



BAKER STREET HOME INSPECTION SERVICES INC.

3230 Yonge Street, Suite 1717
Toronto, Ontario M4N 3P6
Telephone: 416-483-3535

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

Attention: Prospective Purchasers

This report has been prepared for the seller to provide them with a better understanding of the condition of their house. The seller has accepted this report as an accurate assessment of the functional condition of their property at the time of the inspection. The report represents our observed opinions.

Baker Street Home Inspection Services Inc. will remain available over the phone to any interested party to answer questions regarding this property. The reader is cautioned that the report will not convey all information that a prospective buyer may deem relevant. As such, all interested buyers are advised to have their own inspection.

Should any party require further information, Baker Street Home Inspection Services Inc. will provide a 1 ½ hour on-site orientation of the house for a fee of \$325 + HST, based on a typical 3-bedroom house. This general review inspection is essential to understand the written report and to compare your expectations, intended use and any special needs with the current condition of the subject property. Interested parties should be advised that without this general review, our obligations and liability can only remain with the seller.

Please note that Baker Street Home Inspection Services Inc. remains available to all their clients, indefinitely, to address any questions or concerns.

Should you wish clarification, please do not hesitate to contact our office.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.



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PRELIMINARY BUILDING INSPECTION REPORT



Property Address:

134 Colin Avenue

Date of inspection:

January 24, 2025

Prepared By:

Tim Stechishin, RHI

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PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected Municipality

Inspection Date Time to Inspector

Name of Client

General Information

GENERAL DESCRIPTION OF THE BUILDING

Type of Structure

1 Storey Detached

2 Storey Semi-detached

3 Storey Row house/ Fully attached

Back split Condominium/Townhouse

Side split Highrise condominium

Occupancy Type

Single family dwelling Duplex

Basement apt. added Triplex

Multi-purpose occupancy Fourplex

Multiplex

Approximate age of building is years. Building has been substantially renovated years ago.

Construction type:

A new structure has been built approximately years ago on year old foundations.

GENERAL CONDITIONS AND PERSPECTIVES AT THE TIME OF THE PRELIMINARY INSPECTION

This building is in functional condition in comparison to other similar age and size homes in the neighbourhood.

This building requires in comparison to other similar age homes/buildings in the neighborhood.

On average; a building of similar age/size and quality will cost you for annual general repairs and on-going maintenance.

You will require \$ (minimum) to address the functional concerns listed in the the report over the next years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: Secondary roofing system:

Exterior wall systems: Secondary wall siding:

Windows(general):

Electrical Systems: Main service size amp Predominant branch wiring:

Heating System: Fuel type: Age of central heating appliance: years System type:

Cooling System: System type: Age of cooling equipment: years Approx. tons:

Plumbing System: Main supply: Predominant water lines

General Interiors:

REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN

<input type="text" value="Miscellaneous exterior repairs & future maintenance"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="8,000.00+"/>
<input type="text" value="Miscellaneous interior repairs & future maintenance"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="7,000.00+"/>
<input type="text" value="To remediate knob and tube electrical wiring and short term repairs only"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="15,000.00+"/>
<input type="text" value="Replace all asphalt shingle and coverings"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="12,000.00+"/>
<input type="text" value="Boiler is approaching end of expected lifespan-budget for replacement"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="8,000.00+"/>
<input type="text" value="Replace/repair cedar wall sidings"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="5,000.00+"/>
<input type="text" value="Partial replacement of original windows is recommended."/>	Time frame <input type="text" value="?"/> years	Budget \$ <input type="text" value="20,000.00+"/>

Calculate

HOMEOWNER INSURANCE CONCERNS

None Identified

YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION AND CONSIDERATION:

Please review the preliminary report in its entirety and ask for clarification on any matter. This page must not be relied upon in isolation. Prior to continuing with the next step of the transaction/project consider the issues listed in the report. We advise you to consult with your realtor or lawyer regarding options on how to proceed. Also instruct your lawyer to obtain Title Insurance for you. You should request additional inspections as outlined in the full report to address your special concerns and/or matters that we can not inspect. You must also factor the limitations of the building inspection in your decision making process. 80% of first year repairs should be revealed: NOT 100%. Therefore you must anticipate and budget for the 20% first year repairs that will not be discovered by a visual inspection. You must ask the seller for invoices/applicable warranties/plans and/or permits for work completed in the last five years.

CONSIDER ALL DEFICIENCIES RELATED TO HEALTH/SAFETY ISSUES AND UNCONTROLLED WATER PROBLEMS AS URGENT MAT

OBTAIN CONTRACTORS QUOTE/REPAIR SPECIFICATIONS ON ANY MAJOR REPAIRS NOTED HEREIN IMMEDIATE

OTHER RECOMMENDATIONS

An annual boiler inspection is required in order to comply with T.S.S.A regulations.

A camera inspection of the main building drain is recommended.

ADDITIONAL INFORMATION REQUIRED

FURTHER CLARIFICATION REGARDING:

Insurability of 50+% knob and tube electrical wiring is required of the: Insurance broker

is required of the:

IMPORTANT NOTE ABOUT THE SUMMARY This summary report should not be considered as a complete home and property inspection. Please review the entire report prior to proceeding with the next step of the transaction. Please be cautioned that the following noted items represent the minimum amount of work that you will need to address in the foreseeable future. The inspection process is a two-part system: the verbal survey and the full written report. This report is not transferable to third parties as it will not clearly convey the information contained herein.

UNDERSTANDING THE SERVICES INCLUDED IN A HOME INSPECTION AND LIMITATIONS OF THE SERVICE:

- 1) The preliminary inspection report issued by the inspector is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection. This report is not transferable to anyone other than the client as this report does not include the verbal information imparted by the inspector which is vital to fully understand the service and contract.
- 2) The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of the visual inspection. The client is hereby warned that not all deficiencies will be discovered. At best 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi, asbestos and other indoor air quality contaminants are specifically not included.
- 3) The preliminary inspection is partially designed to reduce your risk of buying an older home. However we cannot eliminate this risk. The inspector/inspection firm will not assume any of your risk in buying an older property. Further inspections by specialists are required. **(See Appendix.)**
- 4) The client is advised to annually budget at least 1% of the building's value for general maintenance and unforeseen repairs.
- 5) The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner. This is especially the case in matters concerning electrical and occupant safety as well as uncontrolled water/vapour.
- 6) Cost estimates if provided in this report are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment. Obtain accurate cost estimates from contractors immediately.
- 7) The preliminary inspection does not cover code compliance issues, statutory regulations or information to obtain building/homeowners insurance.
- 8) The preliminary inspection process is conducted in a fair and impartial manner. Accordingly this report is not provided as an aid for negotiation in a real estate transaction. We do not overstate or under value any issue to benefit any party.
- 9) The purchaser is advised to ask the property owner if they are aware of any defects that would not normally be detected by a visual inspection. The purchaser is advised to revisit the property, before closing, to verify that functional conditions remain unchanged or retain the inspector for this task.
- 10) The client/buyer hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense in the event of an unforeseen and/or unreported problem or upon receiving a conflicting opinion and also prior to undertaking any corrective work.

GENERAL CONDITIONS, SPECIAL SITUATIONS & LIMITATIONS

The primary purpose of the inspection, consultation process and report is to provide purchaser/seller/owner with an improved understanding of the general condition of the building. Repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation nor is it possible for the inspector to identify all potential problems solely on the basis of a single site visit and visual examination only. 80% of first year repairs should be revealed: not 100%.

DEFINITION OF TERMS USED IN THE PRELIMINARY INSPECTION REPORT:

- Functional** (1) system was performing its' intended purpose at the time of the inspection, no significant loss of functionality
- Monitor and/or Maintenance** (1) item is marginal; will require future repair or replacement. Owner is advised to monitor.
(2) preventative maintenance repairs are required by property owner.
- Minor Repair** (1) minor repair is recommended; cost should not exceed \$4000.00 and/or repair is not urgent.
- Major Repair** (1) major repair is recommended; cost will exceed \$4000.00. Obtain contractor's estimates immediately.
- Good Condition** (1) no defects were discovered that should require repair within the first six months, no significant loss of functionality
Note: Limitations of a visual inspection and visually accessible physical evidence are in effect.
- Fair Condition** (1) system or component is performing its intended purpose; but due to its age can fail at any time.
- N/A** (1) not applicable/not accessible/not inspected/not installed or does not pertain to the subject property.
- (?)** (1) performance/future performance of system or component is unpredictable. Further review is required.

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of their findings. There is no time limit on these discussions. Ask as many questions as you like to ensure we have addressed your concerns. The inspection process is a two-part system: the verbal survey and the report. This report is not transferable to third parties as it will not clearly convey the information herein.

WEATHER CONDITIONS

- Snow/ rain/ [] limited the extent of the exterior inspection. Roof/ grade/ walkway/ decks were snow covered.
- Absence of recent heavy rainfall limited scope of basement foundation inspection. [] []
- The outdoor temperature was too low to safely test the air conditioning system(s)/distribution systems and summer comfort.
- The outdoor temperature was too high to sufficiently test the central heating system/distribution systems and winter comfort.

Weather conditions during inspection: Rainy Snow Clear Cloudy Windy **Temperature** -10C to 0C [v]

INACCESSIBILITY

- Basement/ Garage storage limited access/ visibility. Excessive storage limited access to: []
- Areas/systems/ work in progress not fully visually inspected: foundation walls at interior and exterior, and drains []
- [] [v]
- Other specific limitations: []
- Plumbing system winterized (not fully inspected) Inspection of plumbing limited due to recent non-usage. [] []
- Building substantially furnished Building occupied Building vacant/ partially Building unoccupied [] []

RENOVATIONS/REMODELLING

Some recommendations contained in this report are based on the intent of the client that upgrades will be done to the following:

- Exterior Addition Kitchen Bathroom(s) Basement [] []
- [] []

GENERAL/ORIENTATION

- For reference purposes the front of the building is facing: north south east west
- Seller has warranted the following: []
- Further inquiries to seller is recommended regarding: []

TYPE OF INSPECTION/TRANSACTION

- Buyers purchase inspection Sellers inspection Newly built house inspection Post-purchase inspection [] []
- Home owners inspection Estate sale Power of sale Private sale Pre-lease/rental inspection Buyers pre-offer inspection

ATTENDANCE

- Buyer/client not present at inspection Client partially attended inspection Client fully attended inspection [] []
- Also in attendance: Seller Seller's agent Buyer's agent [] []

EXCLUSIONS

[] See Appendix

- Items not specifically mentioned in the report are not included within the scope of this inspection. We do not disassemble equipment/bore holes into walls/floors and ceilings/move furniture and boxes/lift up carpets. Please review this report as well as the top of each page for further clarification on the limitations of a home inspection and our service. There are many specialty inspectors that offer services not included in our home inspection which can help you reduce your risk in buying an older building.
- []
- []

Elevations Images (1)



Rear Elevation



North Elevation

Elevations Images (2)



South Elevation



South Elevation



ROOF STRUCTURES COVERINGS & RELATED SYSTEMS

Major Repair
Minor Repair
N/A
Monitor
Functional

METHOD OF ROOF INSPECTION

Fully /partially accessed (walked on) At eaves At ground with binoculars (too steep/ inaccessible) **Note: (limitations in effect)**

LIMITATIONS

Majority of the above elements were snow/ ice/ frost covered. Flat roof is covered with gravel/ decking
 Due to the unpredictable and latent nature of roof leaks no assurances or warranty can be provided that your roof will not leak within the approximated expected lifespan stated in this report. Ice damming problems are beyond our ability to predict.

ROOF COVERINGS TYPE

Asphalt shingles are the principal roof covering of the building.
 Asphalt shingles cover all sloping roof surfaces of the building.
 [] covers the principal flat roof surfaces of the building.
 [] is the principal roof covering of the building.
 [] covers the roof surface at the []
 []

ROOF COVERINGS CONDITION (where visible)

Estimated remaining lifespan of roof shingles/coverings: NOTE: Estimated lifespan based on visible portion of roof only.

Asphalt shingles = 0 - 2 years ?
[] = [] years ?

General condition of flat roof coverings: Good Fair Poor ? []

Current repair is required at: []
 Roof covering replacement is required at: []
 High probability of replacement of all asphalt shingle roof coverings within 0 - 2 years.
 Repairs/ roofing tune-up is required soon/ before next application of roof coverings Annual visual inspection required.
 Trim tree branches/ vines away from roof edge. []
 []

ROOF/WALL FLASHINGS & JOINTS (where visible)

All/most flashings are in Good condition Fair condition []
 Repair/ replace/ install flashings at: []
 Repair/ replace all flashings with next roof covering replacement. Caulking rec'd at: []
 Repairs/ maintenance required before next application of roof coverings: (ie) caulking or tarring

ROOF DRAINAGE

Type: Aluminum Galvanized steel Plastic Copper Lead Hoppers/Scuppers
 Roof drainage is in: Good condition Fair condition Seasonal cleaning required []
 Gutters Downpipes/ drains require repair/ extending/ painting at: []
 Extend downpipe from upper level roof directly into lower gutter/ eavestrough. Repair loose gutters; nails.
 Extend/ relocate downpipe(s) at south-west corner/ side 4'-6' away from building Add drainage pads
 Replacement/ Installation of gutters/ downpipes recommended at: []
 Gutters & downpipes are approaching end of functional life. Caulking at leaky joints required.
 []

SOFFIT AND FASCIA

Type: Aluminum Plywood Wood Vinyl []
Soffit & fascia are in: Good condition Fair condition Painting of soffit/ fascia required
 Repairs are required/ recommended at: []
 Replacement/ new aluminum cladding of soffit/ fascia is recommended in future. []

SKYLIGHTS ROOF WINDOWS & SOLARIUMS

Type: Factory built Home-made (usually of sub-standard quality) []
Units are in: Good condition Fair condition Evidence of leakage at: []
 Annual maintenance/ caulking recommended. Repair/ replace: []
 []
 See Additional Comment Page []

Roofing Images (1)



A view of the south face of the main roof.



A view of the west face of the main roof.

Roofing Images (2)



A view of the masonry chimney requiring repair.



A view of the roof coverings at the front overhang roof.

EXTERIOR (GENERAL CONDITIONS)

Major Repair
Minor Repair
N/A
Monitor
Functional

EXTERIOR WALLS/WALL COVERINGS

Brick/Masonry (inspected at grade level)

Masonry units & mortar are in: Good condition Fair general condition.

Mortar repair; tuck point recommended at:

Brick repair required at:

Non-structural cracks noted which could/ should be repaired. Repair sills at:

Wall sidings (inspected at grade level)

Type: Aluminum Vinyl Wood Insulbrick Stucco/ EIFS Steel siding

Good condition Fair general condition. Repair required/ recommended at:

New wall coverings/ re-cladding recommended at:

Application of protective coatings (paint/ stain) recommended to most/ all wood/ other surfaces.

Caulking/ minor repairs at trimwork:

Foundation Wall (above grade)

Foundation wall is in: Good condition Fair condition Non-structural cracks noted

Requires tuck pointing at:

Requires parging/ repair at:

Chimneys

Type: Masonry Metal Side wall venting None required

Good condition Fair condition Requires repair/ tuck pointing Flue cap recommended

Requires new chimney cap/ drip edge Requires rebuilding/ extending Remove obsolete chimney

Exterior Doors

Exterior doors at: Front Side Rear are in: Good condition Fair condition Upgrade locks at

Repair/ replace:

Install storm/ screen door at: Repair/ replace hardware at:

Upgrade/ caulking/ painting Upgrade weather stripping

Windows (General)

Material Type: Aluminum Wood Vinyl trim Wood/ aluminum storms

Predominant styles: Single/Double-hung Casement Sashless Horizontal sliding

Windows are in: Good condition Fair condition Upgrade caulking/ painting

Storm/ screen systems are recommended to be upgraded at:

Repair/ replace window frame/ sills at

Window refurbishing/ replacement recommended:

Grading/Site Drainage/Retaining Walls

Good condition Fair grading conditions exist alongside the foundation(s) of the building.

Grading conditions require improvement at: Front Rear Patio/walkway slopes toward wall

Retaining walls are in: Good condition Fair condition

Retaining walls require repair/ replacement at:

Window wells are in: Good condition Fair condition

Window well repair/ install at:

Sheds/Fences/Gates

Sheds are in: Good condition Fair condition

Install vermin skirt at base of shed Repair shed roof/walls/floors

Fences/gates are in: Good condition Fair condition

See Additional Comment Page

EXTERIOR (GENERAL CONDITION) continued

Major Repair
Minor Repair
N/A
Monitor
Functional

GARAGE/OUTBUILDING/CARPORT

Attached Garage/Carport Good condition Fair condition Poor condition

- Gas proofing measures of common walls with house required; provide gas seal. Repair holes in walls/ ceilings.
- Entry door into dwelling requires self-closing device /repair self-closure. Weather stripping/ caulking required to door/ frame.

Detached Garage/Carport Good condition Fair condition Poor condition/ Remove

Structure type: Wood Frame Solid Masonry Brick Veneer Repairs to walls required

Roof Coverings Good condition Fair condition Replace roof coverings soon Eavestroughs recommended/ repair/ install

Caution: Underground/ overhead wires supplying power to garage/ shed. Electrical power to garage is recommended

Overhead Door Condition Good condition Fair condition Requires repair/ replacement/ painting

Automatic Door Operation Install dedicated receptacle for garage door opener; avoid extension cord use.

Good condition Fair condition Requires repair/ replacement Adjust/ no auto-reverse _____

WALKWAYS/DRIVEWAYS

Good condition Fair condition Replacement/repair of driveway/ walkway recommended /slopes towards house.

Repair work required/ recommended at: _____

PORCHES/DECKS/BALCONIES (egress to exterior)

Location: **Type:** wood masonry concrete steel unable to access under deck

Structural supports: Good condition Fair condition _____

Decking: Good condition Fair condition _____

Steps/stairs: Good condition Fair condition _____

Guards/handrails: Good condition Fair condition Guardrails low/ spacing unsafe/ repair/ missing _____

Location: **Type:** wood masonry concrete steel unable to access under deck

Structural supports: Good condition Fair condition _____

Decking: Good condition Fair condition _____

Steps/stairs: Good condition Fair condition _____

Guards/handrails: Good condition Fair condition Guardrails low/ spacing unsafe/ repair/ missing _____

Handrail/ guardrail recommended alongside steps at:

EXTERIOR PLUMBING CONDITIONS Winterized/ could not test.

Garden hose connection location: Front Rear Side Garage None _____

Good condition Fair condition Repair/ replace at: _____

Main vent stack(s) Good condition Requires repair/ extending from roof _____

Good clearance from windows/ doors No evidence of vent stack for plumbing system visible.

EXTERIOR ELECTRICAL CONDITIONS

Exterior plug receptacle location: Front Rear Side Garage _____

Good condition Fair condition Requires weatherproof cover Receptacle not grounded

Requires repair/ replacement at: _____ None provided. Installation of GFCI receptacle recommended.

All/most exterior receptacles are required to be replaced with GFCI type. Rework exposed cabling at exterior walls

Lighting location: Main entrance Side entrance Rear entrance Garage _____

Fixture(s) are in: Good condition Fair condition _____

Repair/ replace at: _____ Installation recommended at: _____

Service entrance: (electrical cables feeding house from street transformer)

Overhead entrance Underground/lateral entrance

Mast head conduits/ meter base properly affixed to building. Repairs are required at _____

See Additional Comment Page _____

PREVENTION AND CONTROL OF BASEMENT AND FOUNDATION LEAKS

A leaky basement is one of the most common of all house problems. We must caution you that there is a possibility that leaks can develop in your basement at any time. **We cannot contract with you that previous leaks can be detected or future leaks can be predicted.**

During the inspection exterior conditions were observed which can contribute to basement leaks. Preventative maintenance can greatly reduce the likelihood of rain water leaking through your foundation. The items listed below are primary causes of basement leaks. Please ensure that these items are properly maintained and functional at all times. A resultant effect of continual basement leaks will be the development of mold. Mold in houses can be extremely detrimental to the health of the occupants.

CAUSES OF BASEMENT LEAKS and What YOU CAN DO TO HELP REDUCE YOUR RISK OF FUTURE LEAKS

The items checked below require either remedial action and/or regular maintenance.

- Improper grading. Ensure that the ground slopes away from your house.
- Patios/ walkways slope towards house.
- Lower grade level at:
- Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
- Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
- Inadequate downspout extensions. Downspouts should be extend 4 to 6 feet (1 to 2 metres) away from the house.
- Relocation of downpipes required at:
- Faulty downspout connection to rain water leader (at grade level).
- Probable/ possible deficient or clogged rain water leader (below grade). Disconnect and extend.
- Non-structural cracks or faults in the foundation wall.
- Improperly installed window wells.
- Install window wells at:
- Porous basement window sill or openings. Vulnerable door sills at:
- Improperly sealed through-wall penetrations or wall flashings.
- Large tree close to the house. Tree roots could adversely affect the foundation.
- Raised flower bed should be sloped away from the house.
- Driveway slopes towards house; driveway is in poor/ fair overall condition.
- Poor improper drainage conditions are present on neighbouring/ adjacent properties
- Underground sprinkler system outlet is positioned too close to the house.
- Improperly installed/ clogged areawell drain or catch basin. Must be kept clear at all times as a preventative measure.
- Install areawell drain at: Increase size of areawell drain
- Back-up pump/back-up battery or power control for sump pump required. Installation of sump pump recommended Back water valve recommended.
-
- Probability of foundation leaks should the above not be remediated and/or kept in good state of repair at all times: HIGH MEDIUM LOW
- Dehumidifier use in basement during spring/summer is required.
- You are advised to revisit the property before closing to check for any evidence of foundation leakage or retain our company for this task.

Review the above checklist should leakage ever occur. This list represents the most probable cause(s) of leaky basements. If you have made the above corrections and leakage persists call us - your inspection company. It is our experience that some basement leaks can be corrected or greatly alleviated without excavation and/or expensive weeping tile replacement.

FOUNDATION MATERIAL TYPE CHARACTERISTICS

- Stone foundations are very porous. Localized exterior excavation is recommended in the event of leakage.
- Concrete block foundations are very vulnerable to water penetration as there are porous joints around every block. Should leakage occur the entire wall face in question is recommended to be excavated.
- Brick foundations are very absorbant and will lead to very damp and humid basement spaces. Should leakage occur localized exterior excavation is recommended.
- Poured concrete foundations in houses 50 years old or newer can be corrected by the crack injection method. Houses that are 50 years or older must be judged on a case to case basis.

EVIDENCE OF COMPLETE WATERPROOFING MEMBRANE AROUND FOUNDATION WALLS: Yes No ? Partial waterproofing only

- Should dry basement living conditions be desired, the basement foundation wall must be completely/ substantially/ partially waterproofed at the exterior.
- There is a high probability that a basement which is not waterproofed coupled with poorly maintained site/roof drainage will develop leaks within the next 5 years
-
- See Additional Comment Page

FOUNDATIONS BASEMENTS & STRUCTURES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- Substantially/ partially finished basement/ crawlspace limited observations.
- Due to the unpredictable and latent nature of basement leaks no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past.
- We cannot detect previous leaking or predict future leaking.**
- We are unable to detect existence or type of mold at interior space. Further investigation is recommended.

FOUNDATION CONSTRUCTION TYPE

- Continuous foundation Masonry/ wood piers Slab on grade Wood beam on grade

ACCESS/BASEMENT TYPE

- Full basement Crawlspace Basement & crawlspace combination Crawlspace fully/ partially accessed
- Crawlspace is interconnected with adjacent dwelling

FOUNDATION MATERIAL TYPE

- Brick Stone Concrete block Poured concrete Preserved wood foundation
- Foundation wall interiors not accessible/ partially accessible for visual inspection. Load-bearing components not visually accessible.
- Non-structural cracks were observed which could be a source of future water penetration.
-

EXTENSION/ADDITION at the Rear is supported with a different foundation type than the main building.

- Continuous concrete Masonry/ wood piers Slab on grade Wood beam on grade
- Crawlspace Full basement No visible accessibility Access to crawlspace is recommended.
- Repairs/ improvements are required at:

INTERIOR COLUMNS & BEAMS/INTERIOR LOAD SUPPORTS (BASEMENT LEVEL)

- Columns & Walls:** Wood Steel Masonry Not visible/partially visible
- Beams:** Wood Steel Paralam/ Engineered wood Not visible/partially visible
- Support system members are in:** Good condition where visible Fair condition where visible
- Repairs to support load are required at:

FLOOR (BASEMENT)

- Concrete Finished (covered; limited observations) Good condition Fair condition
- Unfinished/exposed soil Raised wood(limited observations) Removal of raised wood sub-floor is recommended.
-

FLOOR JOISTS/FLOOR SYSTEM

- Type (floor & ceiling joists where visible)** Wood joists Wood Trusses Steel joists/concrete deck EWP
- Floor system appears to be in:** Good condition where visible Fair condition where visible
- Some localized repairs/ defects Repair/ replace floor joists at:

BASEMENT WINDOWS/VENTILATION & INSULATION

- Good ventilation Fair natural ventilation supplied to basement/ crawlspace. None: improvement recommended
- Replacement/ upgrade of all/ some basement windows are recommended.
- Supply ventilation to: cold storage room Weather strip cold storage room door.
- Insulation recommended at: Replace door to cold storage room.
-

WATER SEEPAGE/PENETRATION (visible condition only with use of moisture meter)

NOTE: A mold/IAQ inspection is recommended in the event of active water leaks/dampness or high humidity levels.

- No visual evidence of active water penetration through foundation walls. ? (limitations of visual inspection are in effect)
- Dampness/ efflorescence noted at: Dampness/ moisture observed at cold storage room.
- Active leaking/ seeping observed through foundation walls at:
-
- Possible major damage to interior finishes as result of ongoing/ previous leaks and moisture. Further review recommended.
- Previous leaking/ seeping which measured dry observed through foundation walls at:
- All areas of foundation walls not thoroughly inspected due to finished wall coverings and storage of material/etc.
- See Additional Comment Page

ELECTRICAL SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

Ratio/ percentage of different wiring types are minimums (if provided). Further review by a licensed electrician is required.

We cannot detect existence of knob & tube wiring behind walls and within junction boxes/outlet boxes.

Access to main panel is restricted. Could not visually access or open main panel.

Auxiliary systems not inspected: back-up generators, solar panels & battery power, low-voltage lighting, landscape lighting, pool and spa systems.

Other systems not inspected: household appliances, central vacuum systems, security systems, home theatre, smart home systems.

MAIN ELECTRICAL STATION

Main disconnect rating: 60A 100A 125A 200A 400A A

Main panel service rating: 60A 100A 125A 200A 400A A

Main power disconnect type: Circuit breaker Knife switch/cartridge fuse

Supply voltage: 120V 120V/240V 347V/600V Service entrance conductors: Cu Al Not visible

Grounding conductor: Good condition Not Determined Requires repair/replacement

Location of main and distribution panels: Basement Garage Attic Shed

Location of auxiliary distribution panels: Basement Garage Attic Shed

Condition of main/auxiliary panels: Good condition Fair condition

Adequate sized main distribution panel is installed. Labelling of branch circuit panels is recommended.

Adequate number of circuits are available to properly distribute intended load.

Additional distribution panel(s) are recommended(for future use).

Spare circuits available at distribution panel: No No spare circuits are available. Auxiliary panel is recommended.

Double tapping noted at some circuits Possible overloaded circuit situation. Monitor.

DISTRIBUTION Note: Determining branch wiring types is limited to visual inspection only.

Predominant visible branch wiring type:

Knob & tube (old copper) % ? Romex (conventional copper) % ?

BX (metallic sheathed) % ? Aluminum % ? Ungrounded older romex % ?

Note: Aluminum wiring is the original/principal branch wire type. No unsafe conditions identified with outlets tested.

BRANCH CIRCUITS OVERCURRENT PROTECTION:

At main distribution panel(s): Glass fuses Cartridge fuses Breakers

At auxiliary panel(s): Glass fuses Cartridge fuses Breakers

Fuses/breakers Properly sized fuses/ breakers are presently used to protect branch circuits.

Arc fault circuit interrupters (A.F.C.I) have been installed at: panel/ bedrooms/ all principal rooms.

General

Good lighting source is provided to all habitable areas & service rooms.

Additional lighting recommended at:

Fair number of receptacles is provided to all habitable areas & service rooms.

Additional receptacles recommended at: bedrooms

REPAIR/UPGRADING RECOMMENDATIONS

Upgrade amperage of main service to: 100 AMPS 200 AMPS presently or upon the next home improvement undertaken.

Most/ some convenience receptacles in dwelling do not have secondary ground (i.e. 2 prong); add GFCI receptacles.

Rework poor wiring connections at: Basement Garage Attic Panel

Repair/ replace lighting fixtures/ switches/ ceiling fans at: all ungrounded lightswitches and receptacles

Repair/ replace receptacles at

Missing coverplates/ loose outlets/ exposed cabling observed at: south side of exterior

Installation/ maintenance of smoke/CO alarms at all floor levels of the building/dwelling is required. A.F.C.I. recommended/ bedrooms.

G.F.C.I. receptacles are req'd at: kitchen counter exterior garage/ outbuilding bathrooms spa/ whirlpool bath

See Additional Comment Page

CENTRAL HEATING SYSTEM - BOILER/HOT WATER SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- Determining winter comfort with specific areas/ zones is beyond the scope of a visual inspection. Flue interiors cannot be visually accessed.
- The heat exchanger is concealed within the boiler and cannot be reviewed.
- The outdoor temperature was too high to sufficiently review the heating system/radiators/comfort.

GENERAL COMMENTS

Energy source: Oil Gas Electric Propane B.T.U rating:

Boiler type: Cast iron Rolled steel/copper HWT/combination Tankless

Supplemental heat provided to the basement rooms, and main floor of addition by electric baseboard heaters

Approximate age of boiler = years Efficiency Rating: conventional mid high

Probability of boiler replacement within the next years High Medium Low ?

Boiler room ventilation: Good Fair

Chimney flue interior: Clay lined Metal lined Brick lined Direct venting Metal lining of chimney flue required.

Thermostat condition: Good Fair Requires replacement

Thermostat location: Good Fair Requires relocation

Boiler is beyond its expected functional life. Budget for replacement.

Heat source supplied to habitable areas/zones:

Basement: Yes No Main floor: Yes No 2nd floor: Yes No 3rd floor: Yes No

Habitable room(s) not provided with a heat source:

HOT WATER SYSTEM - BOILER Good Overall Condition Fair Overall Condition

Circulating pump: Good Fair Installation/ repair recommended

Burner condition: Good Fair Replacement recommended

Pressure/temp. gauge: Functional Requires repair/ replacement

Venting condition: Good Fair Requires repair/ replacement

Combustion chamber condition: Good Fair Inaccessible Requires repair

Last T.S.S.A. inspection was on October 10, 2023

Annual servicing/ cleaning required Heating company insurance plan recommended

Repairs are required to:

Carbon monoxide (CO) detector required: all levels TSSA mandatory inspection is required. Further review is required.

DISTRIBUTION SYSTEM

Type: Free standing cast iron radiators Baseboard convector type In-floor radiant Multiple/mixed types

Condition of radiators: Good Fair

Condition of bleeder valves: Good Fair Bleeding and balancing of radiators is required

Asbestos containing material wraps heating pipes in certain areas of the basement/garage. Asbestos removal recommended.

HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

Location of gas shut off/ gas meter/ oil tank valve: Approximate age of oil tank years

Good condition Fair condition Requires repair/ replacement

Paint gas line

SUPPLEMENTARY HEATING (Cannot substantiate effectiveness of in-floor heating due to the limitations of a visual inspection)

Electric heaters/ space heaters/ in-floor heat have been installed at the following areas:

Supplementary heating is recommended at the following areas:

Rooms above unheated space: garages: crawl spaces:

NOTE: These rooms may be slightly cooler than other areas of the house during cold winter days.

Electric baseboard heater in basement recreation room requires repair

The main water supply line in the cold storage room requires a space heater to help prevent freezing.

See Additional Comment Page

Heating Images (1)

 Slant/Fin [®] LTD/LTÉE 8455 NORTHAM DRIVE, MISSISSAUGA, ONTARIO L4V 1H9 "GALAXY" GAS FIRED CAST IRON BOILER CHAUDIÈRE EN FONTE "GALAXY" CHAUFFÉE AU GAZ		ANSI Z21.13-2004-CSA LOW-PRESSURE CHAUDIÈRE À BASSE PRESSION	
MODEL NO. N° DE MODÈLE GG125HXPED		EQUIPPED FOR ÉQUIPPÉE POUR <input checked="" type="checkbox"/> NATURAL GAS <input type="checkbox"/> PROPANE GAS GAZ NATUREL / GAZ PROPANE	
CSA RATINGS PUISSANCES CSA 0 TO 4 2000 FT. PDS. 2000 TO 4 4500 FT. PDS.		SERIAL NO. N° DE SÉRIE 25 12	
INPUT BTU/HR ENTRÉE BOUTÈRE 125,000		OUTPUT BTU/HR SORTIE BOUTÈRE 100,000	
ORIFICE SIZE DIM. DE L'ORIFICE 42		GAS SUPPLY PRESSURE / PRESSION DE L'ALIMENTATION MAX 14" MIN 4.5"	
FOR A RISE IN RISE EQUIPMENT OF PRESSURE SHOWN BELOW		FOR A RISE IN RISE EQUIPMENT DE PRESSION MONTRÉ CI-DESSOUS	
NORMAL WAFIELD PRESSION 3.5"		MINIMUM CLOSET CLEARANCES (INCHES) / JEUX MINIMUMS DE L'ARMOIRE (POLLICHS) FRONT / DEVANT 6 LEFT SIDE / CÔTÉ GAUCHE 6 BLUE / BLEU BACK / ARRIÈRE 6 RIGHT SIDE / CÔTÉ DROIT 6 TOP / DESSUS 3	
CERTIFIED BY SLANT/FIN CORP. CERTIFIÉE PAR SLANT/FIN CORP. MAXIMUM WORKING PRESSURE PRESSION MAXIMALE DE SERVICE WATER/EAU 30 PSI/LBS PO. C. STEAM/VAPEUR 30 PSI/LBS PO. C. MAX. WATER TEMP./TEMP. MAX. EAU: 104°C (220°F)		CAUTION: BEFORE INSTALLING OR OPERATING, READ INSTRUCTIONS. THIS BOILER APPROVED FOR INSTALLATION ON COMBUSTIBLE FLOORING ONLY WHEN INSTALLED ON SPECIAL BASE PART NO. 701	
MINIMUM RELIEF VALVE CAPACITY CAPACITÉ MINIMUM DU DÉTENSEUR DE PRESSION 100 LBS/HR / LBS/HRE		AVERTISSEMENT : LIRE LES INSTRUCTIONS AVANT D'INSTALLER OU D'UTILISER LA CHAUDIÈRE. EST APPROUVÉE POUR INSTALLER SUR UN PLANCHER COMBUSTIBLE SEULEMENT SI LA BASE N° 701 EST UTILISÉE.	
CRN/NEC E6528.523176YT8409		120 VOLTS, 60 Hz, LESS THAN 12 AMPS; 120 VOLTS, 60 Hz, MOINS DE 12 A. Part # 410803	
HONEYWELL LIGHTING INSTRUCTIONS 1. TURN CONTROL SYSTEM POWER ON AND TURN GAS SUPPLY OFF. 2. SET THERMOSTAT ABOVE ROOM TEMPERATURE TO CALL FOR HEAT. 3. WATCH FOR CONTINUOUS SPARK AT PILOT BURNER. 4. TIME LENGTH OF SPARK OPERATION TIME MUST BE WITHIN LOCKOUT TIME PERIOD OF 30 SECS. TURN THERMOSTAT DOWN BELOW ROOM TEMPERATURE TO END CALL FOR HEAT. 5. WAIT 30 SECS. THEN TURN ON GAS SUPPLY.		INSTRUCTIONS POUR ALLUMAGE POUR HONEYWELL 1. ALLUMER LE POUVOIR SYSTEME DE CONTRÔLE ET ÉTEINDRE L'ALIMENTATION DE GAZ. 2. RÉGLER LE THERMOSTAT À UNE TEMPÉRATURE SUPÉRIEURE À CELLE DE LA PIÈCE POUR APPELER LA CHALEUR. 3. ATTENDRE L'ENTRÉE CONTINUE DANS LE BRÛLEUR DE LA VÉRIÉLUSE. 4. MESURER LE TEMPS DE L'OPÉRATION DE LA PIÈCE. LE TEMPS DOIT ÊTRE DANS LES LIMITES DE LA PIÈCE (30 SECS) POUR APPELER LA CHALEUR.	

A view of the data plate for the central hot water boiler.

INTERIOR PLUMBING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

- Visual access to main drain and drains underneath basement floors is restricted. No assurances can be provided regarding proper drainage conditions or performance. Sewer back-up is beyond our ability to detect or predict. Camera inspection recommended.
- We are unable to detect/ predict slow leaks in drains and water lines. _____

WATER SUPPLY: Municipal Private **SEWAGE DISPOSAL:** Municipal Private ?

MAIN SHUT-OFF VALVE/LEVER

- Location: Cold storage room _____ Incoming water service material type: 3/4 inch copper line _____
- Good condition Fair condition ? Requires repair/ replacement _____

TYPES AND VISIBLE CONDITIONS OF WATER SUPPLY LINES (limitations in effect)

- Predominant type:** Copper piping Galvanized steel ? PEX _____
- Visible condition:** Good condition Fair condition _____
- _____
- Removal of all galvanized water lines is required to increase water flow and pressure to a desirable level.

Water pressure: Good water pressure Fair water pressure Poor water pressure

- Functional flow:** Good functional flow to 2 fixtures when used simultaneously. Basement fixtures excluded.
- Fair functional flow is evident Poor functional flow is evident Upgrade of main water service is recommended.

TYPES AND VISIBLE CONDITIONS OF INTERIOR WASTE/DRAIN LINES

- Predominant type:** Cast iron/lead Copper piping ABS/plastic Galvanized steel
- Visible condition:** Good condition Fair condition _____
- No abnormal drainage conditions were observed with all fixtures.

- Repairs required to vent stacks at: _____
- Replace main cast iron stacks and soil lines upon next renovation to house.
- Repairs required to main drain lines at: _____
- Clogged slow draining fixtures at: _____
- Improperly installed fixture drains at: _____
- Leaking fixture drains at: _____
- Fixtures with fair functional drainage that appear to be improperly vented: _____
- _____

BASEMENT/CRAWLSPACE FLOOR DRAIN (visible conditions)

- Good condition Fair condition Requires repair/ replacement/ cleaning Back water valve recommended
- Location not determined Floor drain not installed _____

HOT WATER TANK Rental Owned ? a buy out of leased contract is recommended _____

Energy source: Gas Oil Electric **Type:** Tank Tankless Combination

Hot water tank is in: Good condition Fair condition Requires repair/ replacement Old; replace

Venting condition (gas/oil only): Good/ fair condition Metal lining recommended 40G, Ser#Q241944587, 6yrs old

SUMP PUMP Could not test/ sump dry/ inaccessible/ too cold outside _____

Condition of sump: Good Fair condition Requires repair/ replacement _____

Operation of pump: Good Fair condition Requires repair/ replacement _____

Condition of pump discharge: Good Fair condition Requires repair/ replacement Add cover to sump pump

SEWAGE EJECTOR SYSTEMS Good Fair condition _____

PRIVATE WATER SOURCE NOTE: Limitations of visual inspection is in effect.

Type: Pond/stream/spring Well Vault/cistern **Location:** _____

Operation of pressure tank: Good Fair condition Requires repair/ replacement _____

Operation of (well) pump: Good Fair condition Requires repair/ replacement _____

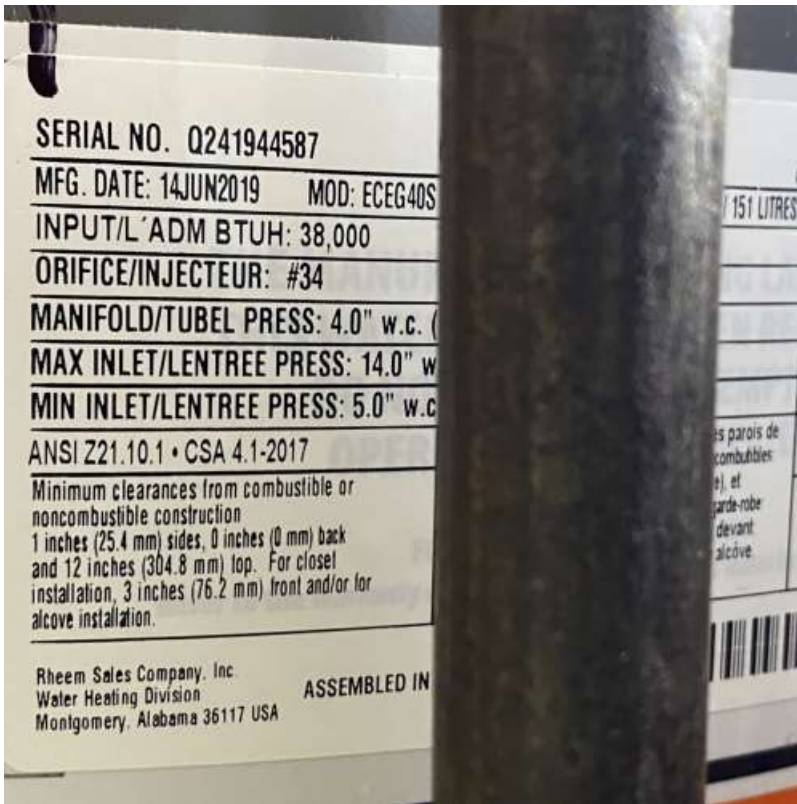
PRIVATE SEWAGE DISPOSAL SYSTEM NOTE: Limitations of visual inspection is in effect.

Type: Septic system Holding tank Not determined **Location:** _____

Percolation field free of trees/shrubs: Yes No Not determined **Location:** _____

See Additional Comment Page _____

Plumbing Images (1)



A view of the data plate for the domestic hot water tank.



A view of the main water shutoff valve requiring possible heating repair.

GENERAL INTERIOR ELEMENTS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

We are unable to detect or predict damage to interior finishes as result of slow or intermittent water leaks. Mold detection/indentification and/or analysis is beyond the scope of a visual inspection. Determining presence of asbestos, lead paint, U.F.F.I and volatile organic compounds is beyond the scope of a visual inspection. Thermal seal failures of thermalpane glass is beyond our ability to detect or predict.

WALL & CEILINGS

Predominant material type: Plaster & wood lath Plaster & gypsum lath Drywall Wood/paneling

General condition of surfaces: Good condition Fair condition Substantial refurbishing recommended/ paint.

Most/ some ceilings/ walls are aged; drywalling over existing surfaces is recommended in the near future.

Repair required at:

Wall structure type: Wood Steel Masonry & strapping **Alternate ceiling type:** Suspended/ acoustic tile

Water stains noted at which were measured dry. Monitoring required.

FLOOR COVERINGS

Predominant material type: Carpet Hardwood Wood Vinyl Laminate Tile/Stone

General condition of surfaces: No hazardous defects exist(normal wear) Substantial refurbishing recommended

Repair required at:

2nd/ 3rd level floor system was not originally intended for habitable use and is presently limited in its ability to support a normal load.

PRIMARY WINDOW OPERATION/CONDITION

Function of ventilating windows Good condition Fair condition Minor adjustment most/ some units

Repair/ replacement is recommended:

Window glazing/panes: Thermal windows with highly visible defective seals/ condensed panes at:

Various cracked glass panes are noted. Most/ some panes are single glass only; improvement recommended

Window handles/locks/hardware: Good condition Fair condition Some localized repair/ upgrading/ missing

All/most operating windows have insect screens. Few/ most insect screens are required to be repaired/ installed

PRIMARY DOOR OPERATION/CONDITION

Function of interior doors: Good condition Fair condition Minor refitting to most/ some doors

Door hardware-general conditions: Good condition Fair condition A few missing handles/ repairs required Most require improvement

STAIRWAYS/RAILINGS & BALCONIES

Condition of primary staircase(s): Limited headroom and/ or clearances.

Good condition Fair condition Loose treads/ minor repair Major repair/ replacement recommended

Condition of primary railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

Installation of safety handrail recommended/ upper flight only Guardrails too low/ spindle spacing unsafe/ missing

Condition of basement staircase(s): Limited headroom/ clearances.

Good condition Fair condition Loose treads/ minor repair Major repair/ replacement recommended

Condition of basement railings/guards:

Good condition Fair condition Loose rails/ spindles/ minor repair

Installation of safety handrail recommended/ upper flight only Guardrails too low/ spindle spacing unsafe/ missing

Condition of Limited headroom/ clearances.

Good condition Fair condition Loose treads/ minor repair Major repair/replacement recommended

Condition of railings/guards

Good condition Fair condition Loose rails/ spindles/ minor repair

Installation of safety handrail recommended/ upper flight only Guardrails too low/ spindle spacing unsafe/ missing

GENERAL COMMENTS

See Additional Comment Page

ATTIC/ROOF SPACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- The inspection process cannot predict the ability of the roof structure to support heavy snow loads.
- Could not access attic due to seized cover/ no attic access/ further review is required prior to proceeding.
- Attic reviewed at hatch access. Floor not walked on. All attic spaces were not fully inspected. Access limited by shelving

ACCESSIBILITY

- Good/ fair access to attic Attic floor walked on Attic has lofting potential Relocate/ increase size of attic access.
- Attic roof space has been converted into living space Attic interconnected with adjacent dwelling. Install firewall/fire separation.
- No access to attic is installed Access not required Access to roof spaces/ knee wall spaces is recommended.
- Insulate/ weatherstrip hatch Additional access required.

VENTILATION

- Domed roof units Soffit vents Gable/ ridge vents Attic fan(s)/ turbine vents Spaced board sheathing

Roof vent(s): Good condition Fair condition Repair/ replace roof vents at:

- Additional vents recommended at soffit/ ridge area Soffit baffles to be installed in the attic at eaves section.

INSULATION

Approx. R-value: R0 to R15 (0-5) R20 to R28 (6-8) R32 to R40 (10-12) R40+

Type: Cellulose fibre Fibre glass batts/ loose fill Rock wool Vermiculite

- Additional insulation recommended to be installed on the attic floor. Additional insulation recommended around air ducts/exhaust ducts.

Insulation is unevenly distributed on attic floor. Add/ redistribute insulation. Evidence of vapor retarders:

ROOF STRUCTURES (where visible)

Type: Rafters/ Collar ties Trusses Good condition Fair condition Some localized repairs/ defects

- Additional collar ties/ structural support is recommended.

ROOF BOARDS/SHEATHING (where visible)

Type: Plywood Board sheathing Good condition Fair condition

- Probability of replacement of **some/** most sheathing with next shingle replacement

Fair/ poor condition due to inadequate ventilation. Possible mold/ mildew residue developing on sheathing.

See Additional Comment Page

KITCHEN

COUNTER TOP CONDITION

Counter top is in: Good condition Fair condition Requires repair/ replacement

- Localized damage around faucets; counter replacement is imminent.

CABINET(S) CONDITION

Cabinet condition installation & operation is in Good condition Fair condition

- Repairs required to drawers/ door fronts/ shelving/ cabinet mounting.

STOVE POWER SOURCE

- Plug receptacle installed/240V Direct wire connection/no receptacle Gas stove connection T.S.S.A tag required Not visible

EXTRACTION FAN

Exhaust fan is in Good condition Fair condition Repair/ replace fan Installation of exhaust fan recommended

- Re-circulating fan is functional Fan is not vented to exterior

ELECTRICAL RECEPTACLES

Good/ fair number of receptacles installed at counter level Ungrounded receptacles(s) in kitchen noted

- Additional split duplex receptacles recommended

SINK/FAUCET CONDITION

Sink is in: Good condition Fair condition Sink requires repair/ replacement

Faucet assembly is in Good condition Fair condition Requires repair/ replacement/ new washers/ cartridge

- Garborator is in function condition Repair/ replace garborator

GENERAL CONDITIONS

The kitchen is in marginal condition. Major remodelling is recommended in the near future.

See Additional Comment Page

BATHROOMS

- Major Repair
- Minor Repair
- N/A
- Monitor
- Functional

LIMITATIONS

Due to the unpredictable and latent nature of plumbing shower and bathtub enclosure leaks there can be no assurances or warranty that leaks will not develop at any time after the inspection date. The development of mold is a common result of leaks in the bathroom. We cannot predict or detect damage behind walls. _____

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SHOWER/BATHTUB ENCLOSURE CONDITION

- The ceramic tile/ wall surfaces are in good general condition. The ceramic tile/ wall surfaces are in fair general condition.
- Sealant and grout touch-ups required at shower enclosures as a preventative measure. Cleaning/sealing of stone tile rec'd.
- Shower enclosure exhibits no evidence of leaking but is at the end of expected lifespan at: _____
- Repair/ replace tile or wall surface at: _____
- Complete tile and wall replacement required at: _____
- Repair/ install shower door/ curtain assembly at: _____

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FAUCETS/SHOWER HEAD CONDITION

- Shower faucets/ head assembly are in good/ fair general condition _____
- Tub faucets are in good/ fair general condition Faucets washers/ cartridge are to be replaced.
- Shower faucets/ head assembly requires repair/ replacement at: _____
- Tub faucet requires repair/ replacement at: _____

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BATHTUB CONDITION

- Bathtubs are in good/ fair general condition Reglazing/ re-lining of bathtub recommended at: _____
- Bathtubs requires repair/ replacement at: _____
- Whirlpool bath is functional Whirlpool bath requires repair at: _____
- Whirlpool bath electrical circuit is required to be protected by an accessible GFCI breaker.
- No access panel/ improper access to mechanical equipment at: _____

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TOILET CONDITION/BIDET CONDITION

- Toilets are in good/ fair general condition Toilet requires repair/ replacement at: _____
- Toilet is improperly installed to floor (ie) loose at: _____
- Bidet in good/ fair general condition Bidet requires repair at: _____

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WASH BASINS/FAUCET CONDITION & OPERATION

- Wash basin are in good/ fair general condition. _____
- Wash basin requires repair/ replacement at: _____
- Faucets are in good/ fair general condition. Faucet washers/ cartridge are to be replaced.
- Faucets require repair/ replace at: _____

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ELECTRICAL

- Receptacles are in functional condition at all/ most bathrooms None installed. _____
- Installation of GFCI receptacle recommended at: basement bathroom
- Repair/ replace receptacle at: _____ Ungrounded receptacle at: _____
- Repair/ relocate light fixture at: _____

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VENTILATION: WINDOWS/EXHAUST FANS

- Ventilation is provided by a functional window and/or a functional mechanical exhaust fan.
- Repair/ replace exhaust fan at: basement bathroom, second floor bathroom
- Fan not vented to exterior at: _____ Could not determine
- Exhaust fan installation recommended at: _____
- Rework window to provide proper operation/ replace window at _____
- Window is located in shower enclosure; protection of window is required at: _____

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SAUNAS/SPAS/STEAMER

- Sauna/ steamer/ hot tub are in good/ fair general condition. _____
- System/ components require repair/ replacement at: _____

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GENERAL CONDITIONS

The _____ bathroom is in marginal condition. Major remodelling is recommended in the near future.
 See Additional Comment Page _____

FIREPLACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

Inspecting condition of flue and ability of fireplace to draw is beyond scope of visual inspection. Camera inspection of flue is rec'd.

FIREPLACE TYPE

Masonry fireplace at:

Wood-burning stove at:

Factory-built fireplace at:

Wood/ coal insert at:

Gas fireplace at: TSSA inspection tag missing. Further review required.

FIREPLACE CONDITION

Combustion chamber is in good/ fair condition. Damper is in good/ fair condition.

Hearth extension is in good/ fair general condition Smoke chamber is in good/ fair general condition.

Combustion chamber requires repair at:

Damper requires repair/ replacement at:

Hearth floor requires repair/ extending at:

Smoke chamber requires repair at:

Note: Basement fireplace may not draw properly. Alternative repair/improvement strategy recommended

Flue cleaning recommended at: Service/ clean/ repair gas fireplace(s)

Fireplace is obsolete/ disconnected at:

Non-combustible base/lateral clearances from combustible materials of wood burning stoves.

Good condition Fair condition W.E.T.T inspection/ camera inspection of flue recommended.

Improvement required at: Stainless steel liner recommend at:

Do not use fireplace until certified as safe.

See Additional Comment Page

LAUNDRY FACILITIES

CLOTHES DRYER CONNECTIONS

Power source: Plug receptacle 240 V Direct wire; no plug No electrical connections Gas dryer connection Not visible

Dryer venting: Properly vented to the exterior. Vent requires repair/ cleaning/ repair at exterior/ too long. No venting installed

Replace with smooth metal pipe duct. Vented through window; rework.

WASHING MACHINE CONNECTIONS

Power source: Plug receptacle available & properly grounded. No plug receptacle installed/replace receptacle.

Water connections: Satisfactory connections/shut off valve.

Connections require repair/replacement/relocating. Replace connection hoses with steel braided lines

Implement leak prevention methods to upper level laundry rooms/ closets.

LAUNDRY TUB/FAUCETS None: Installation recommended

Tub is in: Good condition Fair condition Tub requires repair/ replacement

Faucet is in: Good condition Fair condition Faucet requires repair/ replacement New washers required

EJECTOR PUMP FOR LAUNDRY TUB Good condition Fair condition Pump requires repair/ replacement

FURTHER INQUIRIES TO SELLER OF PROPERTY

Ask seller for any manufacturer's warranties or service contracts for appliances and equipment and recent home improvements.

Ask seller for plans/drawings/project documentation and permits for any improvements to the property.

Ask seller for list of tradespeople and service technicians who have worked on the property.

Inquire to seller about cause of water stain on ceiling/ wall.

See Additional Comment Page

Attic (1)



Additional insulation is recommended to be installed in the attic floor.



Attic structure is in good overall condition.

BASEMENT MOISTURE AND HUMIDITY

All basements are subject to high humidity and moisture levels especially between Spring and Autumn. Typically basements are mostly below the ground level. Therefore basement foundations and floors are in constant contact with damp soil. Moisture will typically transmit through these surfaces by way of capillary action commonly referred to as moisture migration.

This condition is indeed expected and can be controlled by exercising some simple remedies. Should low relative humidity and/or low moisture content in the basement space be required for specific or special purposes remedial action can be very expensive.

The following recommendations will assist to reduce high humidity and dampness levels in basements:

- Cold storage rooms must be naturally ventilated either with an operating window or a wall vent.
- Install an exhaust fan in the basement bathroom or shower.
- Avoid storage of materials directly against unfinished foundation walls or unfinished basement floors.
- Too much storage of material in a basement or overfilled closets will impede air circulation.
- A small room fan could be operated to encourage proper air circulation.
- Ensure that all spaces in the basement are ventilated. Undercutting of closet doors; cabinet doors and installing grilles may be required in the storage areas.
- Seasonally disconnect your central humidifier (in April if attached to your furnace).
- Position a dehumidifier in a central basement location and operate continuously.
- Open basement windows whenever possible to allow for a natural air change.
- Leave the furnace fan on continuous operation.
- With a forced-air heating system return-air grilles should be installed low at a central wall location.
- Do not use wall to wall carpeting in basement. Consider resilient flooring alternatives.
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Degree of difficulty in determining previous/present evidence of leaking/dampness in the basement:

- High Medium to High Medium Medium to Low Low

Additional Information



BAKER STREET HOME INSPECTION SERVICES INC.

3230 Yonge Street, Suite 1717

Toronto, Ontario M4N 3P6

Telephone: 416-483-3535

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

SPECIALIZED INSPECTION SERVICES INFORMATION

Your inspection is conducted in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspections (CAHPI). These standards outline what is possible to inspect on the basis of a visual, non-destructive inspection of a dwelling/building within the limitations and constraints of a real estate transaction.

It is common to request the services of specialized inspectors to cover risks that fall outside of the home inspection contract and scope of services. The following is a partial list for your consideration.

Termite – Pest Control Inspection	Aetna Pest Control	(416)469-4111
	PCO/ORKIN	(905)712-0095
Fire Code Consultant and Inspection	The Fire Guy	(905)884-4423
	Michael Thiele	(905)826-8846
Asbestos Inspection and Laboratory Analysis	Pinchin Environmental	(905)363-1433
	Fischer Environmental	(905)475-7755
Vermiculite Laboratory Testing	Pinchin Environmental	(905)363-1433
	Fischer Environmental	(905)475-7755
Asbestos Inspection and Removal	Skyrac International	(416)690-7680
	Envirosafe	(905)292-1373
Swimming Pool Inspections	Paradise Pools	(416)222-4734
	Premier Pool Group	(416)895-6717
Camera Inspections of Sewer Lines	New Canadian Drains	(416)652-3535
	Roto Rooter	(416)503-4444
Phase 1 Environmental Assessment	Haddad Geotechnical	(905)475-0951
	Trafalgar Environmental	(905)841-5074
Structural Engineer	Atkins & Van Groll	(416)489-7888
Mold/IAQ Inspections	Moldguy.ca	(416)333-2999
	Environmental Pollution Control	(416)626-0582
Buried Oil Tank/Metal Detection and Inspection	Waterline Environmental	(905)876-8298
Buried Oil Tank (Removal Verification Process)	Trafalgar Environmental	(905)841-5074
	Waterline Environmental	(905)876-8298
Wood Stoves/Fireplace Inspection (WETT)	Macklam Chimney Cleaning	(416)961-1704
Renovation Risks & Feasibility Assessment	Your Contractor or Architect	

After the preliminary home inspection, it is common to retain specialized inspector(s) to evaluate conditions that are outside the scope of the home inspection. You must seek assistance from your realtor in this instance. Remember to also obtain contractors' quotations on any major repairs noted on our home inspection report. Should renovations be contemplated, a contractor's review of the subject property is vital prior to an offer.



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BAKER STREET HOME INSPECTION SERVICES INC.

Baker Street Home Inspection Services Inc. is a building consulting firm providing services for home buyers and home sellers. Our services include:

- Pre-purchase inspections of residential dwellings and small buildings.
- Inspection and consulting services for home sellers.
- Inspections of new homes during or after construction.
- Renovation and home maintenance inspections and consulting.

Baker Street Home Inspection Services Inc. is a charter member of the Ontario Association of Home Inspectors (OAHI). Baker Street has been servicing prospective home buyers and owners since 1985.

TIM STECHISHIN

Registered Home Inspector

Tim Stechishin's college education focused on structural design and business management. This led to positions as liaison for new-build construction and monitoring contractors to ensure effective facilities management. From that, Tim led a construction division specializing in accessibility modifications in residential homes. Tim left to start his own residential renovations company.

Tim is a member of the Ontario Association of Home Inspectors (OAHI) and graduated with honors from the Seneca College "Home Inspectors Certificate" program. Tim joined Baker Street Home Inspection Services Inc. in 2019 after three years of being an independent home inspector and since then has performed close to 1000 home inspections in the greater Toronto area.

Mr. Stechishin's certificates include:

- Home Inspection Certificate (Seneca College)
- Structural Design Technology Certificate (Red River College)
- Schulich School of Business
- Ministry of Housing Certificate Re: Part Nine – Building Envelope
- Ministry of Housing Certificate Re: Part Nine – Health and Safety



BAKER STREET HOME INSPECTION SERVICES INC.

3230 Yonge Street, Suite 1717
Toronto, Ontario M4N 3P6
Telephone: 416-483-3535

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

GENERAL LIMITATIONS

Baker Street Home Inspection Services Inc. performs all pre-purchase inspections of real property within the prescribed "Code of Ethics" and "Standards of Practice" of the Ontario Association of Home Inspectors (OAHI).

The main objective of the inspection and this report is to provide you with a better understanding of the observed condition of the house you intend to purchase. We caution you that we will not be able to detect all deficiencies or shortcomings with the house due to the restrictiveness of a visual inspection.

It should also be noted that our inspections are principally concerned with the operational aspects of the premises and do not cover matters of a "cosmetic" or aesthetic nature.

The house inspection is similar to a "general review" performed by an accountant or a "regular check-up" by a doctor. The inspection is not "an audit" or a "complete physical with blood tests and x-rays". The inspection process can reduce your risk in buying an older house, but it will never eliminate it.

You can expect our inspection to reveal 80% of the required first year repairs, not 100%.

Accordingly, the inspector and/or Baker Street Home Inspection Services Inc. will not assume your risk associated with buying a "used" house or with the future performance of the house. The inspection and report are not provided to you as a warranty of present or future conditions and is not an insurance policy of any kind. As such, the maximum liability incurred by the inspector and/or Baker Street Home Inspection Services Inc. for Errors and/or Omissions during the inspection or contained in the report shall be limited to the amount of the fee paid for the inspection.

THE BAKER STREET EXTENDED SERVICE POLICY

The staff at Baker Street Home Inspection Services Inc. will remain available to you over the phone or by email, at no further expense, to address your concerns. Our extended service program is in effect for as long as you live in the house. We will be more than happy to review the recommendations that were discussed during the inspection or provide any other assistance you require.

Should you experience a problem unanticipated or not noted in the report, contact us immediately. We will address your concerns promptly and help you avoid any unnecessary cost associated with the repairs. Upon request, we will revisit the property at no further expense to you. This mutual contractual obligation is an important part of the process. Please be advised that we cannot provide any assistance nor accept any responsibility for damages once repairs have been effectuated or contracted.

If we can be of any further assistance, please do not hesitate to call.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.

Jeff Clarke, CET

Registered Home Inspector

President



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PRELIMINARY BUILDING INSPECTION AUTHORIZATION FORM

Property Inspected _____

Inspection Date _____ Time _____ Inspector _____

1. Type of inspection:

Pre-purchase - buyer's inspection	<input type="checkbox"/>	Base fee:	\$ _____
Pre-offer - buyer's inspection	<input type="checkbox"/>	Additional cost:	\$ _____
Seller's inspection.....	<input type="checkbox"/>	Sub-total:	\$ _____
Homeowner's inspection	<input type="checkbox"/>	H.S.T.	\$ _____
Technical audit/Additional service	<input type="checkbox"/>	TOTAL	\$ _____
Other	<input type="checkbox"/>	Received by:	_____
Revisit prior to closing (\$150 + HST)	<input type="checkbox"/>	HST #R100381029	

2. Client's specific concerns about house/special needs/health concerns and expectations: _____

3. Contemplated work/change of use over the next two years/five years: _____

_____ Estimated budget: \$ _____

4. Seller's representations/seller disclosures: _____

5. Terms of this agreement:

Baker Street Home Inspection Services Inc. is not able to contract with you that all functional problems will be detected, predicted or fully diagnosed solely on the basis of a visual inspection of the physical evidence available. The parties agree that the maximum liability of the Inspector and home inspection company, in any dispute with the Client, is limited to an amount equal to the inspection fee. **Please see reverse side for further explanations.**

Initial here: _____

6. Authorization:

I have read, understood and agree to the terms, conditions and exclusions contained in this agreement.

Client Name(s): _____ Contact Numbers: _____

Client Address: _____

Client Signature: _____ Date: _____

Please deliver the electronic version of the full report to: _____

In addition please forward the report to: _____

GENERAL TERMS OF THIS AGREEMENT

The visual inspection has limits:

The Parties accept that the full scope of the Visual Inspection may not be able to be conducted and problems with the Property may not be identified due to the following factors: seasonal conditions when this Visual Inspection is conducted; the weather conditions in the days preceding and on the day of the Visual Inspection; the interaction of weather conditions and materials used in home construction; the fact that the Client is not the existing owner of the Property; the existence of hidden or latent conditions; and, other limitations and exclusions caused by the non-intrusive, visual nature of this Visual Inspection.

Mold, pests, environmental hazards not included:

The Parties accept that the Inspector is not responsible for discovering/or reporting on the presence or absence of mold, mildew and fungi, termites and other wood destroying organisms or any other environmental hazards as it is not within the scope of this Visual Inspection. Furthermore, the Parties accept that the Inspector is not responsible for any damages that arise from or is related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which the Inspector is required to report as set forth in this Agreement. The Parties all accept that the Inspector is not carrying out an indoor air quality inspection and will not report on the indoor air quality of the Property.

The visual inspection is not exhaustive:

The fee charged for this general Visual Inspection is less than that of a technically exhaustive inspection, which would involve a number of professionals, a longer inspection and a significant increase in the cost of the inspection. If the Client wishes a more comprehensive inspection or reporting, which would require more time or a specialized or detailed review, the Client would be required to pay additional fees for such services with the appropriate professional with a separate contract. (Ask your inspector for a specialized inspection service information sheet). The inspector will re-evaluate the subject property for evidence of new water leaks and/or items not previously inspected due to seasonal limitations prior to closing for an additional fee.

Waiving conditions:

At the conclusion of the Visual Inspection, or within the agreed upon time, the Inspector will provide the Client a written report of the Visual Inspection (hereinafter the "Report"). The Client agrees to read the Report in its entirety to put the Visual Inspection, its terminology and its terms, conditions, limitations and exclusions in the proper context prior to taking any further step in dealing with the Property or relying on the Report or Visual Inspection, including prior to waiving any conditions in a purchase transaction of the Property and/or proceeding with a purchase transaction of the Property. The client acknowledges that the inspection is preliminary in actual fact. After the inspection, the client is required to consult with their realtor, lawyer, contractor and other consultants. The client is advised that it is common for real estate agreements to be amended, extended or terminated as a result of a preliminary home inspection.

Further action and review is necessary:

If the Inspector and/or the Report recommend(s) further action or investigation, including, but not limited to: (i) termite inspection; (ii) mold/IAQ inspection; (iii) contractor's estimates for major repairs noted; (iv) camera inspection of drains; (v) re-inspection of systems/components not accessible at the initial inspection and (vi) consulting with other specialized expert(s), the Client agrees to do so at his or her expense prior to taking any further step in dealing with or relying on the Report or Visual Inspection, including prior to waiving any conditions in a purchase transaction of the Property and/or proceeding with a purchase transaction of the Property.

Code Compliance/new work:

With reference to retrofit of multi-purpose buildings, new construction, renovations, extensions and repairs/upgrades of electrical, plumbing, structural, heating/cooling and other components, you should request the seller to produce:

- Copies of work permits and final inspection certificates by the appropriate authority having jurisdiction;
- Code compliance certificate;
- Worker and/or manufacturer's warranties along with contractor's name, license number, telephone number and address;
- Retrofit status, certification for multi-unit residential and commercial occupancies.

Notice of Claim:

The Client acknowledges and agrees that any claim(s), refunds or complaint(s) arising out of or related to any alleged act or omission of the Inspector in connection with this Visual Inspection shall be reported to the Inspector upon its discovery. Unless there is an emergency condition, the Client agrees to allow the Inspector a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, allowing a re-inspection of the Property by the Inspector before the Client, or anyone acting on the Client's behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim or complaint. The Client acknowledges and agrees that any failure to so notify the Inspector and allow the Inspector adequate time to investigate the claim(s) or complaint(s) shall be deemed to have destroyed evidence that would have assisted the Inspector in providing any type of assistance or relief to the client.

Limitation of liability.

The Parties accept that the Inspector has not had the opportunity to carry out an exhaustive inspection of the Property and, as a result, the Inspector will not be able to foresee or determine potential problems or damages in the event of an actual or perceived error, omission, negligence or breach of this Agreement by the Inspector. The liability/liquidated damages of the Home Inspector and Home Inspection Company arising out of this inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection. Parties accept that if this Agreement did not contain this limitation of liability, the inspection would be more technically exhaustive, with a number of specialists and a higher fee for the work. (See Specialized Inspection Services Information Sheet).