INSPECTION REPORT

For the Property at:

279 CEDARVALE AVENUE

TORONTO, ON M4C 4K3

Prepared for: SAM MARASCO

Inspection Date: Friday, November 1, 2024

Prepared by: Anthony Veltri, CPI

Pandora Home Inspections
391 Kwapis Boulevard
Newmarket, ON L3X 3H3
19052529152

"Unlock the secrets with Pandora Home Inspections, Where every house tells a story"

October 3, 2024

Dear Sam Marasco,

RE: Report No. 1292
279 Cedarvale Avenue
Toronto, ON
M4C 4K3

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Anthony Veltri, CPI
on behalf of
Pandora Home Inspections

Pandora Home Inspections
391 Kwapis Boulevard
Newmarket, ON L3X 3H3
19052529152

AGREEMENT

279 Cedarvale Avenue, Toronto, ON November 1, 2024

PARTIES TO THE AGREEMENT

Company	**Client**
Pandora Home Inspections 391 Kwapis Boulevard Newmarket, ON L3X 3H3	Sam Marasco

This is an agreement between Sam Marasco and Pandora Home Inspections.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.
The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.
The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.
Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.
If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.
The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.
A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.
Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.
Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

AGREEMENT

279 Cedarvale Avenue, Toronto, ON November 1, 2024

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.
This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.
The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.
The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.
The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.
If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.
Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.
If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE
We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY
The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE
If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.
The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Sam Marasco (Signature)_____, (Date)_____, have read, understood and accepted the terms of this agreement.

ROOFING

279 Cedarvale Avenue, Toronto, ON November 1, 2024

Description

Roofing material:

• Asphalt shingles

1. *Asphalt shingles*

2. *Asphalt shingles*

Flashing material: • Metal

Approximate age: • 5-10 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

Observations and Recommendations

RECOMMENDATIONS \ General

1. Condition: • The roof shingles are in good overall condition.
Annual inspections are recommended (on any roof) to take care of any roof damage and/or regular maintenance items (flashings/caulking).

COMMENTS \ Additional

2. Condition: • Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors. factors. All appliances have been inspected and any defects are noted

Inspection Methods and Limitations

General: • Roof access is at the sole discretion of the inspector. Work safety and potential material damage are the governing factors. We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. If possible, we inspect the roof covering, drainage systems, flashings, skylights, chimneys, and roof penetrations. We are not required to inspect antennas/satellites, interior of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests which are beyond the scope of our inspection.

Inspection performed: • From roof edge • With binoculars from the ground • From the ground

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

EXTERIOR

279 Cedarvale Avenue, Toronto, ON November 1, 2024

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Lot slope: • Flat

Wall surfaces and trim: • Metal siding

Driveway: • Interlocking brick

Garage: • None

Garage vehicle doors: • N/A

Garage vehicle door operator (opener): • N/A

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • Discharge locations:
It is always preferable to discharge the water as far away from the house as practical. At the same time, they should be located where they will not cause erosion, be a trip hazard or create an ice problem.

EXTERIOR GLASS/WINDOWS \ Window well drains

4. Condition: • No window wells are installed at basement windows. Keep windows clear from snow and monitor for any leakage. If necessary, install window wells.
Implication(s): Moisture intrusion , damage to finishes
Location: Exterior
Task: Upgrade
Time: If necessary

3. *No window well installed*

4. *No window well installed*

LANDSCAPING \ Lot grading

5. Condition: • When trying to minimize basement leakage, it is always best to be proactive and slope the grades away from the house.

Inspection Methods and Limitations

General: • General exterior cladding limitations: a visual inspection cannot determine if moisture penetration/damage to the substrate/interior of walls have occurred in the vicinity of openings/gaps/cracks in the exterior cladding. The amount or extent of moisture related damages also cannot be determined during a visual home inspection. We would like to remind you that a home inspection is general in nature and does not address specific areas of expertise. An inspector cannot confirm the cause of defects, or make recommendations on any course of remedial action. It is always recommended that a qualified specialist is consulted regarding specific issues of concern.

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

STRUCTURE

279 Cedarvale Avenue, Toronto, ON November 1, 2024

Description

General: • The structure has performed well, with no evidence of significant movement.

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists

Exterior wall construction: • Not visible

Roof and ceiling framing: • Rafters/ceiling joists

Observations and Recommendations

ROOF FRAMING \ Collar ties/rafter ties

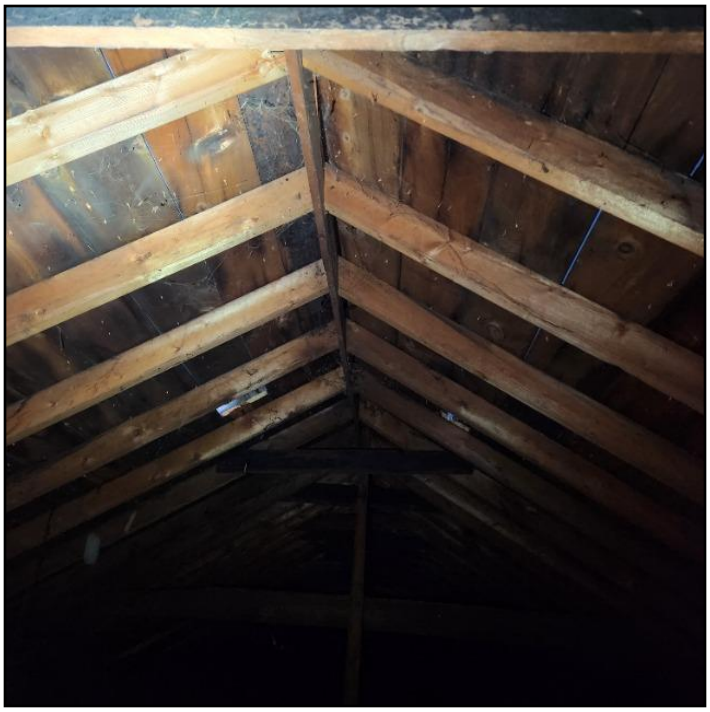
6. Condition: • Missing

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Upgrade

Time: As soon as practical



5. *Missing*

Inspection Methods and Limitations

General: • No comments offered on structural system components concealed behind ceiling, floor, wall, finish grade and storage. Foundation walls typically will have some type of cracking due to shrinkage and/or minor settlement. This report is
not intended to be technically exhaustive, therefore every crack (if any) will not be individually noted, unless evidence of past
leakage or significant settlement, shifting, or widths are observed.

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

ELECTRICAL

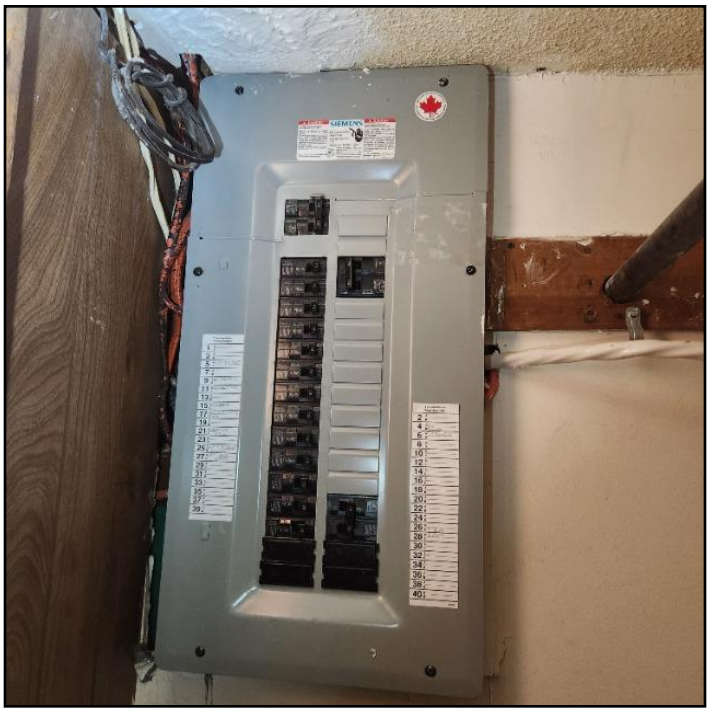
279 Cedarvale Avenue, Toronto, ON November 1, 2024

Description

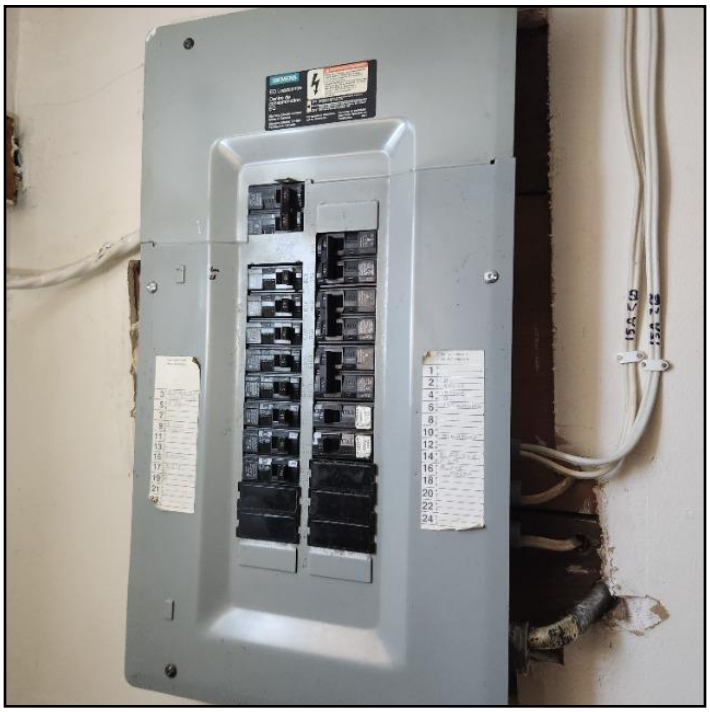
Service entrance cable and location: • Overhead

Service size:

• 100 Amps (240 Volts)



6. *100 Amps (240 Volts)*



7. *100 Amps (240 Volts)*

Main disconnect/service box type and location: • Breakers

System grounding material and type: • Copper - water pipe

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Present

Observations and Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

7. Condition: • Ungrounded

Implication(s): Electric shock

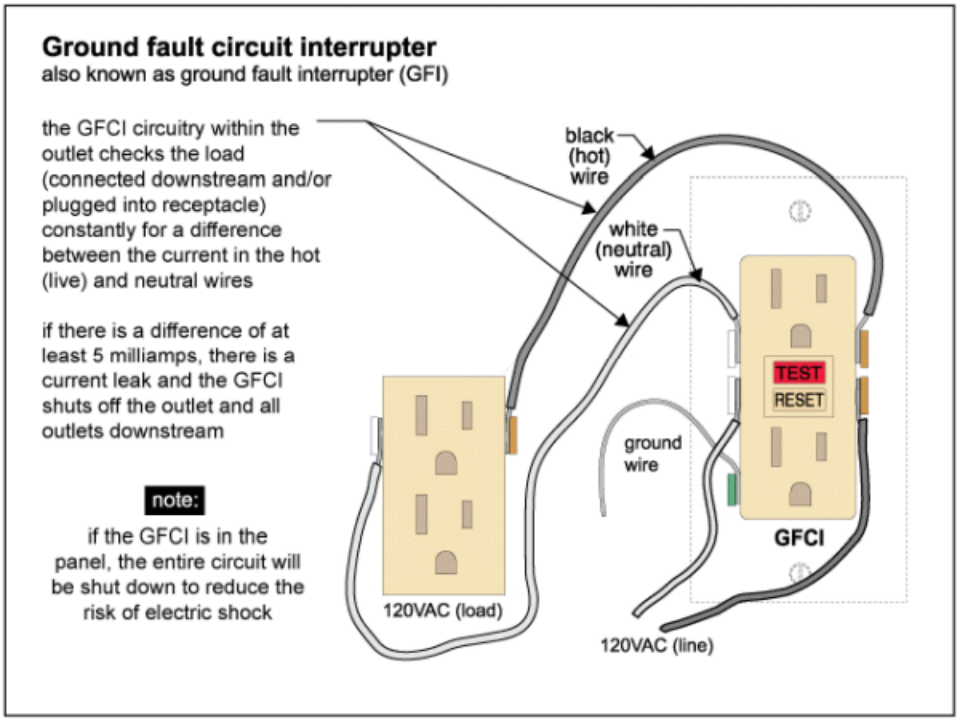
Location: First Floor

Task: Repair

Time: As soon as possible

8. *Ungrounded*

8. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)
Implication(s): Electric shock
Location: Kitchen
Task: Upgrade
Time: As soon as practical
Cost: Less than $100



9. Condition: • According to the National Electrical Code (NEC),no outlet shall be in a cupboard, cabinet or similar enclosure without being de-energized when the door is closed. Consult a licensed electrician for further evaluation and/or repair

Location: Bedroom closet

Task: Remove

9. *Plug located in closet should be removed*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

10. Condition: • In Ontario, it is recommended to have a smoke detector outside each bedroom. While it's not explicitly required to have a detector inside every bedroom, placing them outside ensures that occupants can hear the alarm while sleeping. For optimal safety, some experts recommend having smoke detectors inside each bedroom as well, especially in larger homes or those with more sleeping areas. Always refer to local regulations and guidelines for the most accurate requirements.

Inspection Methods and Limitations

Inspection limited/prevented by: • Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

Panel covers: • Not safe to remove • Disconnect covers are not removed by the building inspector

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Description

Heating system type:

• Furnace

10. *Furnace*

11. *Furnace data plate*

Fuel/energy source: • Gas

Combustion air source: • Outside

Approximate age: • 11 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at:

• Meter

12. *Meter*

Chimney/vent: • PVC plastic

Location of the thermostat for the heating system: • Basement

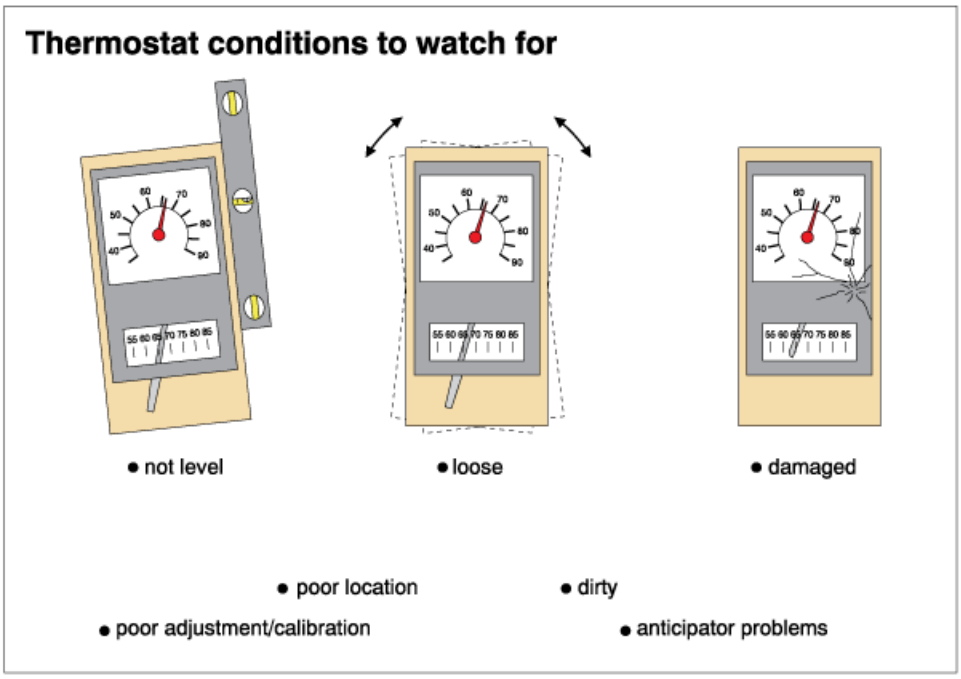
Observations and Recommendations

RECOMMENDATIONS \ General

11. Condition: • It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the
number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing). A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised.

GAS FURNACE \ Thermostat

12. Condition: • Poor location
Thermostat installed in basement should be relocated to first floor for efficiency and comfort.
Implication(s): Increased heating costs | Reduced comfort | No heat for building
Location: Basement
Task: Correct
Time: As soon as possible



13. *Poor location*

Inspection Methods and Limitations

General: • Many of the components that make up the heating system are concealed in floor, wall, and ceiling chases/spaces. No commentary is offered on concealed components. Please note that "failure probability" refers in large part to the heating appliance heat exchanger and not to the other components of the appliance ie: motors, pumps, sensors, computer control board, etc. These parts have normal wear and tear factors built in. The heat exchanger is, from an economical point of view, a non replaceable component and there is no heating protection/maintenance plan (beyond manufacturer's stated warranty) that would cover the cost of heat exchanger replacement. In most cases, a damaged heat exchanger would involve a complete appliance replacement. As such, a home inspector cannot determine the condition of the heat exchanger, especially on mid & high efficiency furnaces as they are not visible. This can only be done by a qualified heating technician.

Heat loss calculations: • Not done as part of a building inspection

Description

Air conditioning type:

• Air cooled

14. *Air cooled Condenser*

15. *Ac data plate*

Compressor approximate age: • 4 years

Typical life expectancy: • 12 to15 years

Failure probability: • Low

Refrigerant type: • R-410A

Inspection Methods and Limitations

Inspection limited/prevented by: • N/A

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Description

Attic/roof insulation material: • Vermiculite

Attic/roof insulation amount/value: • R-20

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • Roof vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

13. Condition: • Increased insulation is an improvement and not an essential repair

ATTIC/ROOF \ Insulation

14. Condition: • Possible Zonolite (vermiculite)

vermiculite insulation noted in attic. It's important to have it tested for asbestos prior to renovation. Many older vermiculite products, particularly those mined from Libby, Montana, can contain asbestos fibers, which pose health risks when disturbed. Consult an environmental specialist for further evaluation and/or repair.

Implication(s): Environmental contamination

Task: Further evaluation

16. *Possible Zonolite (vermiculite)*

ATTIC/ROOF \ Hatch/Door

15. Condition: • Inadequate weather-stripping

Location: First Floor
Task: Repair
Time: As soon as possible

17. *Inadequate weather-stripping*

Inspection Methods and Limitations

General: • Recently built buildings will typically have higher levels of insulation everywhere (walls, floors, attic/roof spaces exposed to outdoor temperatures) and a more "air-tight" building envelope. It should be understood that increasing insulation levels (and reducing air leakage) in a building is an improvement rather than a repair. Energy usage/cost vs. upgrade cost/return on investment are the main deciding factors.

Attic inspection performed: • From access hatch

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Basement

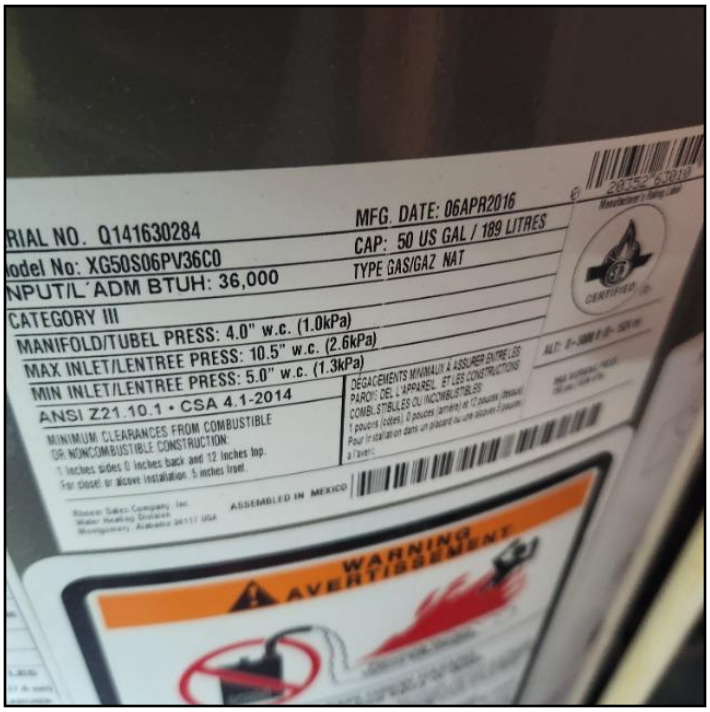
18. *Main water shutoff*

Water flow and pressure: • Functional • Typical for neighborhood

Water heater type:

• Conventional

19. *Conventional hot water tank*



20. *Hot water tank data plate*

Water heater location: • Basement

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 189 liters

Water heater approximate age: • 8 years

Water heater typical life expectancy: • 8 to 12 years

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic • Cast iron • Lead

Pumps: • None

Floor drain location: • Near heating system

Backwater valve: • None Noted: Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups.
Appx. Cost : $3000-$4000

Observations and Recommendations

RECOMMENDATIONS \ General

16. Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every
10 years.

WATER HEATER \ Life expectancy

17. Condition: • Near end of life expectancy
Implication(s): No hot water
Task: Replace
Time: When remodelling
Cost: Less than - $4,000

WATER HEATER \ Tempering (mixing) valve

18. Condition: • Missing
Mixing valve should installed for child safety. This device can prevent scalding. Upgrade is recommended
Implication(s): Scalding
Task: Upgrade
Time: As soon as practical
Cost: Less than - $400

21. *Missing*

WASTE PLUMBING \ Drain piping - performance

19. Condition: • The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically

reduces the risk of expensive and unhealthy sewer back-ups.

Inspection Methods and Limitations

General: • Items excluded from a building inspection: Water quality Isolating/relief valves & main shut-off val ve, concealed plumbing, tub/sink overflows, water treatment equipment, water heater relief valves are not tested, the performance of floor drains or clothes washing machine drains, washing machine connections, water conditioning systems, not readily accessible interiors of vent systems, flues, and chimneys. We would like to remind you that a home inspection is general in nature and does not address specific areas of expertise. An inspector may or may not be able to confirm the cause of defects, or make recommendations on any course of remedial action. Therefore, it is always recommended that a qualified specialist be consulted regarding specific issues of concern.

Description

Major wall and ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Sliders • Metal

Observations and Recommendations

RECOMMENDATIONS \ General

20. Condition: • Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors. factors. All appliances have been inspected and any defects are noted

CEILINGS \ General notes

21. Condition: • Patched

No signs of active moisture at patched ceiling near electrical panel. Monitor area ongoing for any changes.

Implication(s): Chance of damage to contents, finishes and/or structure

Location: Basement Cold Room

Task: Monitor

22. *Patched*

22. Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Bedroom

Task: Repair Monitor

Time: As soon as practical

23. *Water stains*

WALLS \ General notes

23. Condition: • Water stains

Water stains and efflorescence visible in cold room (electrical panel area) appeared to be the result of past moisture intrusion. There were no signs of active moisture at time of inspection. This area should be monitored on a on-going basis and repaired if needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement Cold Room

Task: Monitor

Time: Ongoing

24. *Water stains*

25. *Water stains*

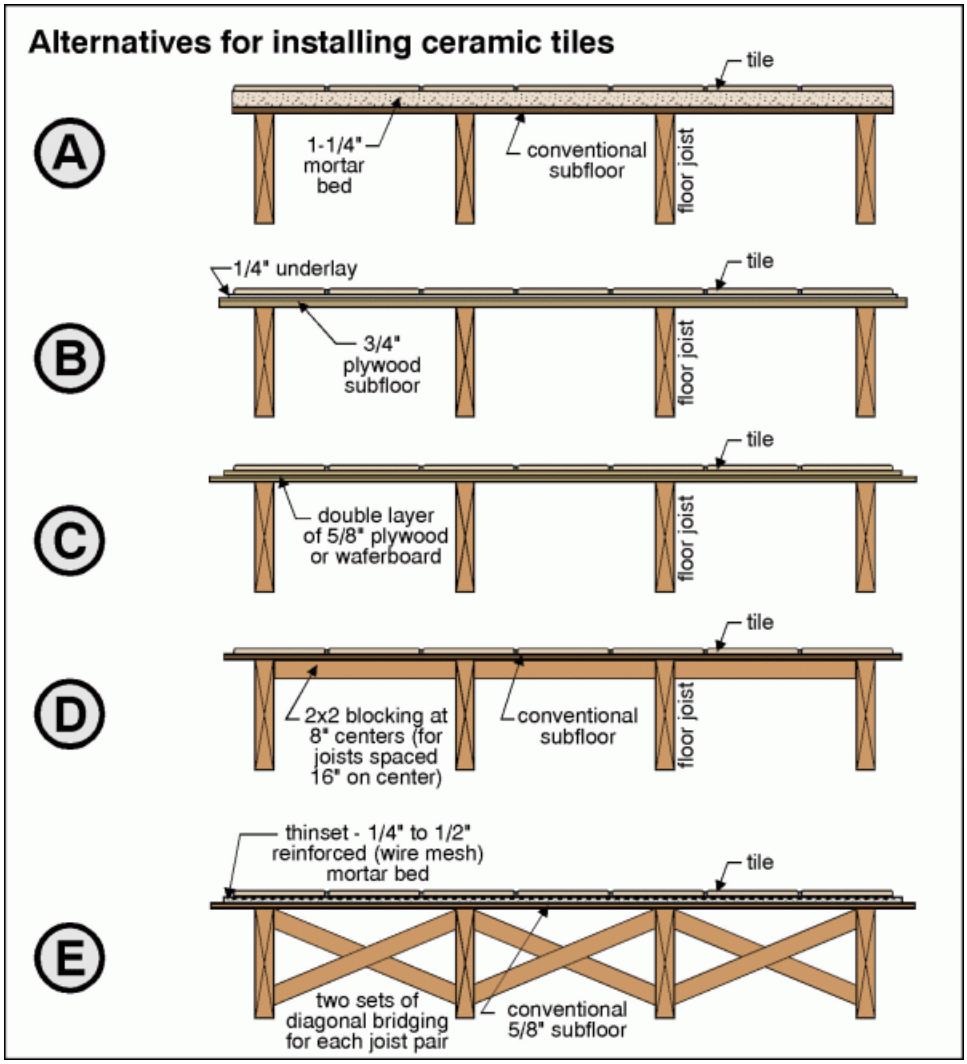
FLOORS \ Ceramic tile, stone, marble, etc

24. Condition: • Tiles cracked

Implication(s): Trip or fall hazard

Location: Front

Task: Replace


Alternatives for installing ceramic tiles
A
tile
1-1/4" mortar bed
conventional subfloor
floor joist
B
1/4" underlay
tile
3/4" plywood subfloor
floor joist
C
tile
double layer of 5/8" plywood or waferboard
floor joist
D
tile
2x2 blocking at 8" centers (for joists spaced 16" on center)
conventional subfloor
floor joist
E
thinset - 1/4" to 1/2" reinforced (wire mesh) mortar bed
tile
two sets of diagonal bridging for each joist pair
conventional 5/8" subfloor

26. *Tiles cracked*

WINDOWS \ Glass (glazing)

25. Condition: • Cracked

Implication(s): Physical injury

Location: Basement

Task: Replace

27. *Cracked*

26. Condition: • Lost seal on double or triple glazing

Sometimes this clears up/dries out, other times not.
While arguably an aesthetic issue, in most cases, eventual replacement is likely.
Most of the time, the glass alone can be replaced; other times the whole window is replaced.
If replacing the glass alone, an average sized window may be $250 - $500 each. If replacing the whole window, the cost would be double.
Location: Bedroom
Task: Repair or replace
Time: As soon as practical
Cost: $500 - $1,000

28. *Lost seal (Exterior View)*

29. *Lost seal (Interior View)*

EXHAUST FANS \ General notes

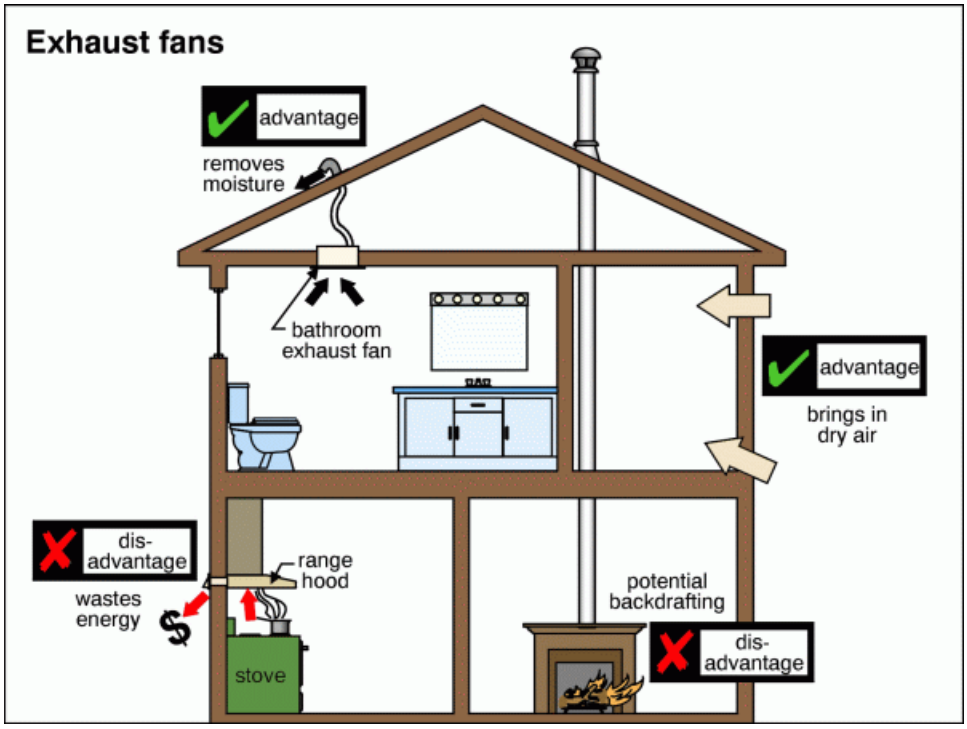
27. Condition: • Missing

Upgrade exhaust system for gas stove or replace with electric stove.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Upgrade

Time: As soon as practical



30. *Missing*

31. *Missing*

28. Condition: • Inoperative
Implication(s): Chance of condensation damage to finishes and/or structure
Location: First Floor Bathroom

Task: Repair or replace
Time: As soon as possible
Cost: Less than - $500

32. *Inoperative*

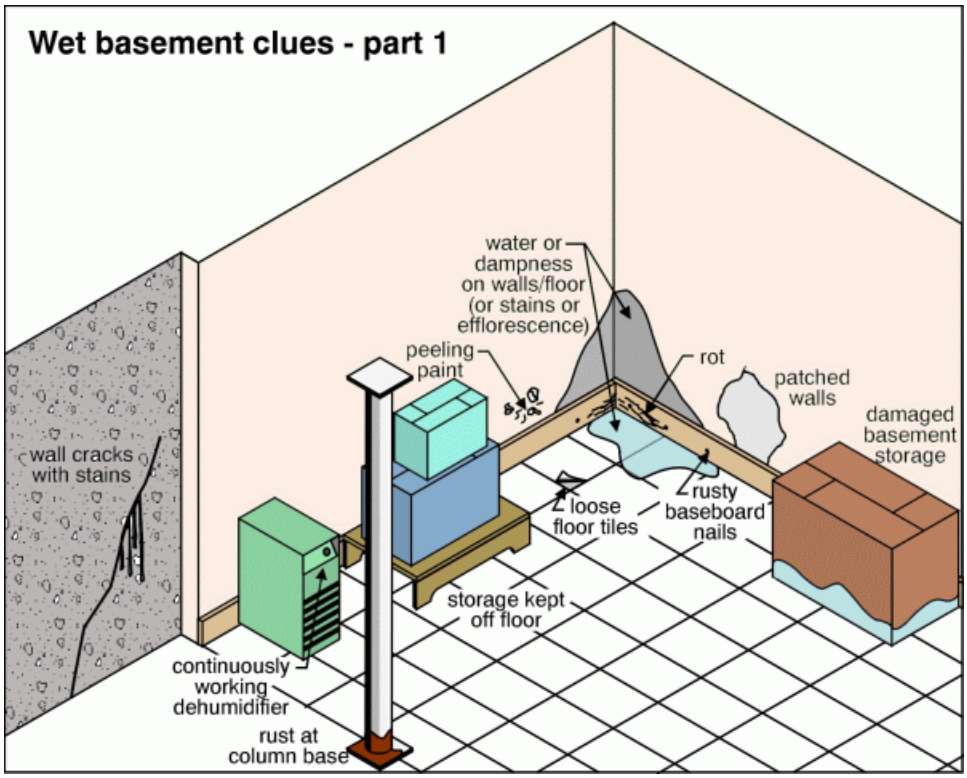
BASEMENT \ Leakage

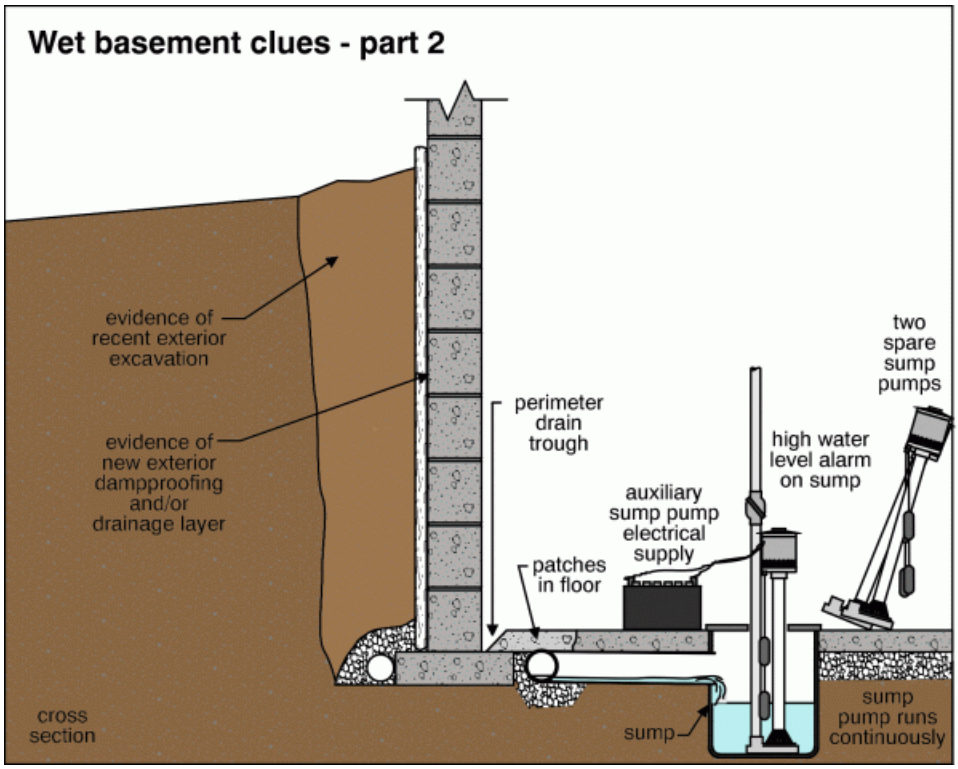
29. Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our consultation,
this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action. You can find this in the Reference tab at the end of the report.
To summarize, wet basement issues can be addressed in 4 steps:
1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

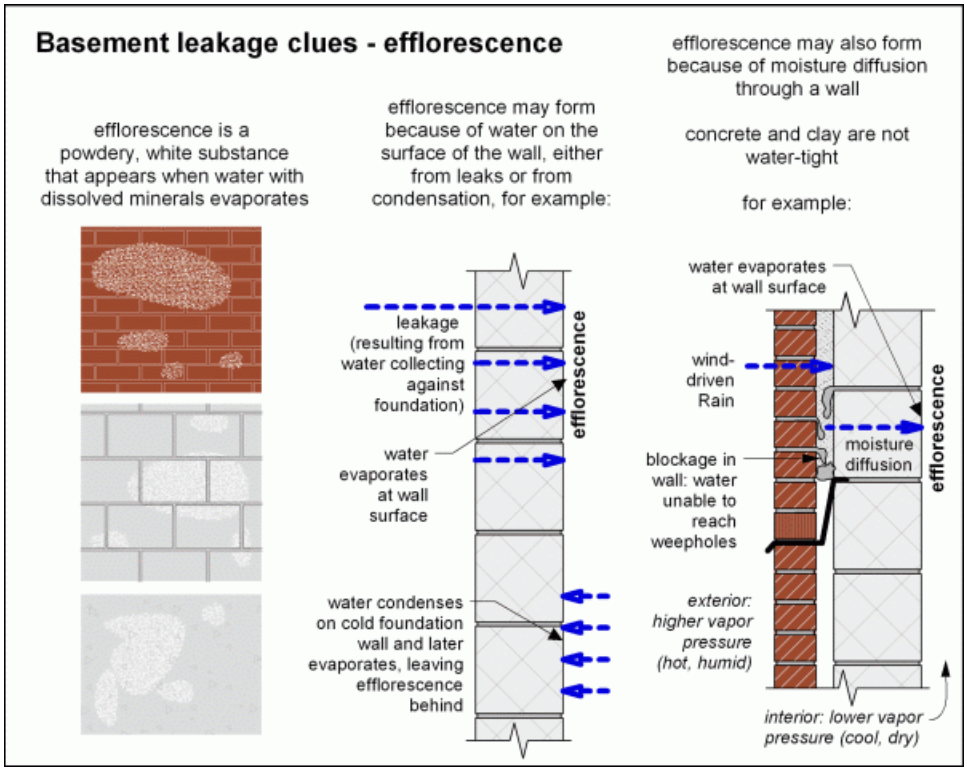
BASEMENT \ Wet basement - evidence

30. Condition: • Efflorescence

efflorescence visible at foundation wall behind furnace. This appears to be the result of past moisture intrusion. The moisture meter showed no levels of moisture in the foundation wall at the time of inspection. You should monitor this area for future signs of moisture intrusion in an effort to identify and correct any source of moisture.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Basement Furnace Room
Task: Monitor
Time: Ongoing




Wet basement clues - part 2
evidence of recent exterior excavation
evidence of new exterior dampproofing and/or drainage layer
perimeter drain trough
patches in floor
auxiliary sump pump electrical supply
high water level alarm on sump
two spare sump pumps
sump
sump pump runs continuously
cross section


Basement leakage clues - efflorescence
efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:
leakage (resulting from water collecting against foundation)
water evaporates at wall surface
water condenses on cold foundation wall and later evaporates, leaving efflorescence behind
efflorescence
efflorescence may also form because of moisture diffusion through a wall
concrete and clay are not water-tight
for example:
water evaporates at wall surface
wind-driven Rain
blockage in wall: water unable to reach weepholes
moisture diffusion
efflorescence
exterior: higher vapor pressure (hot, humid)
interior: lower vapor pressure (cool, dry)

33. *Efflorescence*

POTENTIALLY HAZARDOUS MATERIALS \ General notes

31. Condition: • Possible asbestos containing materials

Due to the age of the house, the popcorn texture, ceiling and floor tiles visible throughout the home may contain asbestos and should be tested prior to any renovation. Consult an environmental specialist for further evaluation and/or repair.

Implication(s): Health hazard

Location: Throughout

Task: Further evaluation

Cost: Depends on work needed

34. *Possible asbestos containing materials*

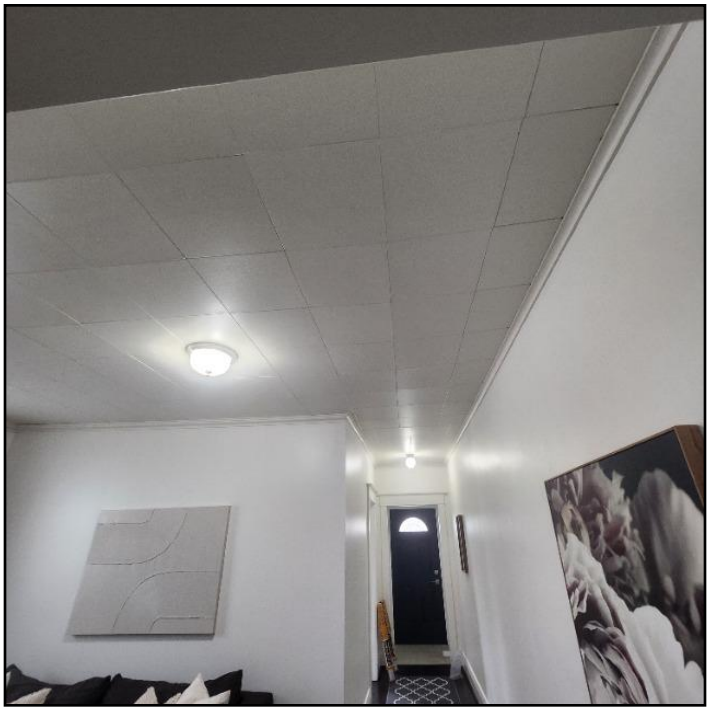
35. *Possible asbestos containing materials*

36. *Possible asbestos containing materials*

37. *Possible asbestos containing materials*

38. *Possible asbestos containing materials*

39. *Possible asbestos containing materials*



40. *Possible asbestos containing materials*

32. Condition: • Mold

Apparent mold noted in basement bathroom and furnace room. Inspector recommends removing caulking and repalce with new caulking.

Furnace room walls can be cleaned with a mold solution and/or painted with a mold resistant paint or you may want to remove drywall and replace. Consult a licensed contractor for repair
Implication(s): Health hazard
Location: Basement
Task: Repair
Time: As soon as possible
Cost: Depends on approach

41. *Mold at tub caulking*

42. *Mold at furnace room wall*

Inspection Methods and Limitations

General: • We would like to remind you that a home inspection is general in nature and does not address specific areas of expertise. An inspector cannot confirm the cause of defects, or make recommendations on any course of remedial action. It is always recommended that a qualified specialist is consulted regarding specific issues of concern. Indoor Air Quality & Environmental Issues: A visual property inspection is not an environmental assessment nor is it an investigation for the probability of mould, where it may develop or to test for the presence of asbestos, chemicals, and mould/fungi. Mould or indoor air quality sampling/testing is time-consuming and costly. It is normal for mould spores to be found both inside and outside dwellings. Indoor mould growth is typically the result of excessive indoor humidity, poor ventilation, or prolonged damp conditions commonly found in basements, on/around windows, inside closets, and attics. The presence of mould may be concealed by floor/wall/ceiling finishes, furnishings, storage, and poor lighting. A property inspector is not an environmental or mould specialist. If you have any concerns regarding the presence of mould in a home or any other indoor air quality concerns, contact an environmental consultant for assessment. The presence and likelihood of mould at a property can only be determined by air, surface, or bulk sampling and lab analysis, which can be arranged at additional cost. Moisture meter used at bottom of wall/floor finishes along foundation in basement - no elevated moisture/dampness detected at time of inspection. Various incomplete and/or unfinished items

were observed. This report is not a renovation/construction or repair deficiency list and should not be treated as such. Home is under renovation as incomplete and/or unfinished items were observed. This report is not a renovation deficiency list and should not be treated as such.

Percent of foundation not visible: • 95 %

Basement leakage: • Cannot predict how often or how badly basement will leak

SITE INFO

279 Cedarvale Avenue, Toronto, ON November 1, 2024

Description

Weather: • Overcast • It was not raining at the time of the inspection. • No wind

Approximate date of construction: • 1940

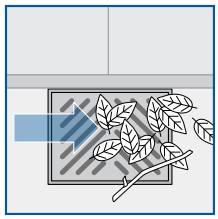
Building type: • Detached home

END OF REPORT

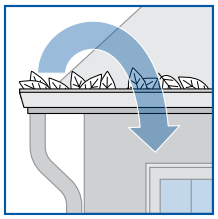
THREE STEPS TO COST-EFFECTIVE HOME FLOOD PROTECTION

Step 1: Maintain what you've got at least twice per year

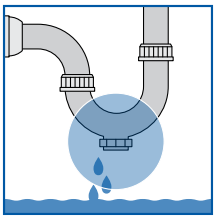
Do-it-yourself, $0



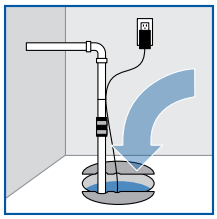
1 Remove debris from nearest storm drain or ditch and culvert



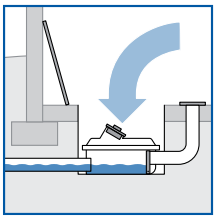
2 Clean out eaves troughs



3 Check for leaks in plumbing, fixtures and appliances

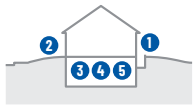


4 Test your sump pump

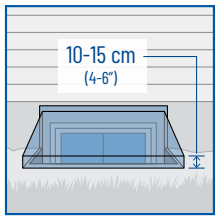


5 Clean out your backwater valve

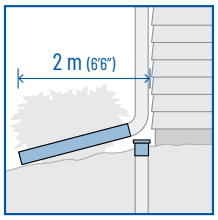
Step 2: Complete simple upgrades



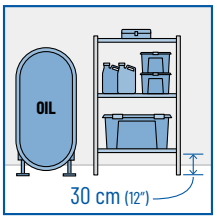
Do-it-yourself, for under $250



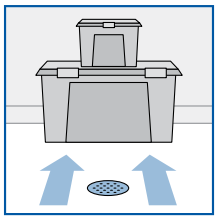
1 Install window wells that sit 10-15 cm above ground, and window well covers (where fire escape requirements permit)



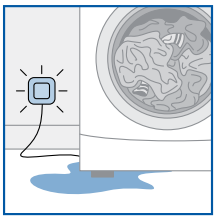
2 Disconnect downspouts, cap foundation drains and extend downspouts and sump discharge pipes to direct water at least 2 m from foundation



3 Store valuables and hazardous materials in watertight containers and secure fuel tanks



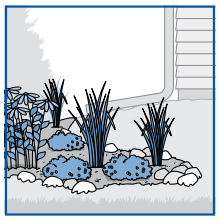
4 Remove obstructions to floor drain



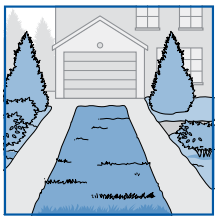
5 Install and maintain flood alarm

Step 3: Complete more complex upgrades

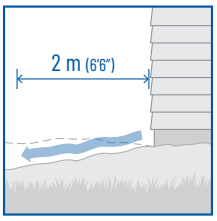
Work with a contractor, for over $250



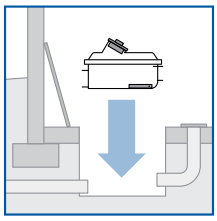
1 Install a rain garden to collect stormwater (at least 5 m from the foundation)



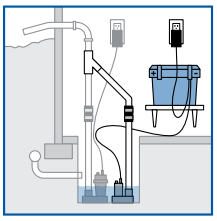
2 Convert paved areas to vegetation which absorbs more water and less heat



3 Correct grading to direct water at least 2 m away from foundation



4 Install backwater valve



5 Install backup sump pump and battery

INTACT CENTRE
ON CLIMATE ADAPTATION

Scan the code or click the link for additional resources at www.intactcentre.ca

UNIVERSITY OF WATERLOO

OUR ADVICE FOR LOOKING AFTER YOUR HOME:
Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.
Priority Maintenance and Home Set-Up: The Home Set-Up and Maintenance chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance
Activities.

Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the REFERENCE tab in this report.

Basement/Crawlspace Leakage: Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important.
For more details, please refer to Section 10 of the Interior chapter of the Home Reference Book, which is in theREFERENCE tab in this report.

Roof - Annual Maintenance: It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced. Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years
.
Exterior - Annual Maintenance: Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry. Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect. Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

Garage Door Operators: The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

Electrical System - Label the Panel: Each circuit in the electrical panel should be labeled to indicate what it controls. This improves both safety and convenience. Where the panel is already labeled, the labeling should be verified as correct. Do not rely on existing labeling.

Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters: These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System - Annual Maintenance: Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon as possible after taking possession. Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection. Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively. For hot water systems, balancing should be done by a specialist due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Bathtub and Shower Maintenance: Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.

Water Heaters: All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

Washing Machine Hoses: We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Clothes Dryer Vents: We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent. Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used. Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

Fireplace and Wood Stove Maintenance: Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

Smoke and Carbon Monoxide (CO) Detectors/Alarms: Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas. These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.

Backwater Valve: A backwater valve protects your home from a backup of the municipal sewer system. The valve may be equipped with an alarm to notify you of a backup. Please note: if the valve is closed due to a municipal sewer backup, you cannot use the plumbing fixtures in the home. The waste water is unable to leave the building and will back up through floor drains and the lowest plumbing fixtures.The valve should be inspected and cleaned as necessary at least twice a year.

Sump Pump: A sump pump collects storm water below the basement floor and discharges it safely to the exterior to prevent flooding. The discharge point should be at least 6 feet (2 m) away from the home. Best installations include backup power for the sump pump, so it will work in the event of a power outage. A high water alarm in the sump pump will notify you if the pump fails. Some installations include a backup pump. The sump and pump should be inspected and tested four times a year.

For condominium owners: Condominium owners - Maintenance and Repairs: There are two types of repairs that may be performed in a condo - repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board. Be Ready for Emergencies: Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power. Keep a fire extinguisher suitable for grease fires near the kitchen. Property Manager and Concierge/Security: Keep the contact information for these folks handy (perhaps on your phone) wherever you are. Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

Table of Contents

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:
I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:
I. The inspector is not required to determine:
A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of correction, repair or replacement of any system or component.
G. future conditions.
H. compliance with codes or regulations.
I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. acoustical properties.

R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.
II. The inspector is not required to operate:
A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems, such as, but not limited to:
1. phone lines;
2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.
D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.
III. The inspector is not required to:
A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the inspector's opinion, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than a home inspection.
M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and

subsequent additions, improvements, renovations or replacements.
O. determine the insurability of a property.
P. perform or offer Phase 1 or environmental audits.
Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof
I. The inspector shall inspect from ground level or the eaves:
A. the roof-covering materials;
B. the gutters;
C. the downspouts;
D. the vents, flashing, skylights, chimney, and other roof penetrations; and
E. the general structure of the roof from the readily accessible panels, doors or stairs.
II. The inspector shall describe:
A. the type of roof-covering materials.
III. The inspector shall report as in need of correction:
A. observed indications of active roof leaks.
IV. The inspector is not required to:
A. walk on any roof surface.
B. predict the service life expectancy.
C. inspect underground downspout diverter drainage pipes.
D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. move insulation.
F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior
I. The inspector shall inspect:
A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;
F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;

H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
II. The inspector shall describe:
A. the type of exterior wall-covering materials.
III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.
IV. The inspector is not required to:
A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect:
A. the foundation;
B. the basement;
C. the crawlspace; and
D. structural components.
II. The inspector shall describe:
A. the type of foundation; and
B. the location of the access to the under-floor space.
III. The inspector shall report as in need of correction:
A. observed indications of wood in contact with or near soil;
B. observed indications of active water penetration;
C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and

D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
IV. The inspector is not required to:
A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
B. move stored items or debris.
C. operate sump pumps with inaccessible floats.
D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. provide any engineering or architectural service.
F. report on the adequacy of any structural system or component.

3.4. Heating
I. The inspector shall inspect:
A. the heating system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the heating system;
B. the energy source; and
C. the heating method.
III. The inspector shall report as in need of correction:
A. any heating system that did not operate; and
B. if the heating system was deemed inaccessible.
IV. The inspector is not required to:
A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
B. inspect fuel tanks or underground or concealed fuel supply systems.
C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. light or ignite pilot flames.
E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
F. override electronic thermostats.
G. evaluate fuel quality.
H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:
A. the cooling system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the cooling system; and
B. the cooling method.
III. The inspector shall report as in need of correction:
A. any cooling system that did not operate; and
B. if the cooling system was deemed inaccessible.
IV. The inspector is not required to:
A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. inspect portable window units, through-wall units, or electronic air filters.
C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:
A. the main water supply shut-off valve;
B. the main fuel supply shut-off valve;
C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
D. interior water supply, including all fixtures and faucets, by running the water;
E. all toilets for proper operation by flushing;
F. all sinks, tubs and showers for functional drainage;
G. the drain, waste and vent system; and
H. drainage sump pumps with accessible floats.
II. The inspector shall describe:
A. whether the water supply is public or private based upon observed evidence;
B. the location of the main water supply shut-off valve;
C. the location of the main fuel supply shut-off valve;
D. the location of any observed fuel-storage system; and
E. the capacity of the water heating equipment, if labeled.
III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
B. deficiencies in the installation of hot and cold water faucets;
C. active plumbing water leaks that were observed during the inspection; and
D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
IV. The inspector is not required to:
A. light or ignite pilot flames.
B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
E. determine the water quality, potability or reliability of the water supply or source.
F. open sealed plumbing access panels.
G. inspect clothes washing machines or their connections.
H. operate any valve.
I. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. determine whether there are sufficient cleanouts for effective cleaning of drains.
M. evaluate fuel storage tanks or supply systems.
N. inspect wastewater treatment systems.
O. inspect water treatment systems or water filters.
P. inspect water storage tanks, pressure pumps, or bladder tanks.
Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. evaluate or determine the adequacy of combustion air.
S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
U. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
V. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:
A. the service drop;
B. the overhead service conductors and attachment point;
C. the service head, gooseneck and drip loops;
D. the service mast, service conduit and raceway;
E. the electric meter and base;
F. service-entrance conductors;
G. the main service disconnect;
H. panelboards and over-current protection devices (circuit breakers and fuses);
I. service grounding and bonding;
J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
L. for the presence of smoke and carbon monoxide detectors.
II. The inspector shall describe:
A. the main service disconnect's amperage rating, if labeled; and
B. the type of wiring observed.
III. The inspector shall report as in need of correction:
A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
B. any unused circuit-breaker panel opening that was not filled;
C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
E. the absence of smoke and/or carbon monoxide detectors.
IV. The inspector is not required to:
A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panelboard cabinet covers or dead fronts.
D. operate or re-set over-current protection devices or overload devices.
E. operate or test smoke or carbon monoxide detectors or alarms.
F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.

G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
H. inspect ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
K. verify the service ground.
L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
M. inspect spark or lightning arrestors.
N. inspect or test de-icing equipment.
O. conduct voltage-drop calculations.
P. determine the accuracy of labeling.
Q. inspect exterior lighting.

3.8. Fireplace
I. The inspector shall inspect:
A. readily accessible and visible portions of the fireplaces and chimneys;
B. lintels above the fireplace openings;
C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.
II. The inspector shall describe:
A. the type of fireplace.
III. The inspector shall report as in need of correction:
A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
B. manually operated dampers that did not open and close;
C. the lack of a smoke detector in the same room as the fireplace;
D. the lack of a carbon monoxide detector in the same room as the fireplace; and
E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.
IV. The inspector is not required to:
A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.

I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.
M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:
A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.
II. The inspector shall describe:
A. the type of insulation observed; and
B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
III. The inspector shall report as in need of correction:
A. the general absence of insulation or ventilation in unfinished spaces.
IV. The inspector is not required to:
A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
B. move, touch or disturb insulation.
C. move, touch or disturb vapor retarders.
D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
E. identify the composition or R-value of insulation material.
F. activate thermostatically operated fans.
G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:
A. a representative number of doors and windows by opening and closing them;
B. floors, walls and ceilings;

C. stairs, steps, landings, stairways and ramps;
D. railings, guards and handrails; and
E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.
II. The inspector shall describe:
A. a garage vehicle door as manually-operated or installed with a garage door opener.
III. The inspector shall report as in need of correction:
A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
B. photo-electric safety sensors that did not operate properly; and
C. any window that was obviously fogged or displayed other evidence of broken seals.
IV. The inspector is not required to:
A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect floor coverings or carpeting.
C. inspect central vacuum systems.
D. inspect for safety glazing.
E. inspect security systems or components.
F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
H. move suspended-ceiling tiles.
I. inspect or move any household appliances.
J. inspect or operate equipment housed in the garage, except as otherwise noted.
K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
O. inspect microwave ovens or test leakage from microwave ovens.
P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
Q. inspect elevators.
R. inspect remote controls.
S. inspect appliances.
T. inspect items not permanently installed.
U. discover firewall compromises.
V. inspect pools, spas or fountains.
W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

• accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
• activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
• adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
• alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
• appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
• architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
• component: A permanently installed or attached fixture, element or part of a system.
• condition: The visible and conspicuous state of being of an object.
• correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
• cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.
• crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
• decorative: Ornamental; not required for the operation of essential systems or components of a home.
• describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
• determine: To arrive at an opinion or conclusion pursuant to examination.
• dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
• engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such

professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
• enter: To go into an area to observe visible components.
• evaluate: To assess the systems, structures and/or components of a property.
• evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
• examine: To visually look (see inspect).
• foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
• function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
• functional: Performing, or able to perform, a function.
• functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
• general home inspection: See "home inspection."
• home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
• household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
• identify: To notice and report.
• indication: That which serves to point out, show, or make known the present existence of something under certain conditions.
• inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
• inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.
• inspection report: A written communication (possibly including images) of any material defects observed during the inspection.
• inspector: One who performs a real estate inspection.
• installed: Attached or connected such that the installed item requires a tool for removal.
• material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
• normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no

specialized skill or knowledge.
• observe: To visually notice.
• operate: To cause systems to function or turn on with normal operating controls.
• readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
• recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
• report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)
• representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
• residential property: Four or fewer residential units.
• residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
• safety glazing: Tempered glass, laminated glass, or rigid plastic.
• shut down: Turned off, unplugged, inactive, not in service, not operational, etc.
• structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
• system: An assembly of various components which function as a whole.
• technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
• unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-today use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
• verify: To confirm or substantiate.

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.