Classic Home Inspections Inc.

416.458.5895

Inspection Report for 12 O'Leary Avenue in Toronto

Inspection Dated September 6, 2018

Classic Home Inspections Inc. has been featured on HGTV and CBC Newsworld

If you have any questions about the report, feel free to contact us at 416.458.5895 or *email at brent@classichi.ca*

12 O'Leary venue in Toronto

Roof

- **The older flat roof membrane is in good condition with no immediate concerns. Expect to replace in about 3 - 5 years.**

Exterior:

- **Overall very good. The brickwork is intact. Steps, back patio, retaining walls all in good condition.**

Structural:

- **The structure of the home is very solid.**

Electrical:

- It is a **100 AMP service with copper wire distribution. All electrical wire has been updated to copper.**

Heating and Cooling:

- **Both the high efficiency furnace and air conditioner are brand new.**

Plumbing:

- **All plumbing has been updated at some point. Aside from the basement kitchen faucet, there are no leaks.**

Interior:

- **There are no signs of any water leaks into the home. All the windows and doors function properly. The appliances were working at the inspection.**

Overall this home rates very good. It has been well maintained over the years.

Authorization Form and Receipt

Property Address 12 O'Leary Avenue
Toronto

Date September 6, 2018

Time 1pm

Client Name & Address Jacquie

Home _____

Work _____

e-mail _____

Weather Conditions Clear 22

❑ Two Storey ❑ Bungalow ❑ Hi-ranch ❑ Townhouse ☒ Semi-detached ❑ Condominium

❑ Apartment ❑ Duplex ❑ Triplex ❑ Other _____

Approximate age of building 100 **years**

Inspection Fee: _____

Additional Fees: _____

Postage & handling: _____

Tax ( ): _____

Total: (due at time of inspection) _____

Payment received in full ☒

Please mail cheque ❑

Signature of Inspector _____

Inspector's name Brent Jeffreys

You should know this:

The report is based on a visual examination of the accessible features of the property and reflects their condition on the day of the inspection.
It is not a guarantee, warranty or insurance against current or future defects. It is carried out in accordance with the Standards of Practice of the American and Canadian Associations of Home and Property Inspectors and CSA Standards and the National Association of Certified Home Inspectors. (A.S.H.I., C.A.H.P.I. and InterN.A.C.H.I.).
It is not a building code, by-law or insurance inspection and it does not ensure insurability.

The client requests an inspection of the property subject to the terms and conditions of this agreement shown on the following pages (1 - 5).

Signature of client or representative _____ Date _____

Roofing, Flashings and Chimneys

Description

Roof type ❑ Gable ❑ Hip ❑ Shed ❑ Gambrel ❑ Mansard ☒ Flat ❑ Other _____

Sloped roof covering ❑ Asphalt shingles ❑ Metal ❑ Wood ❑ Single ply ❑ Roll roofing ❑ Modified Bitumen ❑ Concrete/clay ❑ Heating cables ❑ Rubber ❑ Other _____

Flat roof covering ❑ Tar & gravel ❑ Roll roofing ❑ Single ply ☒ Modified Bitumen ❑ Other _____

Chimney ❑ Metal ❑ Wood framing over metal ☒ Masonry ❑ Stucco ❑ Masonry blocks ❑ Removed ❑ None

Flue liner ☒ Metal ❑ Clay ❑ Brick ❑ Asbestos ❑ Not visible ❑ Other _____

Skylights ❑ Manufactured ❑ Built Onsite ❑ Wood ❑ Metal ❑ Plastic

Flashings ☒ Metal ❑ Tar ❑ None ❑ Other _____ ❑ Ice Shield

Roof Drainage System ❑ Galvanized ☒ Aluminum ❑ Plastic ❑ None ❑ Other _____
☒ Gutters ☒ Downspouts ❑ Scuppers ❑ None

Limitations

Roof inspection by ❑ Binoculars ❑ Ladder at eaves ☒ Walking on ❑ From ground

Roof inspection limited/prevented by ❑ Snow/ice ❑ Wet ❑ No access ❑ Height ❑ Slope ❑ Metal ❑ Trees ❑ Covered by deck/solar/PV panels ❑ Flat roof covered by gravel ❑ Frozen/hot/damaged shingles

Chimney inspection limited/prevented by ❑ Snow/ice ❑ No access to roof/chimney (see above) ❑ Cap not visible ❑ Height ❑ Interior of flue liners not inspected

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Conditions

General Sloped roof coverings
❑ Old ❑ Damaged ❑ Rust ❑ Cracked/curled ❑ Missing ❑ Rot ❑ Loose ❑ Leaks ❑ Evidence of ice damming
❑ Vulnerable to ice damming/leak potential ❑ Trim trees/vines away from roof
❑ Ice & water shield recommended when repairing/re-roofing ❑ Percentage of roof cover not visible _____ %
❑ Low slope shingles - leak potential
❑ Expect to renew roof covering/shingles within _____ ❑ Interim repairs required

Garage - Sloped Roof Coverage (Non attached)
❑ Old ❑ Damaged ❑ Rust ❑ Cracked/curled ❑ Missing ❑ Rot ❑ Loose ❑ Leaks ❑ Evidence of ice damming
❑ Vulnerable to ice damming/leak potential ❑ Trim trees/vines away from roof
❑ Ice & water shield recommended when repairing/re-roofing ❑ Percentage of roof cover not visible _____ %
❑ Low slope shingles - leak potential
❑ Expect to renew roof covering/shingles within _____ ❑ Interim repairs required

Flat roof coverings
❑ Old ❑ Damaged ❑ Rust ❑ Ponding ❑ Loose or damaged seams ❑ Poor gravel cover ❑ Exposed felts ❑ Blisters
❑ Poor or blocked drains ❑ Trim trees/vines away from roof ❑ Leaks ❑ Leak potential ❑ Patches ❑ Worn out
☒ Percentage of roof cover not visible 0 %
☒ Expect to renew flat roof covering within 3 - 5 years ❑ Interim repairs required

Chimney(s)
❑ Spalling ❑ Pointing loose/missing ❑ Cap damaged/cracked/crumbling ☑ Check cap/flue pipe seal annually
❑ Clogged ❑ Loose or damaged liner ❑ Re-build ❑ Too low ❑ Leans ❑ Rust ❑ Cracked/damaged ❑ Flue cap recommended ❑ Dual pipes discharge too close together (risk of cross contamination) ❑ Poor seal at building wall

Flashings (roof)
❑ Non standard ❑ Leak ❑ Loose ❑ Damaged ❑ Improper installation ❑ Rust ❑ Seal ❑ Suspect ❑ Roof to wall
❑ Leak potential ❑ Not visible (check in Spring) ❑ Replace when re-roofing ❑ Check all flashings annually

Flashings (chimney(s))
❑ Non standard ❑ Leak ❑ Loose ❑ Damaged ❑ Improper installation ❑ Rust ❑ Seal ❑ Suspect
❑ Leak potential ❑ Not visible (check in Spring) ☐ Replace when re-roofing ☑ Check flashings annually

Roofing, Flashings and Chimneys (2)

Roof penetrations
☒ Pipe stack ☒ Vents ❑ Roof Drain(s) ☒ Chimney ❑ Vulnerable Parapet Walls ❑ Caulking/Sealing ❑ Damaged
❑ Exposed/vulnerable areas ❑ Other _____

Plumbing vent pipe(s)
❑ Too short ❑ Poor location ❑ Rusted/loose/damaged ❑ Missing ❑ Builder's test seal not removed ❑ Blocked

Skylights
❑ Flashings loose/damaged/leak ❑ Maintenance required ❑ Poor installation ❑ Poor quality unit ❑ Deteriorated
❑ Leaks ❑ Curbs ❑ Leak potential ❑ Thermo seal failure ❑ Check all flashings annually
Safety concerns noted: _____

Additional notes

- The flat roof membrane is older however in good condition - expect to repalce in about 3 - 5 years.

Read this.....

We make every effort to examine roof materials closely, however there will always be times or circumstances that make it unsafe or impossible to climb onto roof areas. This may be due to steep slopes, weather, poor access or snow. It will always be in the inspector's absolute discretion to judge any personal safety issues.

Roof, skylight and chimney flashings need regular maintenance to prevent leakage.

Lack of maintenance to roof components may also significantly reduce their expected life span. Read the maintenance section provided. Where roof coverings or flashing areas need repair, there may be underlying, unseen, damage to sheathing or the roof structure.

Exterior

Description

Walls ☒ Brick ❑ Vinyl ❑ Wood ❑ Metal ❑ Stone ❑ Stucco ❑ Insulbrick ❑ Log ❑ Hardboard ❑ Asbestos
❑ EIFS ❑ Aggregate ❑ Mortarless Brick ❑ Other _____

Eavestrough and downspouts ☒ Aluminum ❑ Plastic ❑ Galvanized ❑ Copper ❑ _____
☒ Discharge above grade ❑ Hidden discharge (below grade, under deck or snow) ❑ Discharge onto roof

Retaining walls ❑ Wood ❑ Masonry ❑ Stone ❑ Metal ❑ Concrete ❑ Other _____

Decks ❑ Attached ❑ Free Standing ❑ Thru bolts/lags/screws/nails ❑ Deck to ground height _____

Lot grading/surrounding land ☒ Flat ❑ Slopes away from building ❑ Slopes towards building ❑ Ravine

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Limitations

Exterior inspection limited by ❑ Grading/walks/drives/window well areas not visible due to snow
❑ No garage (attached) ❑ Inaccessible walls ❑ Snow/carpet on steps/decks ❑ Poor/no access under steps/decks
❑ Storage against walls ❑ Trees/vines/shrubs against building ❑ Inspection from ground level ❑ Car/storage in garage
❑ Snow over foundation walls ❑ Footings not visible ❑ Other _____
❑ No access to _____
❑ Grading not visible due to snow/storage/foliage etc.
❑Fences/gates/outbuildings/docks/sea and breakwater walls/erosion control walls not examined.

Conditions

Eavestrough and downspouts ❑ Extend to discharge water 4 to 6 feet from foundations ❑ Damage ❑ Clogged
❑ Extend to lower gutter/ground ❑ End caps missing ❑ Leak ❑ Poor slope ❑ Rust ❑ Missing downspouts
❑ Underground Discharge Hazard
❑ Install gutters and downspouts throughout/to _____

Walls ❑ Cracks ❑ Loose/crumbling mortar ❑ Rot ❑ Leaning ❑ Bowing ❑ Paint/stain ❑ Settlement/heaving
❑ Chinking loose/missing ❑ Sagging ❑ Siding loose/damaged/buckled ❑ Cracked/loose/damaged stucco
❑ Rusted/damaged drip edge ❑ Drip edge slopes towards building ❑ Weep holes missing/obstructed
❑ Trim trees/vines away from walls ❑ Trees/shrubs too close to house ❑ Vegatation ❑ Flashing & Trims damaged/loose
❑ Other _____

Surface drainage near building/garage ❑ Slopes towards building/garage ❑ Slopes away from building/garage
☒ Flat ☒ Ensure grade slopes away from building/garage throughout ❑ Grade too high (expect some rot/damage)

Window wells ❑ Deepen window wells/add drain pipe/stone ❑ Needed when re-grading ❑ Rot/damage
❑ Poorly installed ❑ Leak potential ❑ Grade slopes towards window wells ❑ Clear debris/foliage

Driveways ❑ Seal at building/garage ❑ Slopes towards building/garage ❑ Settlement/heaving ❑ Uneven surface
❑ Cracks ❑ Repair/Replace ❑ Material damaged ❑ Other _____

Walkways & patios ❑ Slopes towards building/garage ❑ Settlement/heaving ❑ Uneven surface (trip hazard)
☒ Seal at building/garage ❑ Material damaged ❑ Other _____

Deck, steps, balconies, stoop and porches ❑ Rot ❑ Loose/missing/damaged handrails ❑ Spindles too far apart/missing
❑ Handrails too low/missing/inadequate/climbable ❑ Loose/missing/damaged steps ❑ Steps loose at house/deck
❑ Step risers uneven/too high/trip hazard ❑ Step treads too narrow ❑ Posts/columns not vertical/rot
❑ Posts/columns too small for load ❑ Frost heave/settlement ❑ Sagging floors/joists/beams ❑ Desk sways
❑ Missing Joist Hangers ❑ Flashings missing at leger ❑ Structurally Weak ❑ Dangerous ❑ Re-build
❑ Repairs required ❑ Treat all exposed wood ❑ Other _____

Exterior (2)

Fire escape ❑ Insecure ❑ Rust ❑ Wood ❑ Rot ❑ Inadequate/unsafe handrails ❑ Rebuild/replace/repair

Retaining walls ❑ Leaning ❑ Obstructed/no weep holes ❑ Rot ❑ Repair/rebuild ❑ Handrails required

Soffit & fascia eaves ❑ Paint/stain/renovate ❑ Rot ❑ Damaged ❑ Missing ❑ Inadequate/obstructed vents
❑ Loose ❑ Remove vines ❑ Other_____

Windows ❑ Paint/stain ❑ Caulk ❑ Missing/cracked/broken glass ❑ Rot ❑ Rust ❑ Leak ❑ Renovate
❑ Damage ❑ Drip caps missing/inadequate ❑ Rot potential - framing behind/under windows
❑ Possible lead paint - further investigation required

Doors ❑ Paint/stain ❑ Caulk ❑ Missing/broken/cracked glass ❑ Rot ❑ Rust ❑ Leak ❑ Renovate ❑ Damage
❑ Delaminating ❑ Drip caps missing/inadequate ❑ Poor fit - adjust ❑ Rot potential - framing behind/under doors

Foundation walls ❑ Cracks ❑ Concrete parging cracked/loose/damaged/spalling/crumbling
❑ Mortar loose/missing/crumbling ❑ Wood foundations rot/bowing/damage ❑ Other_____

Garage ❑ Old - general poor condition ❑ Siding/stucco/brick at or below grade (expect some rot/damage)
❑ Roof in poor condition ❑ Leakage ❑ Typical cracks in floor ❑ Floor heaved/settled ❑ Floor broken up/suspended
❑ Poor drainage - floor ❑ Floor drain clogged ❑ Other_____

Garage vehicle door(s) ❑ Rust/rot/damage ❑ Seal panels and paint/stain ❑ Adjust ❑ Poor/stiff operation
❑ Repairs required ❑ Door track loose ❑ Door not operational
❑ **Auto reverse - adjust/not working - safety hazard** ❑ **Auto reverse tested and working**
❑ Fire/gas/flame resistant wall between building and garage poorly sealed/inadequate/none provided

Garage man door(s) ❑ Rust/rot/damage ❑ Delaminating ❑ Poor fit - adjust ❑ Add/Repair/Seal

❑ Provide/re-connect/adjust auto closer on door(s) from building to garage. (Includes walkouts in garage).

Carport ❑ Support posts rotted/rust ❑ Footings/concrete damaged/heaved ❑ Repairs required ❑ Other_____

Provide safety handrails/guards at

❑ Steps from building to garage
❑ Landing at steps in garage
❑ Basement walkout - steps (and landing at garage floor level)
❑ Any steps with more than 3 risers
❑ Any decks/patios more than 24" (30" in U.S.) above grade

Additional Notes

- Always keep the basement walkout drain clean to help prevent back ups. (which may result into leaks through the basement walkout door)

Structure

Description

Foundations ❑ Poured concrete ☒ Masonry blocks ❑ Wood (P.W.F.) ❑ Stone ❑ Piers ☒ Brick ❑ Not visible ❑ Insul. Conc. Form

Style ☒ Basement ❑ Crawl space ❑ Slab on grade ❑ Piers ❑ Grade beams

Beams ❑ Steel ☒ Wood ❑ Laminated ❑ Not visible ❑ Engineered
Interior columns ❑ Steel ☒ Wood ❑ Masonry ❑ Not visible ❑ Load-bearing Wall

Floor structure ☒ Wood Joists ❑ Steel Joists ❑ Truss Joists ❑ Concrete ❑ Not visible ❑ Other_____
Floor sheathing ❑ Plywood ❑ OSB ☒ Lumber ❑ Not visible

Exterior walls ❑ Wood framing ☒ Brick or stone veneer ❑ Masonry ❑ Log ❑ Stone ❑ Concrete
❑ Insulated structural panels (I.S.P.'s) ❑ Not visible ❑ Other_____

Interior party walls ☒ Masonry ❑ Wood framing ❑ None in attic/basement (Fire travel hazard) ❑ None visible

Roof structure ❑ Trusses ❑ Rafters ❑ Log ☒ Roof Joists ❑ Metal/Steel ❑ Not visible
Roof sheathing ❑ Plywood ❑ OSB ❑ Lumber ❑ Struct. Wood Panel ☒ Not visible

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Limitations

Structural inspection limited by ❑ No access to attic/crawl space(s)/slab on grade/roof spaces
❑ Attic/roof/crawl spaces seen only from access hatch ❑ Snow over foundation/building walls ❑ Parging
❑ No access under sub-floors ❑ Finishes (drywall/insulation/flooring etc.) conceal some structural components
❑ Footings not visible ❑ Geotechnical/geological/hydrological conditions not inspected or considered.

Approximate percentage of exterior foundation walls not visible 5 **%**

Conditions

Foundations ❑ Crack(s) ❑ Settlement/shrinkage ❑ Lateral movement ❑ Bowed ❑ Previous repairs ❑ Rot
❑ Frost heave ❑ Poor frost cover ❑ Crumbling/spalling ☒ No visible cracks or leakage ❑ Missing at_____
❑ **Leaks/dampness** ❑ **Further investigation by qualified personnel required**

Footings ❑ Inadequate or suspect ❑ Poor/inadequate/suspect frost cover ❑ Heaved/settled

Posts and columns ❑ Not vertical ❑ Rot ❑ Rust ❑ Wrong place ❑ Too small for load ❑ Insecure/crumbling
❑ Poorly secured to beams ❑ Suspect/inadequate footings ❑ Removed

Beams and joists ❑ Rot ❑ Sagging ❑ Cracked ❑ Rotating ❑ Poorly supported ❑ Suspect overspanned
❑ Rotted wall plate ❑ Excessive cuts to accommodate heating ducts/plumbing pipes ❑ Mechanical/fire damage
❑ Inadequate end bearing ❑ Cantilever(s) possibly overspanned ❑ Poor connections ❑ Missing blocking/strapping
❑ Joist hangers missing/poorly installed ❑ Other _____

Truss joists ❑ Rotating ❑ Damaged flanges ❑ Oversized holes in web ❑ Damaged web ❑ Missing web stiffeners
❑ Missing blocking ❑ Joist hangers missing or poorly installed

Floor slabs ❑ Cracks in concrete floors ❑ Suspended ❑ Heaved/settled ❑ Not level
❑ Concealed by floor covering (percentage covered ____)

Structure (2)

Wood floors ❑ Rot ❑ Squeaks ❑ Not level ❑ Loose boards/sheathing ❑ Sagging/Springy
Sub floors ❑ Rot ❑ Water damage ❑ Mechanical/fire damage ❑ No access under ❑ Lack support

Walls - stone - masonry or brick veneer ❑ Leaning/bowed/lateral movement ❑ Cracks ❑ Damage
❑ Crumbling/missing mortar ❑ Re-pointing required ❑ Spalling ❑ Missing or obstructed weep holes
❑ Prior repairs ❑ Loose bricks/stone ❑ Veneer at or below grade (expect some rot/damage to framing/sheathing)

Walls - wood frame - siding ❑ Warped studs ❑ Leaning/bowed ❑ Siding insecure/buckled/missing
❑ Siding too tight ❑ Damaged ❑ Rot ❑ Paint/stain ❑ Poorly installed ❑ Gaps ❑ Exposed framing/sheathing
❑ Siding at or below grade (expect some rot/damage to framing/sheathing)

Walls - wood frame - stucco ❑ Cracks ❑ Rust at drip edge ❑ Leaning bowed ❑ Exposed lathes
❑ Wall flashing missing/slopes towards building ❑ Missing stucco/exposed framing/sheathing
❑ Stucco at or below grade (expect some rot/damage to framing/sheathing)

Walls - log ❑ Chinking loose/missing ❑ Rot ❑ Sagging/warped ❑ Grade too high (expect some rot)

Interior party walls ❑ None in attic ❑ Damaged/missing drywall/blocks ❑ **Fire travel hazard**

Lintels ❑ Rust ❑ Sagging/cracks ❑ Possibly overspanned ❑ Rot ❑ Missing ❑ End bearing inadequate ❑ Paint

Basement Walkout ❑ Leaks ❑ Poor or inadequate drainage ❑ Inadequate frost cover - footings/walls
❑ Side walls bowed by water/frost ❑ Sidewalls rotted ❑ Re-build/re-point sidewalls ❑ Steps too steep/narrow
❑ Handrails required ❑ Poor headroom ❑ Grade slopes towards walkout ❑ Door to basement rotted
❑ Threshold too low

Roof trusses/rafters/sheathing ❑ Cut/split ❑ Damaged ❑ Rot ❑ Sagging ❑ Truss uplift ❑ Overspanned
❑ **Further investigation by qualified personnel required** ❑ Collar ties required
❑ Expect some sheathing replacement when re-roofing

Additional Notes

- No signs of any leaks into the basement space. Both moisture meter and a thermal camera were used to help determine this.
- Solid home - there are no unusual structural concerns with this home.

Electrical System

Note: Electricity is dangerous! You must contact a qualified electrician if you are <u>in any way</u> uncertain how to proceed.

Description

Service cable ❑ Copper ❑ Aluminum ❑ Not visible ☒ Overhead ❑ Underground

Main service size 200 **amps** **Main Service voltage** ☒ 120/240 ❑ 120 only

Main disconnect switch 100 **amps** ☒ Breakers ❑ Fuses

Location of main disconnect Basement ❑ None/not found

Sub panel(s) at _____ **Meter Location** Exterior

Grounding ☒ Copper ❑ Aluminum **Grounded to** ☒ Water pipe ❑ Ground rods ❑ Not visible

Service panel rating 125 **amps** ☒ Breakers ❑ Fuses ❑ Combination

Distribution wiring ☒ Copper ❑ Aluminum ❑ Knob and tube ❑ Mixed

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Limitations

Electrical inspection limited by ❑ Power shut off ❑ Poor/no access to panel ❑ Grounding not visible/accessible
❑ Fuse blocks/main disconnect covers not removed ❑ Components hidden in some areas ❑ Concealed wiring
❑ Alarm and other low voltage systems not inspected

Conditions

Service entrance/Conductors/Cables ❑ Exposed connectors ❑ Mast poorly supported/loose/rust/rot
❑ Drip loop inadequate ❑ Wires too close to roof ❑ Other _____
❑ Wires too low/inadequate clearances ❑ Exposed wiring at/below mast head ❑ Meter loose on wall
❑ Seal conduit/wires at wall ❑ Attention required by Utility Company ❑ Other _____

Service size ❑ Inadequate - increase to 100/200 amps minimum

Main panel ❑ Loose on wall ❑ Rust ❑ Panel cover loose/missing ❑ Panel openings not covered ❑ Overheating
❑ Abandoned wires beside/inside panel ❑ Damaged fuses/breakers ❑ Poor/inadequate grounding
❑ Double taps ❑ Crowded - consider upgrade to larger or auxiliary panel ❑ Use of marrettes/wire nuts in panel
❑ Unprotected circuits connected to main supply bus (double taps) ❑ Poor connections
❑ Grounding Installed Incorrectly

Additional/sub panel(s) ❑ Loose on wall ❑ Rust ❑ Panel cover loose/missing ❑ Overheating
❑ Abandoned wires beside/inside panel ❑ Damaged fuses/breakers ❑ Double taps ❑ Poor/inadequate grounding
❑ Crowded - consider further upgrade to larger or auxiliary panel ❑ Use of marrettes/wire nuts in panel

Fuses/breakers ❑ Loose ❑ Overfused - use 15amp breakers/fuses on branch circuits ❑ Damaged

❑ Overfused _____ amp breaker/fuse on _____ amp wire _____ circuit

❑ Overfused _____ amp breaker/fuse on _____ amp wire _____ circuit

Electrical System (2)

Aluminum wiring ❑ Overheating ❑ Loose ❑ Damaged wires ❑ CU/AL outlets/switches recommended
❑ Copper pigtails recommended ❑ Insurance may be an issue (further investigation required)
❑ No damage or overheating seen

Knob and Tube wiring ❑ Brittle ❑ Insulation damaged/missing ❑ Overheating ❑ Abandoned
❑ Insurance may be an issue - expect to replace any knob and tube wiring
❑ Presence of knob and tube in walls/floors/ceilings or other concealed areas not determined

Branch circuits ❑ Loose ❑ Damaged ❑ Exposed wires ❑ Poorly supported ❑ Surface mounted (unprotected)
❑ Abandoned ❑ Wiring not protected where in contact with metal pipes/ducts

Junction boxes ❑ Cover plates missing ❑ Crowded ❑ Loose ❑ Poor/loose connections inside
❑ Needed at _____

Use of extension cords (poor practice) ❑ For garage door opener(s) ❑ Workshop/garage ❑ Basement
❑ Pool/spa equipment ❑ More hard wired circuits/outlets needed ❑ Other _____

Stove/dryer ❑ Hardwired ❑ Loose wiring ❑ Loose outlet ❑ Outlet upside down/sideways (strain on wire)
❑ Gas - no 240v outlet(s)

Switches/receptacles ❑ Loose/poorly supported ❑ Broken/damaged/obsolete ❑ Exposed wiring ❑ Overheating
❑ Not working ❑ More outlets needed ❑ Safety covers missing/damaged ❑ Too close to tub/shower
❑ Some ungrounded outlets - upgrade to grounded recommended ❑ Hot/Neutral reverse

Reverse polarity receptacle at _____

Lights ❑ Exposed bulbs/wiring ❑ Fixtures loose on walls/ceilings ❑ Missing fixtures ❑ Not working
❑ Too low/unprotected ❑ Pot lights poorly installed ❑ Lights recommended at entrance

Existing ground and arc fault circuit interrupters (G.F.C.I.'s and A.F.C.I.'s) X Tested and working ❑ Not Installed

❑ **A.F.C.I.'s** (present or not present) _____

❑ Ground fault circuit interrupter(s) at _____ **not working - replace**

❑ Arc fault circuit interrupters at panel **not working - replace**

Installation of G.F.C.I.'s recommended at all the following locations

❑ Bathrooms
❑ Exterior outlets (inc. carports)
❑ Whirlpool tubs
❑ Swimming pools and spas
❑ Saunas
❑ Garages
❑ Kitchen outlets beside sink
❑ _____

Installation of A.F.C.I.'s recommended for all bedroom circuits

Electrical safety certificate recommended for/from owner ❑ Main Panel ❑ Basement
❑ Kitchen ❑ _____

Smoke Detectors X Present X Working ❑ Install New ❑ Not Tested

Electrical System (3)

Note:
All electrical defects are hazards that have the potential to cause fire or serious injury. For your safety, we recommend that where deficiencies are noted, a professionally qualified electrician attend to make repairs immediately.

Additional Notes

- No overheating of any breakers or wire at the panel box.
- All electrical tested and working.
- All knob and tube wire has been removed and upgraded to copper at some point.

Read this.....

Modifications to your electrical panel should be done by a licensed electrical contractor.

Computer and other sensitive electrical equipment fitted with surge protectors, must be installed on grounded circuits to benefit from the protection.

The use of extension cords for permanent fixtures or appliances (such as garage door openers) is relatively common although unsafe practice. Generally extension cords indicate a lack of sufficient electrical receptacles. This is most common in older homes. Be sure that appliances have proper electrical outlets installed nearby.

Relocate any outlets above baseboard heaters. The wires from any appliances in use - could drape over the heater - creating a potential for fire or electrical hazard.

Fuses and circuit breakers are safety devices in your electrical panel that are designed to prevent overloading and potential fire hazards.

GFCI'S are generally required for exterior outlets, bathroom outlets and in new kitchen construction where receptacles/outlets are being installed within 1 metre of the kitchen sink.

Two-prong outlets are legal but substandard. Generally 2-prong outlets indicate there is no ground present.

It is common for buyers to discover additional electrical issues after taking possession of the home where unprofessional installations/alterations have been noted on the day of inspection.

Heating

Description

Fuel ☒ Gas ❑ Oil ❑ Electricity ❑ Wood ❑ Propane **Efficiency** ☒ High ❑ Mid ❑ Conventional

Type ☒ Forced air furnace ❑ Boiler ❑ Electric baseboards/fan heaters ❑ Oil to gas conversion ❑ Heat pump
❑ Radiant ❑ Wood/oil/electric combination ❑ Hot water - forced air ❑ Wood stove ❑ Other _____

Age < 1 years (approximate) **Likelihood of failure** ❑ High ❑ Medium ☒ Low

Model number _____ **Serial number** _____

Chimney vent system ❑ Metal ❑ Clay ❑ Cement ❑ Masonry blocks ☒ Plastic **Fuel shut off at** at unit

Location/Gas Meter Exterior ❑ None/Not applicable

Limitations

Heating system inspection limited by ❑ System shut off ❑ No fuel ❑ Air conditioning working
❑ Limited access to heat exchanger/heat shield (c. _____ % not visible) ❑ Short summer test only
❑ Exterior temperature prevented heating system from starting ❑ Fuel tank(s)/pipe(s) only partially visible
❑ Pumps not tested ❑ Hidden ducts ❑ Buried tanks not inspected ❑ Solar heating not examined
❑ Adequacy of air/water flow/heat supply not determined ❑ Automatic fuel feeds not tested
❑ Functionality of electric air filters not determined ❑ Individual heating elements (electric furnace) not tested
❑ Determining winter comfort is beyond the scope of a visual inspection ❑ Cold air returns not visible

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Conditions

No heat source at _____

Fuel tank ❑ Rust ❑ Leaks ❑ Abandoned/buried ❑ Poor location ❑ Too close to furnace ❑ No date plate
❑ Poorly supported/missing straps/not level/inadequate base ❑ Suspect - further investigation required
❑ Damaged/loose regulator ❑ Replace immediately

Fuel piping ❑ Leaks ❑ Poorly protected/loose - cover/support ❑ Kinked ❑ Damaged ❑ Rust ❑ Corrosion
❑ Regulator loose/poorly sited ❑ Buried oil line ❑ Inappropriate materials

Furnace ❑ Rust ❑ Old ❑ Not working ☒ Furnace working today ❑ Fan noisy/loose/vibrates/not working
❑ Condensate pipes/pump leak ❑ Condensate pipes loose/kinked/poorly supported/poorly comfigured
❑ Induced draft fan noisy/loose/not working ❑ Furnace cycles ❑ Combustible clearances

Electric furnace ❑ Rust ❑ Old ❑ Not working ❑ Furnace working today ❑ Fan noisy/loose/not working
❑ Burnt wires/overheating

Heat shield ❑ Damaged/cracked/crumbling ❑ Suspect - do not use furnace until checked by qualified personnel

Heat exchanger ❑ Rust ❑ Cracked ❑ Damaged ❑ No visible cracks or damage ❑ Signs of combustion spillage
❑ Suspect - do not use furnace until checked by qualified personnel

Combustion air supply ❑ Inadequate ❑ Obstructed ❑ None provided

Air filter ❑ Dirty/clogged ❑ None installed ❑ Improperly installed ❑ Missing
Electronic/electrostatic air filter ❑ Dirty/clogged ❑ Parts missing ❑ Not working ❑ Working today

Heating (2)

Ducting ❑ Poorly connected ❑ Loose ❑ Blocked ❑ Rust ❑ No ducts to _____
❑ Possible asbestos hazard - laboratory testing & further investigation/removal by qualified personnel required
❑ Poor distribution to basement areas - have HVAC contractor review ❑ Cold air return missing on each floor

Barometric damper ❑ Stiff/inoperative ❑ Missing ❑ Wrong place

Flue pipes/venting ❑ Rust ❑ Poor seal at wall ❑ Inadequate clearances to combustible materials
❑ Poor clearances (exterior wall vents) ❑ Poor clearances to chimney/roof/other flue pipes ❑ Clogged
❑ Exhaust gasses (possible leakage) ❑ Damaged pipes ❑ Flue liner may be required - further investigation required by qualified personnel ❑ Flue pipe unsupported ❑ Have metal chimney checked

Boiler ❑ Old ❑ Leaks ❑ Leaks at radiators/pipes ❑ Expansion tank waterlogged ❑ Gauges not working
❑ Not working ❑ Working today ❑ Circulating pumps noisy/leak/inoperative/not tested
❑ Possible asbestos hazard - laboratory testing & further investigation/removal by qualified personnel required

Distribution pipes/rads ❑ Missing ❑ Leaking ❑ Poor location ❑ Rust ❑ Air vents ❑ Rads won't warm up
❑ Other_____

Heat recovery ventilator/air exchanger ❑ Filters dirty/clogged ❑ Central core dirty/clogged
❑ Condensate pipes leak/kinked/clogged/not connected ❑ Poor discharge location for condensate pipes
❑ Poor/incorrect duct connections ❑ Not working ❑ Working today ❑ Fan noisy ❑ Unit poorly supported
❑ Humidistat not working/poor location/missing

Thermostat ❑ Anticipator problem ❑ Loose ❑ Poor location ❑ Other _____

Humidifier ❑ Dirty (health hazard) ❑ Parts missing ❑ Not working ☒ Works today ❑ Spray type recommended
❑ Leaks

Electric baseboard/fan heaters ❑ Rust ❑ Poorly secured to wall ❑ Exposed/loose wiring
❑ Thermostat(s) loose on wall/missing safety covers/damaged ❑ Sample tested and working

❑ Heaters at _____ not working

Radiant heat ❑ Not working ❑ Working today ❑ Leaking pipes ❑ No domestic supply temperature valve installed
❑ Evidence of overheating ❑ Suspect - further investigation required by qualified personnel

Service and test furnace/boiler before use - Winter 2021 ☒ Service agreement recommended

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Additional Notes

- Brand new high efficiency furnace installed.
- After a few years, have an annual service of the unit to ensure proper working order.
- Always change the furnace filter every 3 - 4 months.

Air Conditioning & Heat Pumps

Description

Air conditioning type ☒ Air cooled ❑ Water cooled ❑ Through wall

Heat pump ❑ Air source ❑ Water/ground source ❑ Primary heating system

Powered by ☒ Electricity ❑ Other _____

Age < 1 **years (approximate)**

❑ RLA or ❑ FLA is _____ amps
❑ Rated fuse size _____ amps
❑ Not visible

Brand _____
Model No. _____
Serial No. _____
❑ Not visible
Unit Location Exterior

Likelihood of failure ❑ High ❑ Medium ☒ Low

Limitations

Air conditioning/heat pump systems(s) inspection limited by ❑ Outside temperature
❑ System not working ❑ System shut down ☐ No access to/illegible data plate ❑ Exterior unit iced up
☐ Exterior unit buried in snow/frozen cover ❑ Pumps not tested ☐ Refrigerant/coolant levels not determined
❑ Adequacy of air flow/cooling/heating performance not determined

Conditions

❑ **Air conditioning not tested**

❑ **Heat pump not tested in heating mode**
❑ **Heat pump not tested in cooling mode**

Air conditioning ❑ Old ❑ Not level ❑ Fins damaged/clogged ❑ Fan/compressor noisy ❑ Too low in ground
❑ Clear foliage from around unit ❑ Seal pipes at wall ❑ Missing insulation on pipes ❑ Not working
☒ Working today ☒ Cover top of exterior unit in Winter ❑ Suction line was cold & sweating

Heat pump ❑ Old ❑ Not level ❑ Fins damaged/clogged ❑ Fan/compressor noisy ❑ Too low in ground
❑ Clear foliage from around unit ❑ Seal pipes at wall ❑ Missing insulation on pipes ❑ Not working
❑ Working today

Interior units ❑ Seal pipes at plenum ❑ Seal pipes at condensate tray/pump/floor ❑ Fan noisy ❑ Rust
❑ Condensate tray leaks ❑ Condensate pipes kinked/loose/leak ❑ Condensate pipes missing/poorly configured
❑ Missing insulation on pipes ❑ Water supply/discharge pipes leak ❑ Connected to pool

❑ Interior unit installed **above** electric furnace or electric plenum heater. **Possible electrical hazard** from potential leaks from condensate tray/pipes.

Service air conditioning/heat pump before next season's use. ☑ Service agreement recommended

Additional Notes

- Brand new air conditioner installed.

Insulation and Vapour Barriers

Description

Attic/roof spaces ❑ Batt ❑ Fibreglass ❑ Cellulose ❑ Mineral wool ❑ Vermiculite ❑ Wood shavings ❑ Foam ❑ None ❑ Blown in

Approximate 'R' value _____

Basement/crawl spaces ☒ Batt ❑ Spray Foam ❑ Partially insulated ❑ Rigid ❑ Not Visible ❑ None

Approximate 'R' value 8

Vapour/air barriers ☒ Plastic ❑ Kraft paper ❑ Not visible ❑ None

Attic ventilation ☒ Roof ❑ Ridge ❑ Soffit ❑ Gable ❑ Fascia ❑ Interior soffit vents

Crawl space ventilation ❑ Wall ❑ Into basement ❑ None

Mechanical ventilation ❑ Power ❑ HRV ❑ Other _____ ❑ Power Vent

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Limitations

Insulation/vapour barrier inspection limited by ❑ Storage in basement/crawl spaces/attic
☒ Limited/no access to attic/roof spaces/crawl space/knee wall areas/floor spaces ❑ No attic hatch found
❑ Attic hatch sealed shut ❑ Attic hatch obstructed by fixed shelving/storage ❑ Area of ventilation not measured
❑ Ventilation from soffits into attic not confirmed ❑ Vapour barrier covered by insulation

No access to ❑ Wall spaces/cathedral ceilings/areas hidden by storage

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Conditions

Attic/roof space..... **Attic viewed from** _____

Insulation ❑ Wet ❑ Voids ❑ Compacted ❑ Upgrade recommended ❑ Vermin debris/damage
❑ Storage compressing insulation - remove and store elsewhere ❑ Vermiculite - possible asbestos hazard
❑ Wood shavings - fire hazard

Ventilation ❑ Inadequate - increase ❑ Obstructed by insulation ❑ Mildew/rot to sheathing/planks
❑ Ice on inside of roof ❑ Soffit baffles damaged/missing ❑ Darkening of sheathing in some areas

Vapour barrier ❑ Wrong place ❑ Missing ❑ Damage ❑ Not visible ❑ Incomplete

Access hatch ❑ Increase hatch cover insulation ❑ Poor fit ❑ Poor access/location ❑ Provide attic access

Walls.....

Insulation ❑ Missing ❑ Damage ❑ Wet ❑ Not visible

Vapour barrier ❑ Wrong place ❑ Missing ❑ Damage ❑ Not visible

Basement/crawl space(s)..... **Crawl space viewed from** _____

Insulation ❑ Not visible ❑ Wet ❑ Falling ❑ Incomplete ❑ Damage ❑ Missing at rim joists
❑ Exposed foam insulation - possible fire hazard - cover with drywall or remove
❑ Absence of insulation in unfinished spaces

Insulation & Vapour Barriers (2)

Vapour barrier ❑ Wrong place ❑ Missing ❑ Damage ❑ Not visible
❑ Cover dirt/exposed floors with vapour barrier to reduce moisture at adjacent living spaces

Ventilation ❑ Inadequate - increase ❑ Obstructed ❑ Mildew/dampness/stains
❑ Increase ventilation to cold storage areas

Additional Notes

Read this.....

Insulation is subject to the "Law of Diminishing Returns" which dictates that "more' is not necessarily "better". In many cases if you add more insulation, you'll make only a small difference to heat loss and it will therefore, be many years before you recover the capital cost.

In basements and crawl spaces, be sure that insulation is at least three or four inches above floor level. Then if there's a flood, it's likely that the insulation will stay dry.

Exposed foam insulation can be a significant fire and smoke hazard and should be removed or covered with a fire resistant material (drywall for instance).

Poor ventilation in attics, basements and crawl spaces is a major cause of moisture damage to framing, trusses, drywall and sheathing. It is also a significant factor in the production of molds and mildew.

Poor insulation - especially at roof to exterior wall edges - is a major contributor to ice damming.

All walls, floors and ceilings that seperate heated space from unheated space or the outside air should be insulated. However this may be difficult to determine where such areas are finished.

Plumbing

Description

Water supply ☒ Public ☐ Private/well or other source **Waste** ☒ Public ☐ Private

Water service pipe (into building) ☐ Plastic ☒ Copper ☐ Galvanized steel ☐ Lead ☐ Not visible

Water supply pipes (inside building) ☐ Plastic ☒ Copper ☐ Galvanized steel ☐ Lead ☐ Brass

Main water shut off valve at Basement **Colour of valve** Silver

Water flow pressure ☐ Good ☒ Functional ☐ Poor Approximate size of supply 1/2 in diameter

Waste pipes ☒ Plastic ☒ Cast iron ☐ Copper ☐ Galvanized steel ☐ Lead ☐ Brass

Water heater ☒ Gas ☐ Oil ☐ Electric ☐ Heat pump assisted ☒ Rented unit ☐ Other _____

Likelihood of failure within two years ☐ High ☐ Medium ☒ Low W.H. Size 189L

Vent system visable at roof/attic ☒ Yes ☐ No

Limitations

Plumbing inspection limited by ☐ Water shut off/winterized - no fixtures tested ☑ Water heater not tested

Items not inspected ☐ Sink/basin ☐ Bathtub ☐ Shower ☐ Toilet ☐ Bidet ☐ Whirlpool/air tub ☐ Laundry sink
☐ Septic system ☐ Sauna ☐ Swimming pool/spa/hot tub & related equipment ☐ Well & water treatment systems
☐ Concealed plumbing ☐ Garbage disposal ☐ Lawn services and fire or other sprinkler systems
☐ Adequacy/continuity of water supply not determined ☐ Main or other shut off valves not operated

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Conditions

Water supply piping into building ☐ Leaks ☐ Seal pipes at wall/floor ☐ Condensation (insulate pipes)
☐ Lead - possible health hazard - replace

Main shut off valve ☐ Leaks ☐ Rust ☐ Missing handle ☐ Poor access/location ☐ Poor support ☐ None found

Water supply pipes inside building ☐ Leaks ☐ Condensation - insulate pipes ☐ Loose/poorly supported ☐ Rust
☐ Damaged ☐ Risk of freezing ☐ Poor flow/pressure ☐ Cross connections ☐ Lead - health risk
☐ Galvanized - insurance may be an issue - expect to replace ☐ Noisy (water hammer)

Waste pipes ☐ Leak ☐ Rust ☐ Poor slope ☐ Inadequate support ☐ Loose ☐ Seal pipes at foundation wall
☐ Risk of freezing ☐ Open connections to sewer (possible health hazard) ☐ Missing trap(s)/vent(s)
☐ Auto vents installed ☐ Poor discharge configuration (into sump/floor drain etc.) ☐ Poor connections
☐ Camera scoping of drainage system to municipal connection recommended

Solid waste tank/pump ☐ Leaks ☐ Rust ☐ Pump not working ☐ Pump works today ☐ Poor or no venting
☐ Lid insecure/damaged/rust/missing ☐ Pipes poorly supported ☐ Possible health hazard ☐ Poor seal/cover

Floor drain ☐ Not located ☐ Blocked/clogged ☐ Drain above floor level ☐ Trap dry ☐ No back flow preventer
☐ Trap primer not connected/kinked/leaks

Pressure tank/well pump ☐ Leaks ☐ Rust ☐ Condensation ☐ Waterlogged ☐ Pump cycles ☐ Low pressure
☐ Pump noisy (possible bearing failure) ☐ Poor installation ☐ Filtering system requires investigation and repairs

Plumbing (2)

Sump pump ❑ Not working ❑ Working today ❑ Noisy ❑ Float set too high ❑ Cover sump hole (reduce humidity) ❑ Column pump poorly secured ❑ Hidden discharge ❑ Discharge pipes poorly supported/leak ❑ Install pump ❑ Leaks ❑ Poor installation (discharge pipes too small/ too close to foundation/uphill etc.)

Water treatment system(s) ❑ Backwash into septic system (poor practice)

Kitchen sink/basin at _____ ❑ Leaks ❑ Chipped/cracked ❑ Slow drain ❑ Rust/stains ❑ Loose ❑ Clogged ❑ Poor/missing caulking ❑ Dishwasher discharges into sink drain

Vegetable spray at kitchen sink ❑ Leaks ❑ Not connected ❑ Clogged ❑ Loose ❑ Not working

Sink/basin at _____ ❑ Leaks ❑ Chipped/cracked ❑ Slow drain ❑ Rust/stains ❑ Loose ❑ Clogged ❑ Poor/missing caulking ❑ Other defects _____

Sink/basin at _____ ❑ Leaks ❑ Chipped/cracked ❑ Slow drain ❑ Rust/stains ❑ Loose ❑ Clogged ❑ Poor/missing caulking ❑ Other defects _____

Bathtub at _____ ❑ Leaks ❑ Chipped/cracked ❑ Slow drain ❑ Rust/stains ❑ Loose Clogged ❑ Mold/mildew ❑ Damage ❑ Window at tub/shower enclosure (leak/rot potential) ❑ Damaged tiles ❑ Possible concealed damage to wall(s)/floor ❑ Damaged adjacent drywall ❑ Replace enclosure

Bathtub at _____ ❑ Leaks ❑ Chipped/cracked ❑ Slow drain ❑ Rust/stains ❑ Loose ❑ Clogged ❑ Mold/mildew ❑ Damage ❑ Window at tub/shower enclosure (leak/rot potential) ❑ Damaged tiles ❑ Possible concealed damage to wall(s)/floor ❑ Damaged adjacent drywall ❑ Replace enclosure

Whirlpool/air tub ❑ Leaks ❑ Chipped/cracked ❑ Slow drain ❑ Rust/stains ❑ Loose ❑ Clogged ❑ Noisy ❑ Carpet surround ❑ Cracked missing tiles ❑ Possible concealed damage to wall(s)/floor/surround ❑ Replace enclosure ❑ Ground fault circuit interrupter not found/fault ❑ Poor/no access to motor ❑ Clean pipes before use ❑ Diverter inoperative ❑ Dirty water from jets

Shower stall at _____ ❑ Leaks ❑ Damaged ❑ Slow drain ❑ Rust/stains ❑ Tiles loose/damaged ❑ Possible concealed damage to wall(s)/floor ❑ Loose/damaged grout ❑ Door loose ❑ Door fits poorly ❑ Poor/missing caulking ❑ Replace enclosure ❑ Not smooth, impervious or water resistant

Shower stall at _____ ❑ Leaks ❑ Damaged ❑ Slow drain ❑ Rust/stains ❑ Tiles loose/damaged ❑ Possible concealed damage to wall(s)/floor ❑ Loose/damaged grout ❑ Door loose ❑ Door fits poorly ❑ Poor/missing caulking ❑ Replace enclosure ❑ Not smooth, impervious or water resistant

Toilet at _____ ❑ Leaks ❑ Damaged ❑ Slow flush ❑ Seat loose ❑ Cracked tank/lid/bowl ❑ Loose on floor ❑ Possible concealed damage/rot to floor ❑ Other_____

Toilet at _____ ❑ Leaks ❑ Damaged ❑ Slow flush ❑ Seat loose ❑ Cracked tank/lid/bowl ❑ Loose on floor ❑ Possible concealed damage/rot to floor ❑ Other_____

Bidet at _____ ❑ Leaks ❑ Damage ❑ Slow drain ❑ No backflow preventer ❑ Loose on floor ❑ Possible concealed damage/rot to floor

Laundry tub ❑ Loose ❑ Concrete ❑ Cracked ❑ Leaks ❑ Pipes loose/poorly supported ❑ Pump not working ❑ Pump works today ❑ Pump noisy/slow/leaks ❑ Possible concealed damage/rot to floor ❑ Other _____

Faucet at _____ ❑ Leaks ❑ Loose ❑ Rust ❑ Not working/connected ❑ Diverter jammed/corroded ❑ Other_____

Faucet at _____ ❑ Leaks ❑ Loose ❑ Rust ❑ Not working/connected ❑ Diverter jammed/corroded ❑ Other_____

❑ **Remodeling of all/some fixtures recommended**

Plumbing (3)

Shower head at _____ ❑ Leaks ❑ Loose ❑ Not working ❑ Clogged ❑ Low flow

Shower head at _____ ❑ Leaks ❑ Loose ❑ Not working ❑ Clogged ❑ Low flow

Bathroom fans ❑ Noisy ❑ Inoperative ❑ Slow ❑ Install to all bathrooms ❑ Insulate discharge pipes in attic ❑ Discharges inside building/attic ❑ Ensure all pipes discharge outside building.

Hot water heater ❑ Leaks ❑ Discharge tube missing/too short ❑ Backdrafting - poor combustion air supply ❑ Flue pipe insecure/rust/poorly sealed ❑ Safety valve missing/corroded ❑ Rust ❑ Loose/unsafe wiring ❑ Water too hot (see 'Read this...." below) ❑ No Anti-scalding valve installed

No hot water supply to _____

Hot/cold water pipes reversed at/throughout _____

Exterior faucet/hose bibb ❑ Shut off/winterized ❑ Leaks ❑ Loose ❑ Missing handle ❑ Seal pipe at wall ❑ Interior shut off/frost free valves not tested ❑ Risk of freezing ❑ None found

Do not install carpets in bathrooms. Use vinyl/ceramic/laminate/wood etc. instead

Additional Notes

- No plumbing leaks in the lines at the inspection.
- All plumbing has been updated to copper at some point.
- Although the basement kitchen sink leaks at the faucet - it could be easily fixed.
- Replace the caulking around the top floor bathtub where it meets the tiles.

Read this.....

Hot water can scald in seconds. Be sure thermostats on water heaters are set to a maximum of 125 degrees Fahrenheit.

Note that some leaks are only revealed under specific circumstances. You may for instance, have to weigh over 175 pounds **and** stand in the shower for ten minutes before the leak condition occurs. Often there are historical clues to previous leakage (stains on drywall for instance), however in their absence, future leaks are almost impossible to predict.

Interior

Description

Major floor coverings ☒ Hardwood ☒ Carpet ☐ Vinyl/linoleum ☒ Ceramics/marble ☐ Laminate ☐ Softwood ☐ Concrete

Major wall finishes ☒ Plaster/drywall ☒ Panelling ☐ Brick/stone ☐ Marble ☐ Stucco ☐ Other _____

Major ceiling finishes ☒ Plaster/drywall ☐ Stipple/textured ☐ Suspended ☐ Wood ☐ Metal ☐ Ceiling Tile

Windows ☐ Casement ☒ Sliders ☒ Single/double hung ☐ Awning ☐ Skylights ☐ Fixed

Doors (exterior) ☐ Metal ☒ Wood ☐ Patio/French ☐ Storm ☐ Garage

Fireplaces/wood stoves ☐ Zero clearance ☐ Insert ☐ Masonry ☐ Gas/propane ☐ Electric ☐ Non functional

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Limitations

Interior inspection limited by ☐ Storage in basement/crawl space(s)/garage ☐ Furniture
☐ Drapes/wall coverings ☐ Paint/wallpaper ☐ Posters/pictures ☐ Sub floors ☐ Fireplace/wood stove in use
☐ Appliances including central vacuum not tested/examined ☐ Carpets not inspected
☐ Chimney draft adequacy not tested ☐ Adequate combustible clearances at wood burning devices not confirmed

Poor/no access to _____

Approximate percentage of interior foundation wall not visible 5 **%**

Conditions

Floors ☐ Rot ☐ Loose ☐ Squeaks ☐ Water damage ☐ Damage ☐ Not level ☐ Cracked tiles - possible concealed damage ☐ Other _____

Walls ☐ Rot ☐ Cracks ☐ Water damage ☐ Damage ☐ Loose plaster/drywall ☐ Stains ☐ Crumbling
☐ Delaminating ☐ Cracked wall tiles/ poor or missing grout - possible concealed damage

Ceilings ☐ Cracks ☐ Water damage ☐ Damage ☐ Loose plaster/drywall ☐ Stains ☐ Low headroom
☐ Missing/damaged suspended tiles

Windows ☐ Poor fit ☐ Cracked/broken glass ☐ Painted/frozen shut ☐ Rot/mildew ☐ Leaks ☐ Rust
☐ Mechanism damaged/inoperative ☐ Handles missing/damaged ☐ Poor/stiff operation ☐ Paint/stain/caulk
☐ Sash cords broken/missing ☐ Renovate ☐ Low, opening windows are a child fall hazard

Window/door screens/storms ☐ Missing ☐ Damaged ☐ Poor fit

Defective thermal seals noted at _____

Skylights/solarium ☐ Leaks ☐ Thermal seal failure ☐ Damage ☐ Cracked ☐ Condensation/mildew
☐ Associated drywall/plaster stains/damage - possible concealed damage to framing/sheathing

(Please note that there is often difficulty in determining thermal seal failure. Varying temperatures, lighting conditions and even the weather can influence the available evidence on any given day)

Interior (2)

Interior doors ❑ Poor fit/adjust ❑ Cracked/broken glass ❑ Rot ❑ Delaminating ❑ Handles ❑ Damaged missing/damaged/inoperative ❑ Inoperable ❑ Opens over step at _____
❑ Poor security locks on exterior doors ❑ Threshold rotted/damaged/too low

Trim ❑ Missing ❑ Damaged ❑ Paint/stain/caulk ❑ Rot ❑ Unfinished in some areas ❑ Loose

Stairs ❑ Rise/run ratio not uniform ❑ Not level ❑ Loose/squeak ❑ Winders (slip hazard) ❑ Rot/damage ❑ Low headroom ❑ Missing risers (child fall hazard) ❑ Open stairway - basement (child fall hazard)

Handrails/railings ❑ Too low ❑ Spindles too far apart ❑ Spindles missing/damaged ❑ Loose ❑ Rot ❑ Inadequate/climbable ❑ Missing ❑ Hard to hold

Handrails required at _____

Note: All handrail/railing defects (inside & out) are potential hazards and must be repaired immediately

Fireplaces/woodstoves/pellet stoves ❑ Poor combustible clearances (Fire hazard) ❑ Uncertified appliance ❑ Damaged/loose/cracked fire bricks (Fire hazard) ❑ Flue pipe loose ❑ Flue pipe poorly sealed at wall ❑ Flue pipe installed upside down ❑ Damper missing/damaged/inoperative ❑ Hearth tiles cracked/loose/damage

All wood or solid fuel burning devices are potential fire hazards unless properly maintained. W.E.T.T. certified contractor to test, inspect, clean and certify safe all wood burning devices and flue pipes before use

☑ **Adequate combustible clearances not visible/confirmed**

Gas fireplaces ❑ Working today ❑ Not working - further investigation required ❑ Poor/unsafe installation ❑ Not tested ❑ Annual maintenance required ❑ Damper not fixed open ❑ Glass door problem

Smoke alarms and carbon monoxide detectors ☑ Install smoke alarm to each floor/level ☑ Install at least one battery operated unit (or have battery back up) ☑ Replace any units more than five years old ❑ Install at least one carbon monoxide detector **Test all alarms monthly - replace batteries annually**

Countertops ❑ Damaged ❑ Missing doors/handles ❑ Poorly sealed at wall ❑ Rotted substrate

Cabinets ❑ Damaged ❑ Missing doors/handles ❑ Poorly sealed at wall ❑ Defective hardware

Vanities ❑ Damaged ❑ Missing doors/handles ❑ Poorly sealed at wall ❑ Defective hardware

Basement/crawl space water penetration ❑ Noted on day of inspection ☒ None noted

Leakage/dampness/efflorescence noted at none

Leakage/potential leakage in basement/crawl space/below grade areas .....

Immediate attention required to:

❑ Eavestrough and downspouts
❑ Exterior drainage including grading and window wells
❑ Cracks/damage to foundation walls or crumbling/missing mortar at stone foundations.
❑ Perimeter drainage/sumps/sump pumps and related discharge pipes

Unless you attend to these items immediately, you must expect that the below grade areas (basements, crawl spaces and so on) will leak or deteriorate.

Interior (3)

Additional Notes

- No signs of any leaks into the home - both moisture meter and a thermal camera were used to help determine this.
- All windows and doors function properly.

Read this....

Security bars at basement windows can make escape at the moment of disaster, difficult if not impossible. Be certain they can be removed instantly if necessary. If you're concerned about security - alarm systems are a better idea.

Squeaks in floors are not uncommon. The level of repair required can seldom be determined during a visual inspection.

Water infiltration into below grade areas can be difficult to detect without the benefit of historical clues. (Stains, mold, mildew, efflorescence and so on). Often basements and/or crawl spaces will only leak under specific circumstances and unless they happen to be re-created at the time of the inspection, future problems may be impossible to detect. Seal all cracks in below grade walls and monitor for movement or leakage.

We make no comment about interior design features, except where there is a perceived safety issue. (Stairs without risers for instance).

Uncertified wood stoves can be a significant safety or fire hazard. No solid fuel burning devices should be used unless there is a current safety or compliance certificate in force, issued by qualified personnel. A Wood Energy Technical Training (W.E.T.T.) technician must examine and clean all wood burning devices and issue a compliance certificate - **before you use the device.**

Moving to your new home in the winter months in cold climates, may make attention to grading, exterior drainage, window wells and so on difficult - if not impossible - until Spring. **This does not reduce the potential for leakage. Consider these items a priority as soon as the weather permits.**