Inspected*

11.15.D Bathtub *- Inspected*

11.16.D Shower *- Inspected*

11.17.D Medicine Cabinet *- Inspected*

11.18.D Mirrors *- 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:** *Granite Quartz* **Range/Oven Brand:** *Not Applicable* **Range Hood:** *Appears to vent to exterior* **Built-in Microwave Brand:** *Not Present* **Dishwasher Brand:** *Miele* **Garbage Disposal brand:** *Not Present* **Cooktop Brand:** *KitchenAid* **Cooktop Power Supply:** *Natural Gas* **Built In Oven Brand:** *KitchenAid* **Built-in Oven Power Supply:** *Electric* **Refridgerator Brand:** *KitchenAid* **Other Appliance:** *Not Applicable* **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 *- Inspection Limited*

12.7 Receptacles and Switches *- Inspected*

12.8 Lighting *- Inspected*

12.9 Heating *- Inspected*

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

12.11 Cabinets *- Inspected*

12.12 Range *- Inspection Limited*

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....

12.13 Exhaust Fan(s) *- Inspected*

12.14 Cooktop *- Inspected*

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

12.16 Refrigerator *- Inspected*

12.17 Dishwasher(s) *- Inspected*

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:** *Kenmore* **Washer Connection Hose Material:** *Rubber* **Washer Outlet Grounded:** *Grounded* **Dryer Brand:** *Kenmore* **Dryer Power:** *Electric* **Dryer Vent:** *Aluminum - Flexible vent* **Laundry Sink:** *Present & Tested - 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 Gas Connections *- Not Present*

13.6 Receptacles and Switches *- Repair/Replace*

In this laundry room/area, 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.

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 *- Inspected*

13.12 Dryer *- Inspected*

13.13 Dryer Venting *- Inspected*

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:** *Cellulose - Loose fill Fiberglass Batt* **Approximate attic thermal insulation depth:** *6-8 inches* **A Vapor Barrier was:** *Installed* **Roof structure ventilation device type:** *Ridge and soffit vents* **Roof Framing Type:** *Conventional Framing* **Roof Sheathing Material:** *Plywood*

14.0 Attic Access *- Maintenance/Improvement*

The attic hatch door is not weather-stripped. This condition will allow heat/humidity from the house to enter the attic space. Recommend the installation of weatherstripping in this location, to prevent heat/humidity entering the attic & reduce the risk of microbial growth in the attic.

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

The attic floor insulation depth averaged approximately 6 to 8 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 *- Maintenance/Improvement*

Exhaust Duct(s) in the attic are not insulated. This condition can cause condensation to form on the exhaust duct in extreme weather, which can drip on to the internal structure & cause moisture damage to contents/material/structure. Recommend insulating the exhaust duct to prevent any moisture damage occurring.