

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.



3230 Yonge Street, Suite 1717

Toronto, Ontario M4N 3P6

Telephone: 416-483-3535 Email: info@bakerstreet-hi.ca

Website: www.bakerstreet-hi.ca

## PRELIMINARY BUILDING INSPECTION REPORT



# Property Address: 73 Foxley Street Date of inspection: June 24, 2025

**Prepared By:** 

Tim Stechishin, RHI

### BAKER STREET HOME INSPECTION SERVICES INC. 3230 Yonge St, Suite 1717 Toronto, Ontario M4N 3P6 P: 416-483-3535 E: info@bakerstreet-hi.ca W: www.bakerstreet-hi.ca

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PRELIMINARY BUILDI	NG INSPECTION REPO					
Property Inspected 73 Fox	ley Street			Municipality To	ronto	-
Inspection Date June 24, 2	025	Time 9:00am	to 12:30pm	Inspector	Tim Stechishin, RHI	-
Name of Client Andrée Boi	selle and Paul Weaver					
General Information						
GENERAL DESCRIPTIO	ON OF THE BUILDING					
Type of Structure			Occupancy T	уре		
1 Storey	Detached		🗹 Single fam	ily dwelling	Duplex	
✓ 2 Storey	Semi-detached	đ	Basement	apt. added	Triplex	
3 Storey	🗹 Row house/ Fu	ully attached	🔲 Multi-purp	ose occupancy	E Fourplex	
Back split	Condominium	/Townhouse			Multiplex	
Side split	Highrise condo	ominium				
	▼					
Approximate age of building	g is 120+/-	ears. Building has beer	n substantially renovate	ed	years ago.	
Construction type: brick fro		▼	,			
A new structure has been bu		years ago	on	year old founda	tions.	]
GENERAL CONDITION	S AND PERSPECTIVES	S AT THE TIME OF 1	THE PRELIMINARY	INSPECTION		
					in the mainly beaution of	
This building is in above av	rerage $\overline{\nabla}$ function	ional condition in compared	arison to other similar	age and size homes	s in the heighbourhood.	
This building is in above av This building requires less		ional condition in company		-	dings in the neighborhood.	
This building requires less	current repair consideration	in co	mparison to other sim	ilar age homes/build	dings in the neighborhood.	
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#### YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION AND CONSIDERATION:

Please review the preliminary report in its entirety and ask for clarification on any matter. The summary pages 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.

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

#### OTHER RECOMMENDATIONS

Property is located in/near a termite zone. Contact pest control company for inspection/general information.	Ŧ	
The attic could not be inspected. Further review of this space is recommended.	▼	
The crawlspace could not be inspected. Further review of this space is recommended.	▼	
A camera inspection of the main building drain is recommended.	-	
	-	
ADDITIONAL INFORMATION REQUIRED		
Obtain waterproofing contractor transferable warranty for recent foundation waterproofing work if applicable		-
		-
		-
		-
FURTHER CLARIFICATION REGARDING:		
is required of the:		-
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:

- 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.
- 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, statuatory 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/any party 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.

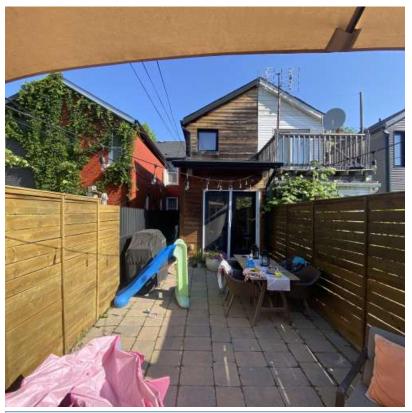
**GENERAL CONDITIONS, SPECIAL SITUATIONS & LIMITATIONS** The primary purpose of the inspection, consultation process and report is to provide purchaser/seller/owner with an improved understanding of the general condition of the building. Repair and cost effective improvement advice is provided to increase 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. (1) major repair is recommended; cost will exceed \$4000.00. Obtain contractor's estimates immediately. Major Repair **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. r 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 30+C Ŧ INACCESSIBILITY Basement/ Garage storage limited access/ visibility. 🗹 Excessive storage limited access to: interior closet walls Areas/systems/ work in progress not fully visually inspected: foundation walls at interior and exterior, drains, and furnace 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 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 

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.

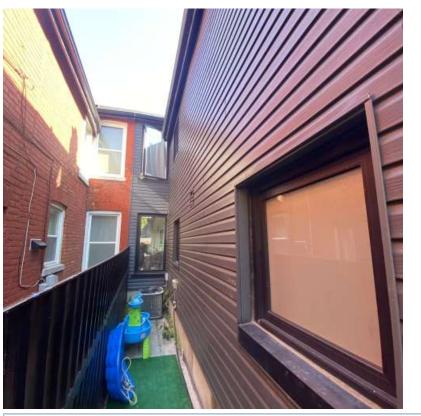
See Appendix

Also in attendance: 🔽 Seller 📃 Seller's agent 📃 Buyer's agent 📃

EXCLUSIONS



Rear Elevation



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West Elevation



Rear Elevation, wood sidings need coat of paint/ stain to extend lifespan.

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1/2-Yr. Priority Key	<b>ROOF STRUCTURES COVERINGS &amp; RELATED SYSTEMS</b>
Maj Min N/A Mor Fun	METHOD OF ROOF INSPECTION
Major Repair Minor Repair N/A Monitor Functional	Fully /partially accessed (walked on) 🔲 At eaves 🔲 At ground with binoculars ( too steep/ inaccessible ) Note: (limitations in effect)
lepa lepa	LIMITATIONS
<b>H</b> . <b>H</b> .	Majority of the above elements were snow/ ice/ frost covered. Flat roof is covered with gravel/ decking/
	Z 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: <b>V</b> NOTE: Estimated lifespan based on visible portion of roof only.
	Asphalt shingles = 5 - 7 years ? (dependent on professional ongoing maintenance)
	= years (dependent on professional ongoing maintenance)
	General condition of flat roof coverings: Good Fair Poor ?
	Current repair is required at: damaged shingle at south-west corner
	Roof covering replacement is required at:
	High probability of replacement of roof coverings within years.
	Repairs/ roofing tune-up is required soon/ before next application of roof coverings I 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
	Repair/ replace/ install flashings at:
	Repair/ replace all flashings with next roof covering replacement.
	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 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.
	SOFFIT AND FASCIA
	Type: 🗹 Aluminum 🗌 Plywood 🔲 Wood 💭 Vinyl
	Soffit & fascia are in: 🗹 Good condition 🗌 Fair condition
	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



Roof coverings are in good overall condition.



Roof coverings are in good overall condition. Professional maintenance is required to prolong lifespan.

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1/2-Yr. Priority K	ey EXTERIOR (GENERAL CONDITIONS)
Ma Mii N// Fur	EXTERIOR WALLS/WALL COVERINGS
Major Rep Minor Rep N/A Monitor Functional	Brick/Masonry (inspected at grade level)
Major Repair Minor Repair N/A Monitor Functional	Masonry units & mortar are in: 🗹 Good condition 📃 Fair general condition.
<u> </u>	Mortar repair; tuck point recommended at:
	Brick repair required at:
	✓ Non-structural cracks noted which could/ should be repaired.
	Wall sidings/Trimwork (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: localized areas
	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
$\circ$	
	Exterior Doors
Copyright 2024 CBCG Inc./ CBCGREPORTS.COM	Exterior doors at: 🗹 Front 🔄 Side 🗹 Rear are in: 🗹 Good condition 📄 Fair condition 🔽 Upgrade locks at exterior
2024	Repair/ replace:
1 CB	Install/ repair storm/ screen door at:
CG]	✓ Upgrade/ caulking/ painting Upgrade weather stripping
Inc./ (	Windows (General)
CBC	Material Type: Aluminum Wood Vinyl trim Wood Vinyl trim
GRI	Predominant styles: Single/Double-hung Casement Sashless Horizontal sliding
EPOI	Windows are in: 🗹 Good condition 🗌 Fair condition 🔽 Upgrade caulking/ painting
RTS.	Storm/ screen systems are recommended to be upgraded at:
CON	Repair/ replace window frame/ sills at
Δ	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:
	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
	Sheds are in: Good condition Fair condition
	Fences/gates are in: 🗹 Good condition

	1/2-Yr. Priority Ke	y EXTERIOR (GENERAL CONDITION) continued
	Maj Min N/A Mon Func	GARAGE/OUTBUILDING/CARPORT
	Major Repair Minor Repair N/A Monitor Functional	Attached Garage Attached Carport Good condition Fair condition Poor condition
	Rep Rep r r	Gas proofing measures of common walls with house required; provide gas seal. Repair holes in walls/ ceilings.
	II. II.	Entry door into dwelling requires self-closing device /repair self-closure.
		Detached Garage Detached Carport Good condition Fair condition Poor condition/ Remove
		Structure type: Wood Frame Solid Masonry Brick Veneer Repairs to walls required
		<b>Roof Coverings</b> $\square$ Good condition $\square$ Fair condition $\square$ Replace roof coverings soon $\square$ Eavestroughs recommended/ repair/ install
		Caution: Underground/ overhead wires supplying power to garage/ shed. Electrical power to garage is recommended
		Caution. Onderground overhead whes supprying power to garage shed.
		Overhead Door Condition     Image: Good condition     Image: Fair condition     Image: Requires repair/ replacement/ painting
		Automatic Door Operation Install dedicated receptacle for garage door opener; avoid extension cord use.
		Cood 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: Front Type: wood r masonry concrete steel composite 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
С		Location: Type: wood masonry concrete steel composite unable to access under deck
opyr		Structural supports: Good condition Fair condition
lght		Decking: Good condition Fair condition
2024		Steps/stairs:     Good condition     Fair condition
Copyright 2024 CBCG Inc		Guards/handrails: Good condition Fair condition Guardrails low/ spacing unsafe/ repair/ missing
CGI		Handrail/guardrail recommended alongside steps at:
· ·		
СВС		
CBCGREPORTS.COM		EXTERIOR PLUMBING CONDITIONS       Winterized/ could not test.         Garden hose connection location:       Front       Rear       Side       Garage       None
PO		
RTS		✓ Good condition
CO		Main vent stack(s) 🗹 Good condition 🔲 Requires repair/ extending from roof
4	1	Cood clearance from windows/ doors Involve to evidence of vent stack for plumbing system visible.
		EXTERIOR ELECTRICAL CONDITIONS
		Exterior plug receptacle location: Front 🗹 Rear 🔲 Side 🗹 Garage
		Cood condition Fair condition Requires weatherproof cover Receptacle not grounded
		Requires repair/ replacement at:
		All/most exterior receptacles are required to be replaced with GFCI type.
		Lighting location: 🗹 Main entrance 🔄 Side entrance 📝 Rear entrance 📝 Garage
		Fixture(s) are in: 🔽 Good condition 🗌 Fair condition
		Repair/ replace at:
		Service entrance: (electrical cables feeding house from street transformer)
		Vorhead 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

А	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
	your basement at any time. We cannot contract with you that previous leaks can be detected or future leaks can be predicted.
	iring the inspection exterior conditions were observed which can contribute to basement leaks. Preventative maintenance can greatly
	duce the likelihood of rain water leaking through your foundation. The items listed below are primary causes of basement leaks. Please
	sure that these items are properly maintained and functional at all times. A resultant effect of continual basement leaks will be the
	velopment of mold. Mold in houses can be extremely detrimental to the health of the occupants.
	AUSES OF BASEMENT LEAKS and What YOU CAN DO TO HELP REDUCE YOUR RISK OF FUTURE LEAKS
	ne 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:
Ľ	Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
ľ	Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
Ľ	Inadequate downspout extensions. Downspouts should be extend 4 to 6 feet (1 to 2 metres) away from the house.
	Relocation of downpipes required at:
1	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: rear entrance door sill too close to grade
	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
1	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:
	Back-up pump/back-up battery or power control for sump pump required. 🔲 Installation of sump pump recommended 🔲 Back water valve recommended.
	Dehumidifier use in basement during spring/summer is required.
Ľ	You are advised to revisit the property before closing to check for any evidence of foundation leakage or retain our company for this task.
Re	eview the above checklist should leakage ever occur. This list represents the most probable cause(s) of leaky basements. If you have
m	ade the above corrections and leakage persists call us - your inspection company. It is our experience that some basement leaks can
	corrected or greatly alleviated without excavation and/or expensive weeping tile replacement.
_	DUNDATION MATERIAL TYPE CHARACTERISTICS
	Stone foundations are very porous. Localized exterior excavation is recommended in the event of leakage.
Ľ	Concrete block foundations are very vulnerable to water penetration as there are porous joints around every block. Should leakage
oc	cur the entire wall face in question is recommended to be excavated.
ľ	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.
	VIDENCE OF COMPLETE WATERPROOFING MEMBRANE AROUND FOUNDATION WALLS: 🔲 Yes 🔲 No 🗹 ? 🗹 Partial waterproofing on
ľ	Should dry basement living conditions be desired, the basement foundation wall must be completely/ substantially/ partially waterproofed at the exteri
	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
	See Additional Comment Page



A view of the masonry chimney. Tuck pointing/repair/new chimney cap is required

	r. Priority Ke	<b>FOUNDATIONS BASEMENTS &amp; STRUCTURES</b>
Monitor Function	Maj Min N/A	LIMITATIONS:
Monitor Functional	or R	Substantially/ partially finished basement/ crawlspace limited observations.
al	Major Repair Minor Repair N/A	Z 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
P		FOUNDATION MATERIAL TYPE
		Image: Stone       Image: Stone    <
		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 Crawlspace is recommended.
		Repairs/ improvements are required at: see Crawlspace appendix page
<b>F</b>		INTERIOR COLUMNS & BEAMS/INTERIOR LOAD SUPPORTS (BASEMENT LEVEL)
		Columns & Walls: 🗹 Wood 🔄 Steel 🗹 Masonry 🗹 Not visible/partially visible
Q		Beams: 🗹 Wood 🔲 Steel 🔲 Paralam/ Engineered wood 🗹 Not visible/partially visible
оруг		Support system members are in: 🗹 Good condition where visible 🗌 Fair condition where visible
ight		Repairs to support load are required at:
2024		FLOOR (BASEMENT)
□ ► Copyright 2024 CBCG		Concrete Finished (covered; limited observations) For Good condition Fair condition
CG In		Unfinished/exposed soil Raised wood(limited observations) Removal of raised wood sub-floor is recommended.
c./		
CBCGREPORTS.COM		FLOOR JOISTS/FLOOR SYSTEM
GRE		Type (floor & ceiling joists where visible) 🗹 Wood joists 🔲 Wood Trusses 🔲 Steel joists/concrete deck 🗌 EWP 🔲 Highrise construction
POR		Floor system appears to be in: 🗹 Good condition where visible 🔲 Fair condition where visible
tTS.		Some localized repairs/ defects Repair/ replace floor joists at:
COV 🗆 🗖		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: Weather strip cold storage room door.
		Insulation recommended at:
		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:
		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

	1/2-Yr. Priority Ke	y ELECTRICAL SYSTEM
	Maj Min N/A Mor Fung	LIMITATIONS:
	Major Repair Minor Repair N/A Monitor Functional	Ratio/ percentage of different wiring types are minimums (if provided). Further review by a licensed electrician is required.
	Repai Repa	We cannot detect existence of knob & tube wiring behind walls and within junction boxes/outlet boxes.
	<b>H</b> . <b>H</b> .	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.
		Vother systems not inspected: household appliances, central vacuum systems, security systems, home theatre, smart home systems.
		MAIN ELECTRICAL STATION
		Main ampacity:         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 📄 Main electrical/meter is exclusive to condo property management
		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 🗹 North wall access panel
		Location of auxiliary distribution panels:
		Condition of main/auxiliary panels: 🗹 Good condition 🗌 Fair condition
		Good visited main service ampacity is provided. Labelling of branch circuit panels is recommended.
		Good v number of circuits are available to properly distribute intended load.
		Additional     Image: Additional in the second
		$\overrightarrow{\mathbf{V}}$ Spare circuits available at distribution panel: No $\overrightarrow{\mathbf{V}}$ No spare circuits are available. Auxiliary panel is recommended.
		Double tapping noted at some circuits     two circuits     Possible overloaded circuit situation. Monitor.
		DISTRIBUTION Note: Determining branch wiring types is limited to visual inspection only.
Col		Predominant visible branch wiring type:
Copyright 2024 CBCG Inc		□ Knob & tube (old copper) % □? ✔ Romex (conventional copper) % ✔?
ht 20		BX (metallic sheathed) % ? Aluminum % ? Ungrounded older romex % ?
124 (		■ Note: Aluminum wiring is the original/principal branch wire type.  ✓ No unsafe conditions identified with outlets tested.
BCC		BRANCH CIRCUITS OVERCURRENT PROTECTION:
3 Inc		At main distribution panel(s): 🔲 Glass fuses 🔛 Cartridge fuses 📝 Breakers
:/ CI		At auxiliary panel(s): Glass fuses Cartridge fuses Breakers
./ CBCGREPORTS.COM		<b>Fuses/breakers</b> ✓ Properly sized fuses/ breakers are presently used to protect branch circuits.
REP		Arc fault circuit interrupters (A.F.C.I) have been installed at: panel/bedrooms/ all principal rooms.
ORT		General
S.CC		Good v lighting source is provided to all habitable areas & service rooms.
M		Additional lighting recommended at:
		Good v number of receptacles is provided to all habitable areas & service rooms.
		Additional receptacles recommended at:
		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:
		Repair/ replace receptacles at
		Missing coverplates/ loose outlets/ exposed cabling observed at:
		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 Commant Data
		See Additional Comment Page

1/2-Yr. Priority Ke	EV CENTRAL HEATING SYSTEM-FURNACE/FORCEDAIRSYSTEMS
Major R Minor R N/A Monitor Function	LIMITATIONS
Major Repair Minor Repair N/A Monitor Functional	Z Determining winter comfort with specific areas is beyond the scope of a visual inspection. Flue interiors cannot be visually accessed.
epair al	✓ The heat exchanger is concealed within the furnace and cannot be reviewed.
	If the outdoor temperature was too high to sufficiently review the heating system/ductwork and winter comfort.
	GENERAL COMMENTS
	Energy source: Oil 🗹 Gas Electric Propane B.T.U rating 80,000
	Furnace type: 🔲 conventional warm air furnace 🔲 mid-efficiency warm air furnace 📝 high-efficiency warm air furnace
	HWT/Combo system Commercial roof top unit Ground source heat pump Fan/coil unit
	Approximate age of furnace 1 = 13 years. Approximate age of furnace 2 = years.
	Probability of furnace 1 replacement within the next 2 - 4 years high Medium Low ?
	Probability of furnace 2 replacement within the next years high Medium Low ?
	Chimney flue interior: Clay lined Metal lined Brick lined I Direct vent Metal lining of flue required.
	Furnace room ventilation: 🗹 Good 🔲 Fair
	Thermostat condition: 🗹 Good 📃 Requires replacement Thermostat location: 🗹 Good 📃 Requires relocation
	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:
	WARM AIR SYSTEM-FURNACE Good overall condition 🖉 Fair overall condition CO emission test required.
	Drive/motor operation: Good 🗹 Fair 🔲 Requires repair/ replacement
	Clean air/filtration system: 🗹 Good 🔲 Fair 🔲 Requires repair/ replacement/ upgrade
0	Central humidifier operation: Good Fair Requires repair/ replacement/ removal/ upgrade
opyr	Burner(s)/coil condition: Good 🗹 Fair 🔲 Requires repair/ replacement
ight	Limit and operating controls 🔲 Good 📝 Fair 🛄 Requires repair/ replacement
Copyright 2024 CBCG Inc.	Venting condition: 🗹 Good 🗌 Fair 🔲 Requires repair/ replacement
СВС	
CG Ir	🗹 Annual servicing and cleaning recommended. 🗌 Heating company insurance plan recommended. 🔲 Air duct cleaning is recommended.
<ul> <li></li></ul>	Carbon monoxide (CO) detector is required.(all levels) TSSA inspection tag missing. Further review required.
BC	DISTRIBUTION SYSTEM - AIR DUCT SYSTEM
BREI	Condition of supply plenum: 🗹 Good 🔲 Fair 🔲 Requires repair
OR	Condition of return plenum: 🗹 Good 🔲 Fair 🗌 Requires repair
CBCGREPORTS.COM	Condition of branch ducts: 🗹 Good 🔲 Fair 🔲 Requires repair
MO	Condition of register/grilles:  Good  Fair  Requires repair
	Condition of return ducts/inlets: 🗹 Good 🔲 Fair 🔲 Requires repair
	Air flow at supply outlets: Cood Fair Requires repair
	HEATING FUEL STORAGE DISTRIBUTION SYSTEMS  ✓ Location of gas shut off/ gas meter/ oil tank valve: north-west corner of exterior Approximate age of oil tank
	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: main floor, upstairs bathroom
	Supplementary heating is recommended at the following areas:
	<b>NOTE:</b> These rooms may be slightly cooler than other areas of the house during cold winter days.
	See Additional Comment Page

1/2-Yr. Priority Ke	<b>Y CENTRAL AIR CONDITIONING SYSTEM</b>
Ma Mii Mo Fur	LIMITATIONS
Major Rep Minor Rep N/A Monitor Functional	Due to the unpredictable nature of air conditioner failures no opinion can be given to system life expectancy or future performance.
Major Repair Minor Repair N/A Monitor Functional	Data plate was missing/ not legible; limited inspection. 🔲 Windows AC units not tested. 🗌 Winterized/covered could not review.
<b>H</b> , <b>H</b> ,	Solariums/ skylight vaults/ lofts/3rd floor levels are difficult to cool. Supplementary cooling may be required.
	The outdoor temperature was too low to safely activate the air conditioning system. Review prior to transaction closing
	GENERAL INFORMATION
	Energy source: 🗹 Electric 🔲 Gas 🔲 Combination system
	System type: 🗹 Split system 🔲 Integral system 🔛 Heat pump 🔛 Condominium supply/fan coil unit
	Type: Air to Air Ground source Ductless system Roof mounted Interior water cooled
	Approximate estimated cooling capacity of system #1 $18,000$ B.T.U.'s or $1.5 \checkmark$ tons $\square$ ?
	Approximate age of cooling system #1 13
	Approximate estimated cooling capacity of system #2 B.T.U.'s or tons ?
	Approximate age of cooling system #2
	EXTERIOR EQUIPMENT (FOR SPLIT SYSTEMS ONLY)
	Clear of shrubs or plant growth: $\checkmark$ Yes $\square$ No Unit properly mounted(level) on solid base. $\checkmark$ Yes $\square$ No
	Unit properly positioned out of direct sunlight: Yes V No
	Electrical connections satisfactory: Ves No
	Condition of condenser fins: Good 🗹 Fair 🗹 Cleaning required
	Condition of insulation of low-pressure refrigerant line (where visibly accessible): Good 🗹 Fair Repair required
	INTERIOR EQUIPMENT
	Condition (operation) of condensate line: 🗹 Good 🔲 Fair
5	Condition of refrigerant lines:
DVI16	
zht 20	Thermostat condition: 🗹 Good condition 🗌 Requires replacement
Copyright 2024 CBCG Inc.	Thermostat location: 🗹 Good location 🗌 Requires relocation
	INDEPENDENT SYSTEMS/ATTIC MOUNTED UNITS
G	Equipment in well ventilated area:
	Condition/operation of blower coil: Good Fair
BCG	Proper condensate drain connection: Yes No
/ CBCGREPORTS.COM	Air duct connections at main unit: Good Fair
	Air filter condition: Good Fair Cleaning/ replacement required
	COOLING DISTRIBUTION SYSTEM
	✓ Using existing heat ducts (see heat distribution system).
	Condition of air duct system: Good condition 🗹 Fair condition 🗹 Seasonal duct balancing required.
	Close off all supply registers in basement in the Summer; close off 50% of main floor registers as well
	Cooling source supplied to habitable areas/room of:
	Basement 🗹 Yes 🗌 No Main floor 🗹 Yes 🗌 No 2nd floor 🗹 Yes 🗌 No 3rd floor 🗌 Yes 🛄 No
	Rooms with no cooling outlet:
	Functional return-air system on each habitable floor level:
	Basement 🗹 Yes 🗋 No Main floor 🔽 Yes 🗋 No 2nd floor 🗌 Yes 📝 No 3rd floor 🗌 Yes 🛄 No
	Return-air system is recommended at 2nd/3rd level to optimize air flow.
	GENERAL CONDITIONS
	System was operating normally/marginally at the time of inspection. Check operation of AC prior to transaction closing.
	System is functioning abnormally; further analysis is required.
	Manufacturers' warranties appear to have expired on major components; system is in fair overall condition.
	System/major components are approaching end of expected functional life. Budget for replacement.
	See Additional Comment Page

## Heating Images (1)

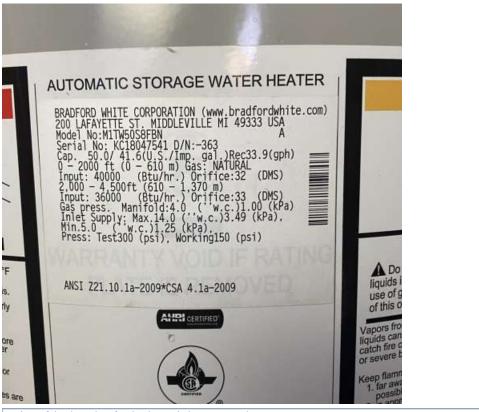
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SERIAL X121167359	51 - 1		
ROD R4A318AKA200	( Alter I		
MODEL R4A318AKA2			
METERING TXV DEVICE INDOOR	N/A OUTDO	OR	
FACTORY CHARGED	R-	-410A	
8.15 LBS	1.43	Ka	
INDOOR TXV SUB COOLING	10	٥F	
POWER SUPPLY	208 - 230	VOLTS AC	
1 PH	60	HZ	
PERMISSIBLE VOL	TABE AT UNIT	- T. (6. 1)	
258 MAX	197	MIN	1
SUITABLE FOR O	UTDOOR USE	10. N. K. M.	7
COMPRESSOR	208/280	VOLTS AC	
1 PH	60	HZ	

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A view of the data plate for the central air conditioning compressor.

1/2-Yr. Priority I	Ley INTERIOR PLUMBING SYSTEM
Major Repair Minor Repair N/A Monitor Functional	LIMITATIONS
Major Repair Minor Repair N/A Monitor Functional	Visual access to main drain and drains underneath basement floors is restricted. No assurances can be provided regarding proper
hal	drainage conditions or performance. Sewer back-up is beyond our ability to detect or predict. 🗹 Camera inspection recommended.
<u> </u>	✓ 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: 🗹 At front of basement 🔽 Incoming water service material type: 3/4 inch copper line 📿 ?
	Cood condition Fair condition ? Requires repair/ replacement
	TYPES AND VISIBLE CONDITIONS OF WATER SUPPLY LINES (limitations in effect)
	Predominant type: Copper piping Galvanized steel ? PEX Copper piping
	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 linesupon next renovation to house.
Cop	Repairs required to main drain lines at:
oyrig	Clogged slow draining fixtures at:
Copyright 2024 CBCG Inc	Improperly installed fixture drains at:
24 C	Leaking fixture drains at:
BCC	Fixtures with fair functional drainage that appear to be improperly vented:
i Inc.	
/CB	BASEMENT/CRAWISPACE FLOOR DRAIN (visible conditions)
CBCGREPORTS.COM	🗹 Good condition 🛛 Fair condition 🔲 Requires repair/ replacement/ cleaning 🔲 Back water valve recommended
EPO	Location not determined Floor drain not installed
RTS	HOT WATER TANK 🗹 Rental 🗌 Owned 🔽 ? 🗹 A buy out of leased contract is recommended.
.co	Energy source: 🗹 Gas 🔲 Oil 📃 Electric Type: 🗹 Tank 🛄 Tankless 🛄 Combination Approximate age of water tank: 12 yrs
$\leq$	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
	SUMP PUMP    Could not test/sump dry/ inaccessible/ too cold outside fixed lid
	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 Invitations 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



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



A view of the main water shutoff valve.

1/2-Yr. Priority Key	GENERAL INTERIOR ELEMENTS				
Maj Min N/A Mor	LIMITATIONS:				
Major Repair Minor Repair N/A Monitor Functional	🗹 We are unable to detect or predict damage to interior finishes as result of slow or intermittent water leaks. Mold detection/indentification				
kepa kepa r	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				
<u> </u>	beyond the scope of a visual inspection. Thermal seal failures of thermalpane glass is beyond our ability to detect or predict.				
	🖌 Household appliances such as kitchen appliances, laundry appliances, central vacuum systems are not included as part of the scope of our inspection.				
	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: 🗹 Good condition 🔄 Fair condition 📃 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 improvem				
	STAIRWAYS/RAILINGS & BALCONIES				
	Condition of primary staircase(s):				
	Good condition Eair 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				
	Condition of basement staircase(s):				
	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				

1/2-Yr. Priority K	Ley ATTIC/ROOF SPACES
Major Repair Minor Repair N/A Monitor Functional	LIMITATIONS:
Major Repair Minor Repair N/A Monitor Functional	✓ The inspection process cannot predict the ability of the roof stucture to support heavy snow loads.
epair epair	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.
	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
	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)
C	Type: Plywood Board sheathing Good condition Fair condition
opyri	Probability of replacement of some/ most sheathing with next shingle replacement
ght 2	Fair/ poor condition due to inadequate ventilation. Possible mold/ mildew residue developing on sheathing.
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СВС	See Additional Comment Page
Ğ	KITCHEN
· • • • • • • •	COUNTER TOP CONDITION
BCC	Counter top is in: 🗹 Good condition 🗌 Fair condition 🗌 Requires repair/ replacement
CBCGREPORTS.COM	Localized damage around faucets; counter replacement is imminent.
POR POR	CABINET(S) CONDITION
TS.C	Cabinet condition installation & operation is in 🗹 Good condition 📃 Fair condition
MO	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
	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

1/2-Yr. Priority K	ey BATHROOMS
Major Repair Minor Repair N/A Monitor Functional	LIMITATIONS
Major Repair Minor Repair N/A Monitor Functional	Due to the unpredictable and latent nature of plumbing shower and bathtub enclosure leaks there can be no
al spair	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.
	SHOWER/BATHTUB ENCLOSURE CONDITION ✓ The ceramic tile/ wall surfaces are in good general condition.
	<ul> <li>In the certainic the war surfaces are in good general condition.</li> <li>In the certainic the war surfaces are in fair general condition.</li> <li>Sealant and grout touch-ups required at shower enclosures as a preventative measure.</li> <li>Cleaning/sealing of stone tile rec'd.</li> </ul>
	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:
	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:
	BATHTUB CONDITION
	Bathtubs are in good/ fair general condition Reglazing/ re-lining of bathtub recommended at:
	Bathtubs requires repair/ replacement at:
	Whirlpool bath/ air jet bath is functional Whirlpool bath/ air jet bath requires repair at:
	Whirlpool bath/ air jet bath electrical circuit is required to be protected by an accessible GFCI breaker.
	No access panel/ improper access to mechanical equipment at:
	TOILET CONDITION/BIDET CONDITION
)yrig	✓ Toilets are in good/ fair general condition □ Toilet requires repair/ replacement at:
Copyright 2024 CBCG Inc.	Toilet is improperly installed to floor (ie) loose at:
24 C	Bidet in good/ fair general condition Bidet requires repair at:
BC	WASH BASINS/FAUCET CONDITION & OPERATION
J Inc	✓ Wash basin are in good/ fair general condition.
<u>_</u>	Wash basin requires repair/ replacement at:
CBCGREPORTS.COM	Faucets are in good/ fair general condition. Faucet washers/ cartridge are to be replaced.
REP	Faucets require repair/ replace at:
ORT	
S.CC	Receptacles are in functional condition at all/ most bathrooms None installed.
M	Installation of GFCI receptacle recommended at:
	Repair/ replace receptacle at:
	Repair/ relocate light fixture at:
	VENTILATION: WINDOWS/EXHAUST FANS
	Ventilation is provided by a functional window and/or a functional mechanical exhaust fan.
	Repair/ replace exhaust fan at:
	Fan not vented to exterior at:
	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:
	SAUNAS/SPAS/STEAMER
	Sauna/ steamer/ hot tub are in good/ fair general condition.
	System/ components require repair/ replacement at:
	GENERAL CONDITIONS
	The bathroom is in marginal condition. Major remodelling is recommended in the near future.
	See Additional Comment Page

#### 1/2-Yr. Priority Key FIREPLACES

Major Repair Minor Repair N/A Monitor Functional	LIMITATIONS: We cannot verify that gas fireplaces or factory built fireplaces are installed in accordance with manufacturer specifications. Inspecting condition of flue and ability of fireplace to draw is beyond scope of visual inspection. Camera inspection of flue is rec'd.				
Repa Repa r	FIREPLACE TYPE				
<u> </u>	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.				
	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:				
	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:				
	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 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.				
	<ul> <li>Ask seller for plans/drawings/project documentation and permits for any improvements to the property.</li> </ul>				
	✓ 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				

## **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.
- I 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.

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

### **CRAWL SPACES**

APPENDIX

WHAT	IS A	CRAWL	SPACE?

A crawl space is an enclosed space between the underside of a floor assembly and the ground with a vertical clearance of less than 71 inches but more than 12 inches (an 18 inch minimum clearance is recommended in termite areas). By insulating and heating the enclosed space the floor temperature of the room above will be more comfortable. Proper ventilation or air circulation and a sound ground cover will reduce dampness, improve air quality and ensure against dryrot. Insulation Exterior walls - preferred material is spray foam - use at least R-20. Floor cavities - (recommended only if crawl space is unheated) - use fibreglass batts (R-25). Air ducts - use fibreglass pipe wrapping (R-5). 6 mil vapour barrier should be installed to the warm side of the floors and walls and should also wrap air ducts. Heating (options) Modify existing air duct system to install heat supply outlet in crawl space. Modify existing hot water system to install a radiator in crawl space. Install an independently controlled electric baseboard heater in crawl space. Access At least one access opening (20 inch x 28 inch) should be provided (could use an existing basement window). 

### Ventilation

- Ventilation should be provided to adjacent basement spaces via an existing window opening.
- Uvents should be uniformly distributed on opposite wall sides (open in summer and closed in winter).

### **Ground Cover**

Install overlapping sheets of 10 mil polyethylene plastic weighed down with fine granular material.

✓ Install 2 inches of concrete.

### Additional Information

Crawlspace not accessed current conditions are unknown.

Recommendations for insulation and ground cover could currently be met, conditions unknown.

Recommendations for heating, access, and ventilation are to meet current building practices.



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



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## 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 checkup" 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

In addition please forward the report to: \_\_

Inspection Date	Time	Inspec	tor
1. Type of inspection:			
Pre-purchase - buyer's inspe	ction	Base fee:	\$
Pre-offer - buyer's inspection		Additional cost:	\$
Seller's inspection		Sub-total:	S
Homeowner's inspection		H.S.T.	\$
Technical audit/Additional ser	vice	TOTAL	S
Other		Received by:	
Revisit prior to closing (\$150	+ HST) 🛛	HST #R10038102	
		Estimated bud	get: \$
	is of a visual inspection of the p nspection company, in any disp	hysical evidence availat ute with the Client, is lin	nal problems will be detected, predicted ble. The parties agree that the maximun nited to an amount equal to the
		In	itial here:
6. Authorization:			
I have read, understood and agree	to the terms, conditions and exc	clusions contained in thi	s agreement.
Client Name(s):		Contact Numbers:	
Client Address:			
Client Signature:			
Please deliver the electronic version	n of the full 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.

### Waving 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;
- Gode compliance certificate;
- · Worker and/or manufacturer's warranties along with contractor's hame, 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).