



Superior Home Inspectors

Toronto, Ontario M9B 6L1

Home Inspection Report



4 Dunstable Place
Toronto, Ontario M9R 3A9

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Vegetation: Grass, Shrubs, Trees.

Recommended practices for vegetation near the house:

- Allow for good light and air circulation between plantings and the foundation;
- Trees that will reach a height of 10m (30') or more should be minimum of 5m (15') from the foundation;
- Shrubs should be a minimum of 1.8m (6') from the foundation.
- Keep at least 20cm (8") of foundation height below the siding or brick exposed (not covered with soil or stored materials).

Vegetation to close to the external wall. Recommend pruning to prevent moisture transfer. This is considered normal maintenance.

Tree limbs over hang the roof and should be cut back to reduce chances of damage to the roof. Consult a landscape contractor or arborist.



Exterior

2. Entire Exterior Surface Type: Concrete, Brick.

Recommend filling all cracks/gaps/holes to prevent rainwater from entering and deteriorating the surrounding materials. This is considered normal maintenance.

Recommend replacing the mortar within the concrete sills. Rainwater will enter and can deteriorate the surrounding materials. This is considered normal maintenance.

There are signs of waterproofing. This helps a prevent rain water from leaking through the foundation.

There are signs of waterproofing covering the foundation. This prevents water from moving through the foundation.

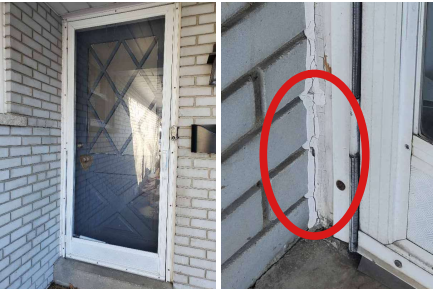


Exterior (Continued)



3. Entry Doors: Metal., Wood.

Recommend replacing old caulking around the door framing. Rainwater can enter and may deteriorating the surrounding materials.



4. Basement Windows: Sliders .

One needs to replace a repair the torn screen.



5. Window Wells: Metal, Flagstone.

Recommend using a window well cover. This will help prevent rainwater from entering.

Recommend removing all leaf debris to prevent potential clogging within the window well.



Marginal Summary (Continued)

Roof

6. Gutters: Aluminum.

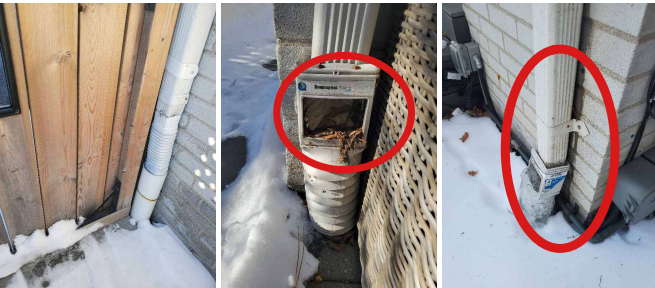
Vegetation was observed within the gutter system. It is recommended that this be removed as part of routine maintenance to help ensure proper drainage and reduce the potential for wear over time.



7. Downspouts: Aluminum.

Remove the debris found within the open downspout filter.

At the time of inspection, ice was observed behind a section of the downspout piping. This condition suggests a possible leak within the downspout, which may have allowed water to escape and freeze against the adjacent brick wall. It is recommended to further inspect and repair the downspout as needed to help prevent recurrence.



8. East Chimney Chimney: Brick.

Inspect brick chimneys annually for loose or missing mortar. Maintenance of brick and mortar (ie. tuckpointing) is normally required every few years to protect the chimney structure. Consult a qualified masonry specialist, with experience in brick chimney repair.

Recommend filling in mortar for areas that have gaps within the brick system. By filling in mortar gaps one prevents rainwater from entering and deteriorating the surrounding materials.



9. East Chimney Flue/Flue Cap: Clay, Concrete, Metal.

A visible crack can be seen where the brick chimney meets the concrete crown cap. It is recommended that this area be properly sealed to help prevent water intrusion and reduce the potential for deterioration of the surrounding materials.

Roof (Continued)



Garage

10. Attached Garage Floor/Foundation: Poured concrete.

Unable to inspect due to homeowners belongings being in the way.

The poured concrete floor shows signs of surface pitting and minor cracking, likely due to prolonged moisture and water exposure over time. Possible contributing factors include rainwater leaking from above or snow accumulation resting against the surface. It is recommended to consider resurfacing the affected areas to help improve durability and appearance.



11. Attached Garage Hose Bibs: Rotary handle.

HOMEOWNER TIP: Remember to winterize water lines going to exterior supply hoses before winter freeze up, to prevent burst pipes upon thawing. Close the shut off valve inside the house for each line and drain the line from the inside and the outside.

MARGINAL: At the time of inspection, the hose bib was observed to be slowly dripping. It is recommended that a licensed plumber further inspect the fixture and perform the necessary repairs to prevent continued leakage.



Bathroom

12. Master Ensuite Bathroom Shower/Surround: Tile Surround .

Recommend replacing the old caulking as there are signs of mold and mildew present. This is considered routine but important maintenance to help protect the area from further deterioration.

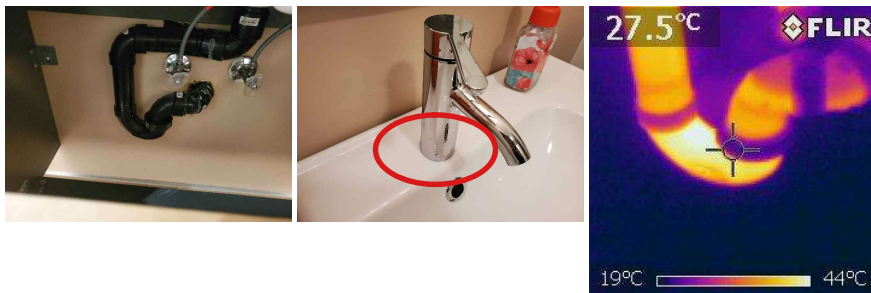
Recommend replacing caulking as there are signs of mold/mildew present. A thorough cleaning is needed. This is considered normal maintenance.

Bathroom (Continued)



13. Basement Bathroom Faucets/Traps: ABS trap.

Loose fixture. Tightening needed.



Defective Summary

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Exterior

1. Exhaust Pipes: PVC.

Recommend adding plastic mesh into the exhaust pipe. This will prevent small pests from entering in and clogging up the exhaust.



2. Electrical Mast: Surface mount.

Service line wire runs through the tree branches. The tree branches need to be cut to prevent damage to the service line.



Garage

3. Attached Garage Electrical: 110 VAC.

Replace the switch box cover with a full cover. Currently wires are exposed. There is a potential safety hazard present.



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

General Information

Property Information

Contact Name: Gaetano Colacci
Phone: 416-986-3604
Property Address 4 Dunstable Place
City Toronto Province Ontario Postal Code M9R 3A9
E-Mail gcolacci@gmail.com

Client Information

Inspection Company

Inspector Name Robert Kin
Company Name Superior Home Inspectors
City Toronto Province Ontario Postal Code M9B 6L1
Inspector on Site Robert Kin
Inspector E-Mail rkin@superiorhomeinspectors.ca
Inspector Phone 416-528-1443
File Number 20260213-01
Amount Received 0

Conditions

Others Present Buyer's Agent and Buyer. **Property Occupied** Occupied
Estimated Age 70+ to 99+ **Entrance Faces** West
Inspection Date: 02/13/2026
Building Type Fully Detached **Garage** Attached
Start Time 9:00 AM **End Time** 12:45 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature -8 Celcius
Weather Sunny **Soil Conditions** Frozen, Snow covered
Space Below Grade: Basement
Sewage Disposal City. **How Verified** Visual Inspection
Water Source City. **How Verified** Visual Inspection

Lots and Grounds

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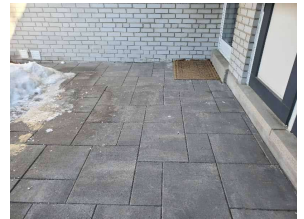
1. Acceptable **Driveway:** Asphalt.



2. Acceptable **Walks:** Flagstone.



3. Acceptable **Porch:** Flagstone.



4. Acceptable **Patio:** Flagstone, Composite.

Unable to inspect the patio surface due to snow and/or ice coverage.



5. Acceptable **Grading:** Minor slope.

6. Marginal **Vegetation:** Grass, Shrubs, Trees.

Recommended practices for vegetation near the house:

- Allow for good light and air circulation between plantings and the foundation;
- Trees that will reach a height of 10m (30') or more should be minimum of 5m (15') from the foundation;
- Shrubs should be a minimum of 1.8m (6') from the foundation.
- Keep at least 20cm (8") of foundation height below the siding or brick exposed (not covered with soil or stored materials).

Vegetation to close to the external wall. Recommend pruning to prevent moisture transfer. This is

Lots and Grounds (Continued)

Vegetation: (continued)

considered normal maintenance.

Tree limbs over hang the roof and should be cut back to reduce chances of damage to the roof. Consult a landscape contractor or arborist.



7. Acceptable **Fences:** Wood.

Exterior

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Entire Exterior Surface

1. Marginal **Type:** Concrete, Brick.

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Recommend replacing the mortar within the concrete sills. Rainwater will enter and can deteriorate the surrounding materials. This is considered normal maintenance.

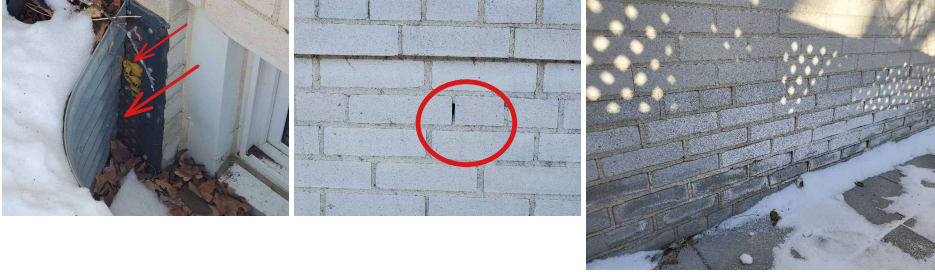
There are signs of waterproofing. This helps a prevent rain water from leaking through the foundation.

There are signs of waterproofing covering the foundation. This prevents water from moving through the foundation.



Exterior (Continued)

Type: (continued)



2. Acceptable

Trim: Aluminum.

3. Acceptable

Fascia: Aluminum.

4. Acceptable

Soffits: Aluminum.

5. Acceptable

Door Bell: Wireless.

6. Marginal

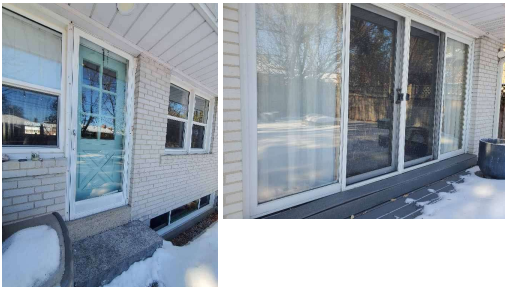
Entry Doors: Metal., Wood.

Recommend replacing old caulking around the door framing. Rainwater can enter and may deteriorating the surrounding materials.



7. Acceptable

Patio Door: Metal entry door, Wood, Sliding.



8. Acceptable

Windows: Vinyl Casement.

Exterior (Continued)

9. Acceptable **Window Screens:** Vinyl mesh.

10. Marginal **Basement Windows:** Sliders .

One needs to replace a repair the torn screen.



11. Marginal **Window Wells:** Metal, Flagstone.

Recommend using a window well cover. This will help prevent rainwater from entering.

Recommend removing all leaf debris to prevent potential clogging within the window well.



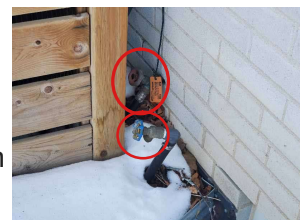
12. Acceptable **Exterior Lighting:** Surface mount.

13. Acceptable **Exterior Electric Outlets:** 110 VAC GFCI.



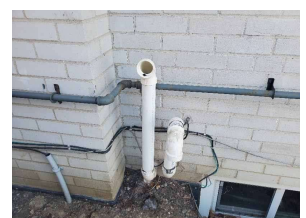
14. Acceptable **Hose Bibs:** Rotary.

HOMEOWNER TIP: Remember to winterize water lines going to exterior supply hoses before winter freeze up, to prevent burst pipes upon thawing. Close the shut off valve inside the house for each line, disconnect the garden hose from the outside tap, and drain the line from the inside and the outside.



15. Defective **Exhaust Pipes:** PVC.

Recommend adding plastic mesh into the exhaust pipe. This will prevent small pests from entering in and clogging up the exhaust.



Exterior (Continued)

16. Acceptable **Fireplace Exhaust Vent:** Chimney Based.

Keep combustible items well clear of this vent as it will get very hot when the fireplace is used.

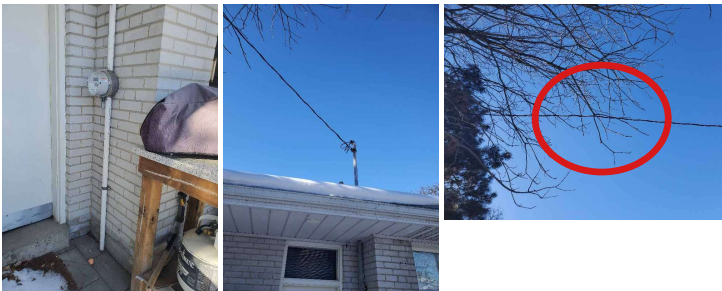
17. Acceptable **Foundation surface:** PHOTO.

18. Acceptable **Vents:** Plastic .



19. Defective **Electrical Mast:** Surface mount.

Service line wire runs through the tree branches. The tree branches need to be cut to prevent damage to the service line.



20. Service Size Amps: 100 Volts: 110-240 VAC

21. Acceptable **Gas Meter:** Side of the house. HOMEOWNER TIP: Keep area around gas meter clear of materials and vegetation for accessibility. Protect meter from impact damage.



22. Acceptable **Main Gas Valve:** Located at gas meter. Used in case all gas to the house needs to be shut off.

Air Conditioning

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Main AC System

1. Not Inspected **Operation:** Not inspected.

Have unit serviced every spring by a qualified air conditioning specialist to maintain it in good working order and maximize it's life span.

The air conditioning unit has a service life of 12 to 18 years.

Unable to test the A/C unit for to non summer like temperatures.



2. Acceptable **Condensate Removal:** Plastic tubing .

3. Acceptable **Exterior Unit:** Pad mounted.

4. **Manufacturer:** Payne



5. **Model Number:** PA13NA024BN **Serial Number:** 3420X1###5

6. **Area Served** Whole Building **Position:** North

7. **Approximate Age:** 5+ Yrs **Typical life expectancy of an** air conditioner is 12-15 years. Recommend planning for A/C replacement when the unit no longer provide comfortable cooling on the hottest days.

8. **Fuel Type:** 208/230 V We recommend having the A/C unit serviced annually. This is considered a maintenance task.

9. **Type:** Central A/C. **Capacity:** 2 Ton

10. Acceptable **Visible Coil:** Aluminum.

11. Acceptable **Refrigerant Lines:** Serviceable condition.

12. Acceptable **Electrical Disconnect:** Breaker disconnect.



Roof

The roof inspection is conducted from several angles, to get a general idea of the roof condition, and try to find obvious areas of deterioration. Detailed, close up examination of every face is not conducted, to limit roof walking to a reasonably safe amount. Material under roof coverings is not visible for inspection (ie. top of roof sheathing, ice shield, underlayment, etc.) .

Inspect roofs annually to monitor condition.

Performance of roofing can be unpredictable, due to severe weather conditions, and animal damage. A leak free lifespan is impossible to predict. Leakage is most likely to occur at joints where surfaces transition as well as roof penetrations (chimneys, pipes, vents). It is pro-active and recommended to have the roof done when the covering is showing signs of deterioration and BEFORE leaks are showing.

Roof material ages at different rates depending on which direction the roof is facing, how exposed it is to wind, volume of water runoff and tree debris, as well as the quality of shingles. Generally the southerly facing /most sun exposed roof surfaces will age faster than other sides. Monitor these faces in particular. Lighter coloured shingles are recommended as they will heat up less than dark coloured shingles.

Gutters should be cleaned at least annually as part of normal home maintenance. Late autumn is a good time to clean, after all the tree leaves have fallen.

Leader pipes are the end pipes of the downspout, to move water away from the house onto the ground. Ideally leaders should discharge at least 6 ft away from the foundation, onto permeable ground like grass and in an area where the ground slopes away from the house.

This will help keep water away from the foundation and reduce chances of basement dampness.

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Main Roof Surface

1. **Method of Inspection:** Ground level
2. Acceptable **Unable to Inspect:** 90%. Unable to access the roof due to the height.
3. Not Inspected **Material:** Asphalt shingle.

Unable to inspect the roof thoroughly due to snow coverage.

Asphalt shingles lasts between 12-15 years dependent on weather, quality of materials and installation. Depending on how old the Asphalt shingle material are, one should budget for a replacement material in the near future, dependent on weather.

Based on the homeowners timeline, the shingles are reported to be in the latter half of their typical twelve to fifteen year service life. It is recommended that a qualified roofing contractor further assess the current condition and provide guidance regarding the timing of replacement. The remaining service life will depend on the quality of the original installation and how the roof continues to perform under current conditions.

Roof (Continued)

Material: (continued)



4. Type: Hip

5. Approximate Age: 8 to 15+ years

6. Acceptable Flashing: Aluminum.

7. Acceptable Valleys: Asphalt shingle



8. Acceptable Roof Vents: Static.

While their presence is noted, their effectiveness cannot be evaluated from the exterior.

9. Acceptable Plumbing Vents: ABS.

Plumbing vents allow air to move through the drains so that the water in the drains runs well. Gaskets around vents should be replaced when shingles are replaced.

10. Acceptable Electrical Mast: Surface mount.

The service line into the house is usually connected to an electrical panel within 5 feet.

11. Marginal Gutters: Aluminum.

Vegetation was observed within the gutter system. It is recommended that this be removed as part of routine maintenance to help ensure proper drainage and reduce the potential for wear over time.



Roof (Continued)

12. Marginal **Downspouts:** Aluminum.

Remove the debris found within the open downspout filter.

At the time of inspection, ice was observed behind a section of the downspout piping. This condition suggests a possible leak within the downspout, which may have allowed water to escape and freeze against the adjacent brick wall. It is recommended to further inspect and repair the downspout as needed to help prevent recurrence.



13. Acceptable **Leader/Extension:** Aluminum.

East Chimney

14. Marginal **Chimney:** Brick.

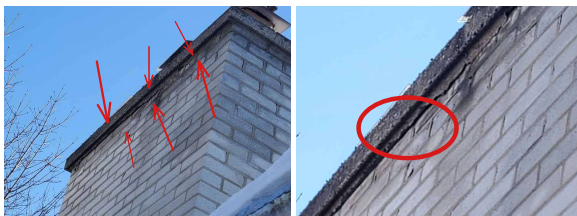
Inspect brick chimneys annually for loose or missing mortar. Maintenance of brick and mortar (ie. tuckpointing) is normally required every few years to protect the chimney structure. Consult a qualified masonry specialist, with experience in brick chimney repair.

Recommend filling in mortar for areas that have gaps within the brick system. By filling in mortar gaps one prevents rainwater from entering and deteriorating the surrounding materials.



15. Marginal **Flue/Flue Cap:** Clay, Concrete, Metal.

A visible crack can be seen where the brick chimney meets the concrete crown cap. It is recommended that this area be properly sealed to help prevent water intrusion and reduce the potential for deterioration of the surrounding materials.



Roof (Continued)

16. Acceptable **Chimney Flashing:** Aluminum.

Garage

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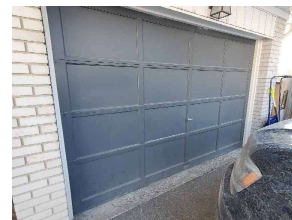
Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Not Present Item not present or not found.

Attached Garage

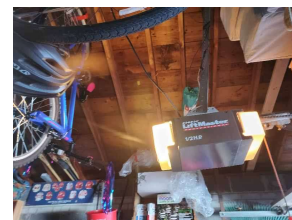
1. **Type of Structure:** Attached **Car Spaces:** 1

2. Acceptable **Garage Doors:** Wood.



3. Acceptable **Door Operation:** Mechanized.

4. Acceptable **Door Opener:** Lift Master.

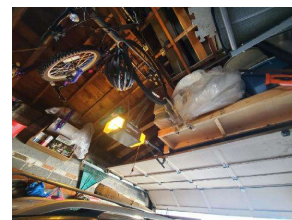


5. Acceptable **Stairs:** Concrete.

6. Acceptable **Exterior Surface:** (if not attached to house).

7. Acceptable **Service Doors:** Wood.

8. Acceptable **Ceiling:** Exposed framing.



9. Acceptable **Walls:** Block, Brick.

When taking possession, after the previous owner's stored materials are removed and surfaces are accessible, check thoroughly for gaps in the walls and ceilings. For attached garages, fill all gaps with fire and gas proof sealant to protect residents from exhaust fumes, including carbon monoxide. Gasses and smoke can seep into the house from attached garages and are a health hazard.

Garage (Continued)

10. Marginal **Floor/Foundation:** Poured concrete.

Unable to inspect due to homeowners belongings being in the way.

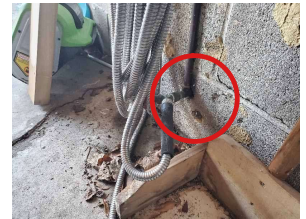
The poured concrete floor shows signs of surface pitting and minor cracking, likely due to prolonged moisture and water exposure over time. Possible contributing factors include rainwater leaking from above or snow accumulation resting against the surface. It is recommended to consider resurfacing the affected areas to help improve durability and appearance.



11. Marginal **Hose Bibs:** Rotary handle.

HOMEOWNER TIP: Remember to winterize water lines going to exterior supply hoses before winter freeze up, to prevent burst pipes upon thawing. Close the shut off valve inside the house for each line and drain the line from the inside and the outside.

MARGINAL: At the time of inspection, the hose bib was observed to be slowly dripping. It is recommended that a licensed plumber further inspect the fixture and perform the necessary repairs to prevent continued leakage.



12. Defective **Electrical:** 110 VAC.

Replace the switch box cover with a full cover. Currently wires are exposed. There is a potential safety hazard present.



Electrical

The Gardner Bender GFI-3501 receptacle (aka plug) tester used in the inspection will detect many probable common improper wiring conditions, but it is not a comprehensive diagnostic instrument. Conditions should be verified by an electrician when repairing.

Always use an ESA (Electrical Safety Authority) certified electrician to perform repairs. SEE WWW.ESASAFE.COM.

The quality of the ground connections is not measured as part of a home inspection.

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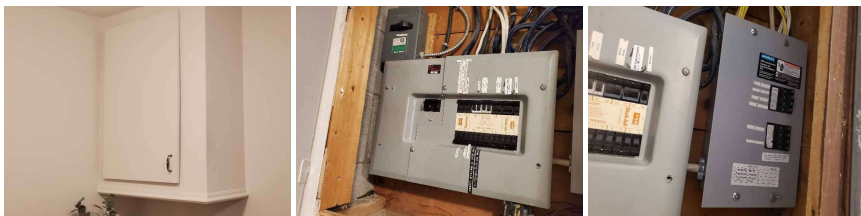
1. **Service Size Amps:** 100 **Volts:** 110-240 VAC
2. Acceptable **Service:** Copper
3. Acceptable **120 VAC Branch Circuits:** Copper.
4. Acceptable **240 VAC Branch Circuits:** Copper.
5. Not Present **Aluminum Wiring:** Not present.
6. Acceptable **Conductor Type:** Non-metallic sheathed cable
7. Acceptable **Ground:** Plumbing ground only.

The purpose of grounding is to provide an effective current path to trip a breaker or blow a fuse in the event that there is a short. It also provides a path to earth to dissipate static charges and surges that would otherwise build up on the electrical system. The quality of the ground connection is not tested as part of a home inspection.

Basement Electric Panel

8. Acceptable **Manufacturer:** Stab Lok, Seimens.

ESA sticker visible indicating a licensed electrician did and inspection within the home. It's recommended one should retrieve the report from the license electrician. If one is unavailable calling the contact information on this sticker should help you understand what was done within the home.

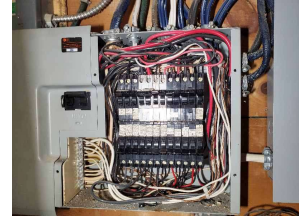


9. **Maximum Capacity:** 125 Amps

Electrical (Continued)

10. Acceptable **Main Breaker Size:** 100 Amps.

11. Acceptable **Breakers:** Copper



12. Not Present **Fuses:** None.

13. Acceptable **GFCI breakers:** At GFCI receptacles only.

14. **Is the Panel bonded?** Yes There is no aluminum wiring within the panel.

15.

Heating System

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Not Present Item not present or not found.

Basement Heating System

1. Acceptable **Thermostats:** Programmable.

HOMEOWNER TIP: Use the "Fan ON" setting (if equipped) to circulate air throughout the house, when the air is stale and to help equalize the temperature between levels. This will keep air moving even when the furnace and air conditioner are not running.



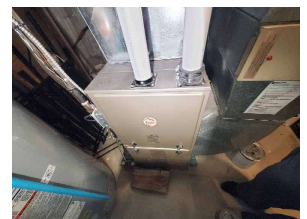
2. Acceptable **Operation:** Functional.

Annual service/maintenance check by a qualified heating contractor is recommended for safety, comfort, and to prolong the lifespan of the unit. A good time to do this is in the spring, before the central air conditioning (if equipped) is turned on.

Fuel (gas or oil) fired furnaces must be serviced by a TSSA certified company. You can find a qualified heating company at WWW.TSSA.ORG.

Read the owner's manual for more details on the furnace unit.

3. **Manufacturer:** Payne



Heating System (Continued)

4. **Model Number:** PG96VTAA42060B **Serial Number:** 4620A59824

5. **Type:** Forced air. **Capacity:** 60,000 BTUHR

6. **Approx. Age:** 5+ Yrs **Typical Life Expectancy of a** The service life for a furnace is 12-18 years. Recommend having the unit serviced annually. Recommend starting planning for furnace replacement when it is within 5 years of it's rated life span. Discussing the units condition after it's annual servicing will help you plan ahead for the timing of replacement. Take the time to consult with a qualified heating specialist with experience in the type of system that you have to choose the best replacement model and size. Do not wait for complete failure of the unit in winter to replace it, as loss of heat during freezing temperatures can cause discomfort as well as freezing of water pipes/fixtures, leading to leakage and water damage.

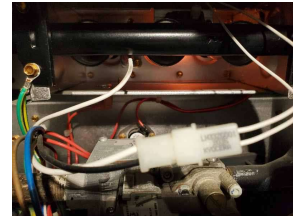
7. **Fuel Type:** Natural gas

8. **Acceptable** **Condensate Removal:** Plastic tubing.

A condensate pump is present



9. **Acceptable** **Heat Exchanger:** 3 Burner.



10. **Acceptable** **Unable to Inspect:** 10%

11. **Acceptable** **Blower Fan/Filter:** Disposable filter.

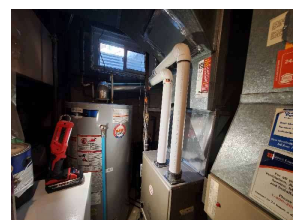
Replace or clean filter when moving in.



12. **Acceptable** **Distribution:** Metal duct.

13. **Acceptable** **Flue Pipe:** PVC.

Furnaces and water heaters which pull combustion air from inside the house must always have an adequate air supply; if enclosing appliance in a small room, ensure that it has an air supply, such as a grill to a larger area. See Manufacturer's manual for volume requirements.



HOMEOWNER TIP: Protect flue pipes from damage to prevent carbon

Heating System (Continued)

Flue Pipe: (continued)
monoxide leakage.

14. Acceptable Controls: Visibly present.

This is generally only used by service personnel, or if the furnace has to be shut off to reset. Recommend labelling the furnace switch to prevent accidental shut off.



15. Acceptable Humidifier: General Aire.

A humidifier is especially useful during the winter months as it adds moisture to dry indoor air and helps prevent wood structures. A comfortable humidity level is around 50%. If condensation is observed on windows, reduce the humidity by adjusting the humidifier and using the furnace fan, bathroom fan, or kitchen fan where available. If a humidifier is installed review the owner's manual for instructions on proper operation and cleaning.



16. Acceptable Furnace venting: Open concept.

17. Acceptable Gas Service Lines: Cast iron.

18. Suspected Asbestos: No.

. Re heating system only. Inspection does not include identification of materials which may contain asbestos.

Plumbing

At the time of inspection there were no leaks found.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

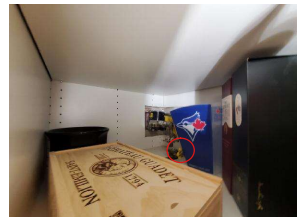
Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

1. Acceptable Service Line: Copper

2. Acceptable Main Water Shutoff: Basement.

Use main shutoffs if there is a leak that cannot be shut off by the individual fixture (toilet or sink supply) shut offs.

HOMEOWNER TIP: Recommend adding labels to all shut off valves for ease of identification in case of leak emergency. Test valves once a year by turning on and off to keep them from seizing and to check for leaks on the valve itself.



Plumbing (Continued)

3. Acceptable **Exterior Sub-Shutoff:** Not Visible .

IMPORTANT INFO FOR HOMEOWNERS: Make sure you shut off interior valve(s) which supply exterior hose taps before outdoor temperatures drop below freezing, and drain the part of the line between the valve and the outdoor tap. This will help prevent the water in the pipe from freezing, which can cause the pipe to break and flood when it thaws. Recommend labelling valves for ease of locating.

4. Acceptable **Water Lines:** Copper

5. Acceptable **Drain Pipes:** ABS.

6. Acceptable **Service Caps:** Not visible.

Drain pipes that run into the floor typically have an access cap that plumbers use when servicing the drains. Recommend keeping these accessible. When finishing basement, access hatches should be installed in the drywall in front of these caps.

7. Acceptable **Vent Pipes:** ABS.

Vent pipes generally not visible.

If sewer smells are noticed in the house in the future, recommend contacting a licensed plumber for troubleshooting. Sometimes sewer odours can come through the drains or vent pipes due to things like water traps drying out or being flushed out, or stagnant water sitting somewhere in the system. This may be caused by piping design, installation or defect.

8. Acceptable **Gas Service Lines:** Cast iron.

Basement Water Heater

9. Acceptable **Operation:** Functional .

10. **Manufacturer:** John Wood



11. **Model Number:** AV50N 400 **Serial Number:** 183311541585

12. **Type:** Natural gas. **Capacity:** 50 Gal.

13. **Approx. Age:** 7+ Yrs **Typical Life Expectancy of a** water heater is 8-12 years., The lifespan of a unit will vary with the amount of use, exposure to elements over time, and quality of unit and installation. Generally efficiency will drop as the unit ages. Recommend researching hot water tank replacement options before the unit has

Plumbing (Continued)

Approx. Age: (continued)

reached it's rated life span. Changes in the vent pipe installation may be needed to meet the latest codes.

14. Acceptable **Gas Service Lines:** Cast iron.

15. Acceptable **Flue Pipe:** Double wall.

Furnaces and water heaters which pull combustion air from inside the house must always have an adequate air supply; if enclosing appliance in a small room, ensure that it has an air supply, such as a grill to a larger area. See Manufacturer's manual for volume requirements.



HOMEOWNER TIP: Protect flue pipes from damage to prevent carbon monoxide leakage.

16. Acceptable **TPRV and Drain Tube:** Plastic.

The temperature and pressure relief valve (TPRV) is designed to drip water if there is excess temperature and/or pressure within the tank.

HOMEOWNER TIP: If any water leakage is noted from water heater tank or piping, call a TSSA (for gas) qualified licensed plumber, for immediate service to maintain safety and function.

Laundry Area

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Not Present Item not present or not found.

Basement Laundry Room/Area

1. Acceptable **Ceiling:** Drywall.

2. Acceptable **Walls:** Concrete, Wallpaper.



3. Acceptable **Floor:** Poured Concrete , Tile.

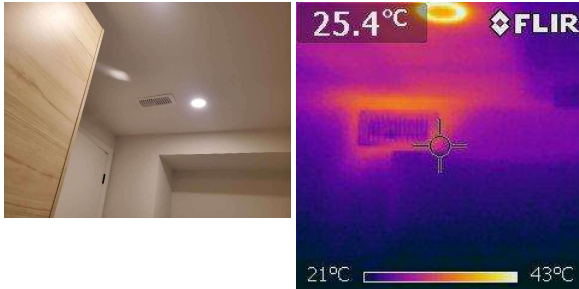
4. Acceptable **Doors:** Wood.

5. Not Present **Windows:** None.

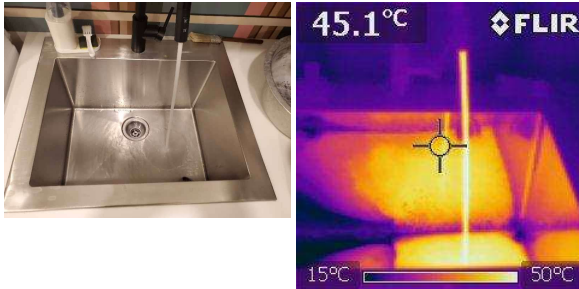
Laundry Area (Continued)

6. Acceptable **Electrical:** 110 VAC/220 VAC.

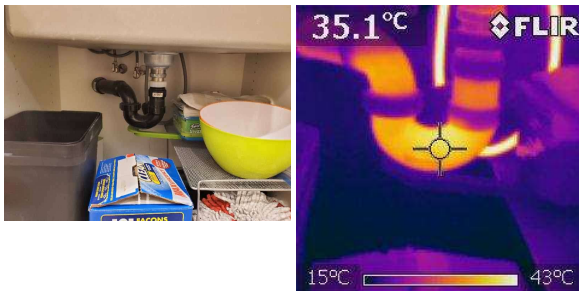
7. Acceptable **HVAC Source:** Heating system register.



8. Acceptable **Laundry Tub:** Stainless steel.



9. Acceptable **Laundry Tub Drain:** ABS.



10. Acceptable **Washer Hose Bib:** Gate valves.

11. Acceptable **Washer & Dryer Electrical:** 110 VAC/220 VAC.

12. Acceptable **Dryer Vent:** Metal flex

13. Acceptable **Washer Drain:** Wall mounted drain.



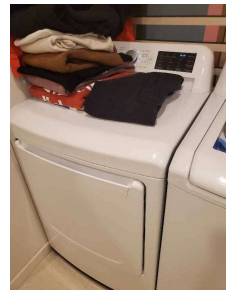
14. Acceptable **Floor Drain:** Surface drain.

Laundry Area (Continued)

15. Acceptable **Washer:** LG



16. Acceptable **Dryer:** LG.



17. Acceptable **Room Ventilation:** Open.

Basement

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Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Not Present Item not present or not found.

Sub Basement

1. Acceptable **Unable to Inspect:** 10%.

Areas covered by stored materials or furniture

2. Acceptable **Ceiling:** Exposed framing, Drywall, Paint.

3. Acceptable **Walls:** Drywall, Panel.



4. Acceptable **Floor:** Poured, Concrete .

5. Acceptable **Floor Drain:** Surface drain.

Basement (Continued)

Floor Drain: (continued)

Located within the laundry room.

6. Acceptable

Doors: Wood.

7. Acceptable

Windows: Slider



8. Acceptable

Electrical: 110 VAC.

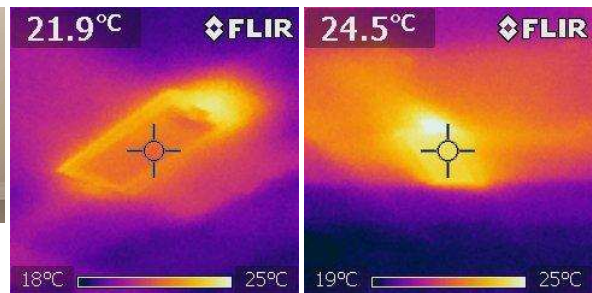
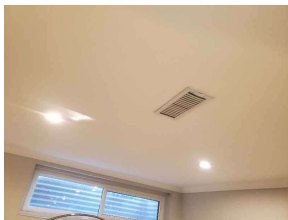
9. Acceptable

Smoke /Carbon Monoxide Detector: Battery operated.

10. Acceptable

HVAC Source: Heating system register.

If renovating basement, recommend installing an air return branch at floor level (if not already installed) for more efficient heating and cooling.



11. Acceptable

Vapor Barrier: Plastic

12. Acceptable

Insulation: Fiberglass

13. Acceptable

Ventilation: Vents, Windows.

HOMEOWNER TIP: Make use of windows to maintain air circulation in basement during clear weather, especially during spring, summer and fall.

14. Acceptable

Sump Pump: Submerged.

Sump Pump booklet online:

https://www.iclr.org/wp-content/uploads/PDFS/Sump_pump_booklet.pdf

Recommend annual inspection servicing by a licensed plumber to ensure unit will maintain protection and function.

Basement (Continued)

Sump Pump: (continued)



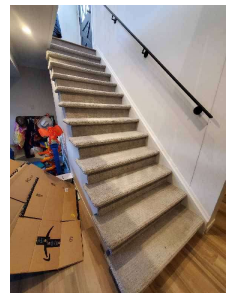
15. Acceptable **Back Flow Valve:** Present.

A backwater valve is a drain valve on the main drain that only lets water go out, not come back up the line. This is usually found in the basement floor under an access hatch. This will protect the house from sewer backups coming from the city sewer, and protect against this kind of basement flooding. Some insurance companies favour houses that have backwater valves installed on the main drain line.

Recommend annual inspection servicing by a licensed plumber to ensure unit will maintain protection and function.

Back Flow Valve is located within the laundry room cabinetry.

16. Acceptable **Stairs/Handrails:** Carpet Stairs with Wood Handrails .



Structure

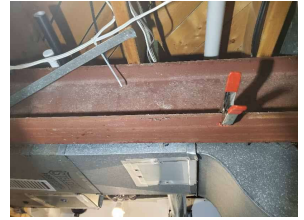
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Not Present	Item not present or not found.

- 1. Acceptable **Structure Type:** Masonry, Wood frame.
- 2. Acceptable **Foundation:** Concrete block.
- 3. Acceptable **Differential Movement:** No significant movement or displacement noted.

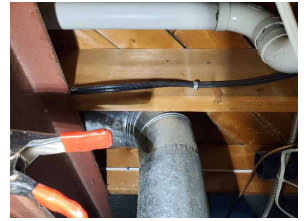
Structure (Continued)

4. Acceptable **Beams:** Steel I-Beam and/or Bonded Wood.

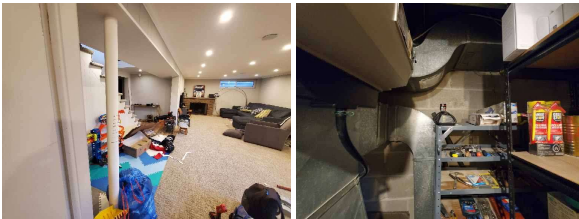


5. Acceptable **Bearing Walls:** Block.

6. Acceptable **Joists/Trusses:** 2x8.



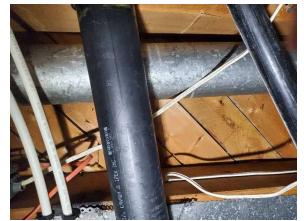
7. Acceptable **Piers/Posts:** Block piers and steel posts.



8. Acceptable **Floor/Slab:** Poured concrete slab.

9. Acceptable **Stairs/Handrails:** Carpet Stairs with Wood Handrails.

10. Acceptable **Subfloor:** Plywood.



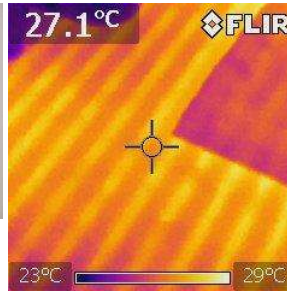
Bathroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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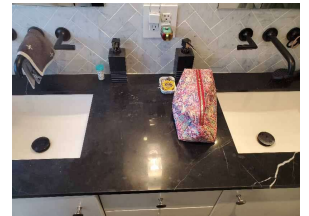
Master Ensuite Bathroom

1. Acceptable **Closet:** Wood.
2. Acceptable **Ceiling:** Drywall.
3. Acceptable **Walls:** Drywall and tile.
4. Acceptable **Floor:** Radiant.

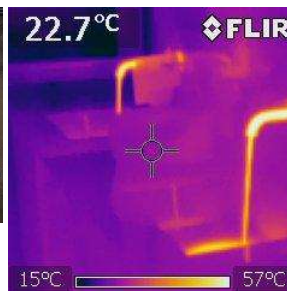


5. Acceptable **Doors:** Wood.
6. Acceptable **Windows:** Casement.
7. Acceptable **Electrical:** 110 VAC GFCI.

Any outlet within 4 feet of a water source requires a GFCI outlet. This outlet is considered a preventative measure against potential safety hazards.

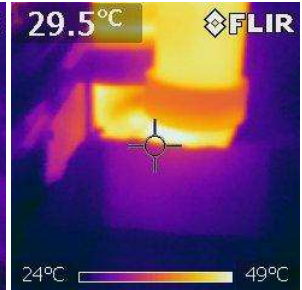
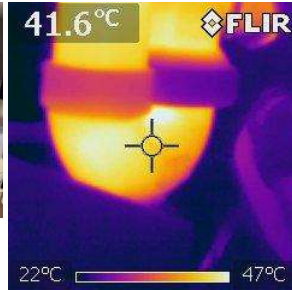


8. Acceptable **Counter/Cabinet:** Laminate and wood.
9. Acceptable **Sink/Basin:** Molded dual bowl



Bathroom (Continued)

10. Acceptable **Faucets/Traps:** ABS trap.

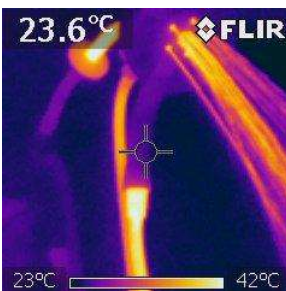
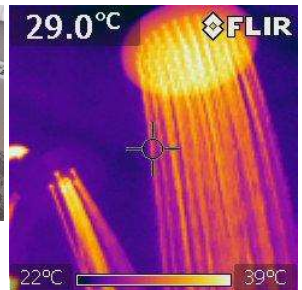
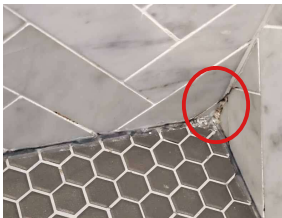
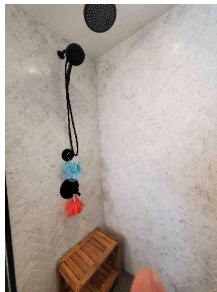
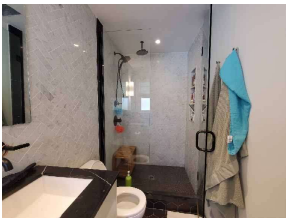


11. Not Present **Tub/Surround:** None .

12. Marginal **Shower/Surround:** Tile Surround .

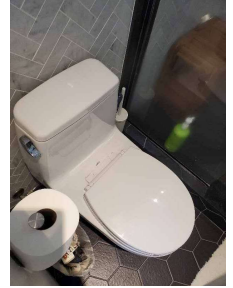
Recommend replacing the old caulking as there are signs of mold and mildew present. This is considered routine but important maintenance to help protect the area from further deterioration.

Recommend replacing caulking as there are signs of mold/mildew present. A thorough cleaning is needed. This is considered normal maintenance.

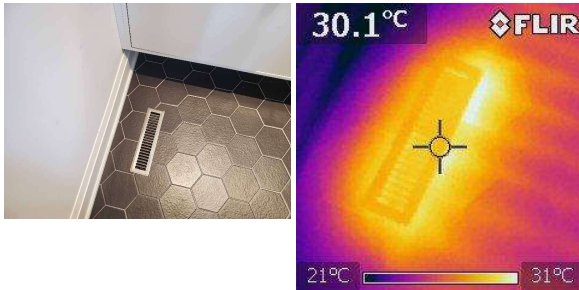


Bathroom (Continued)

13. Acceptable **Toilets:** Toto



14. Acceptable **HVAC Source:** Heating system register, Radiant heat.



15. Acceptable **Ventilation:** Electric ventilation fan and window
1st floor main Bathroom

16. Not Present **Closet:** None.

17. Acceptable **Ceiling:** Drywall.

18. Acceptable **Walls:** Drywall and tile

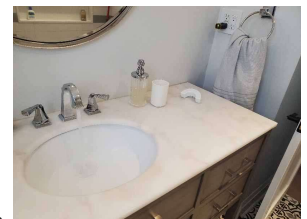


19. Acceptable **Floor:** Tile.

20. Acceptable **Doors:** Wood.

21. Acceptable **Windows:** Double Hung

22. Acceptable **Electrical:** 110 VAC GFCI.



GFCI (Ground Fault Circuit Interrupter) outlets are designed to automatically shut off power if electricity flows through an unintended path, such as water or a person, helping to prevent electric shock. Pressing the Test button will cut power to the outlet, and pressing the Reset button will restore it. This safety feature should be tested monthly to ensure the internal switch remains functional. If left untested, the mechanism may seize over time and fail when needed.

Outlets located within 4 feet of a water source are required to be GFCI-protected, as they help reduce the risk of electrical shock in moisture-prone areas. This is a key safety requirement in kitchens, bathrooms, laundry rooms, and similar spaces.

Bathroom (Continued)

Electrical: (continued)

23. Acceptable **Counter/Cabinet:** Laminate and wood.

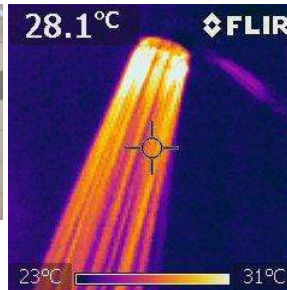
24. Acceptable **Sink/Basin:** Molded single bowl.



25. Acceptable **Faucets/Traps:** ABS trap.



26. Acceptable **Tub/Surround:** Ceramic tile surround.



27. Not Present **Shower/Surround:** None.

Recommend replacing the old caulking and grout to prevent water from seeping into cracks or gaps, which can lead to deterioration of surrounding materials.

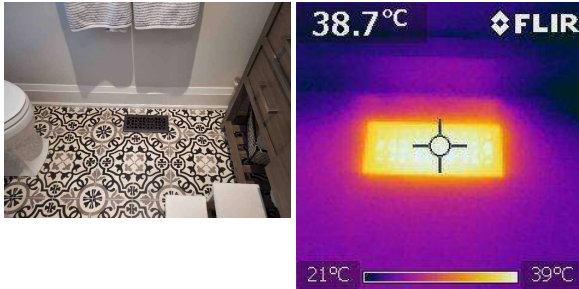
Currently, there are visible gaps and signs of mold and mildew present. This is considered routine but important maintenance to help protect the area from further damage.

28. Acceptable **Toilets:** Kohler



Bathroom (Continued)

29. Acceptable **HVAC Source:** Heating system register.



30. Acceptable **Ventilation:** Electric ventilation fan and window.



Basement Bathroom

31. Acceptable **Closet:** Wood.

32. Acceptable **Ceiling:** Drywall.

33. Acceptable **Walls:** Drywall and tile.



34. Acceptable **Floor:** Tile.

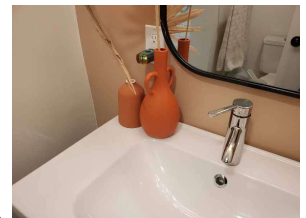
35. Acceptable **Doors:** Wood.

36. Not Present **Windows:** None.

37. Acceptable **Electrical:** 110 VAC GFCI.

GFCI (Ground Fault Circuit Interrupter) outlets are designed to automatically shut off power if electricity flows through an unintended path, such as water or a person, helping to prevent electric shock. Pressing the Test button will cut power to the outlet, and pressing the Reset button will restore it. This safety feature should be tested monthly to ensure the internal switch remains functional. If left untested, the mechanism may seize over time and fail when needed.

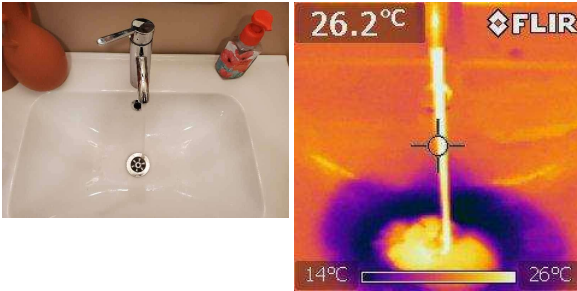
Outlets located within 4 feet of a water source are required to be GFCI-protected, as they help reduce the risk of electrical shock in moisture-prone areas. This is a key safety requirement in kitchens, bathrooms, laundry rooms, and similar spaces.



Bathroom (Continued)

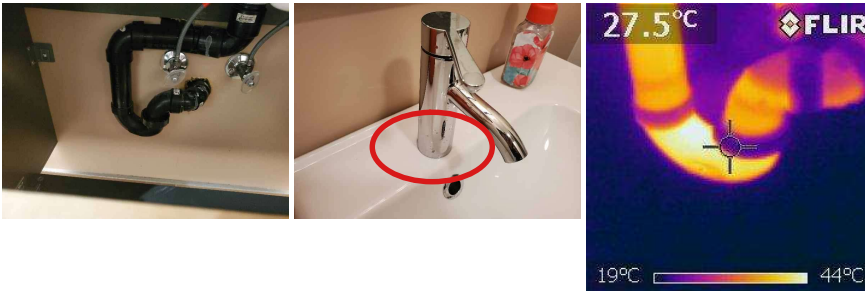
38. Acceptable **Counter/Cabinet:** Laminate and wood.

39. Acceptable **Sink/Basin:** Molded single bowl.



40. Marginal **Faucets/Traps:** ABS trap.

Loose fixture. Tightening needed.

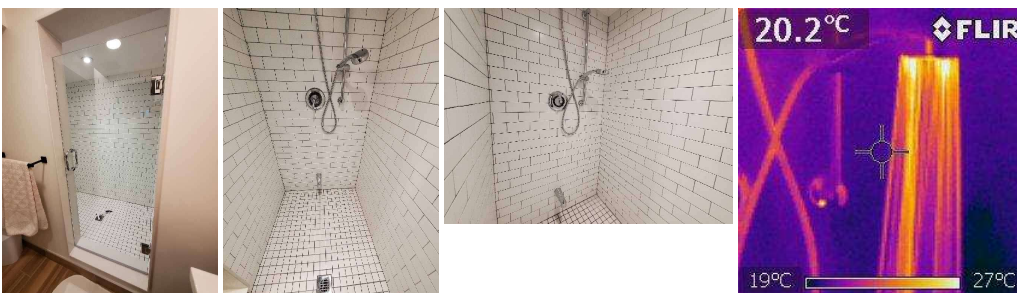


41. Not Present **Tub/Surround:** None .

42. Acceptable **Shower/Surround:** Tile Surround .

Recommend replacing the old caulking and grout to prevent water from seeping into cracks or gaps, which can lead to deterioration of surrounding materials.

Currently, there are visible gaps and signs of mold and mildew present. This is considered routine but important maintenance to help protect the area from further damage.

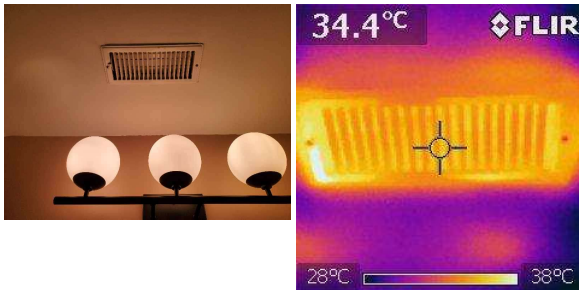


Bathroom (Continued)

43. Acceptable **Toilets:** American Standard



44. Acceptable **HVAC Source:** Heating system register.



45. Acceptable **Ventilation:** Electric ventilation fan.

Bedrooms

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Not Present	Item not present or not found.

Master Bedroom

1. Acceptable **Closet:** Cabinetry .

2. Acceptable **Ceiling:** Drywall.

3. Acceptable **Walls:** Drywall.



4. Acceptable **Floor:** Laminate .

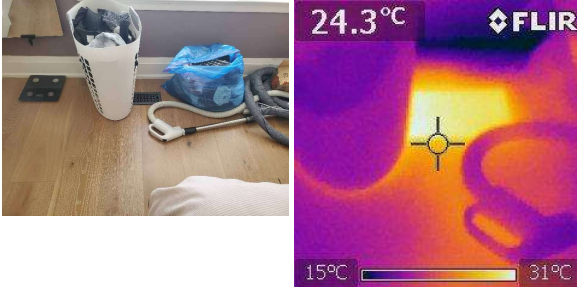
5. Acceptable **Doors:** Wood.

6. Acceptable **Windows:** Double Hung

7. Acceptable **Electrical:** 110 VAC.

Bedrooms (Continued)

8. Acceptable **HVAC Source:** Heating system register.



2nd Bedroom

9. Acceptable **Closet:** Wood.

10. Acceptable **Ceiling:** Drywall.

11. Acceptable **Walls:** Drywall.



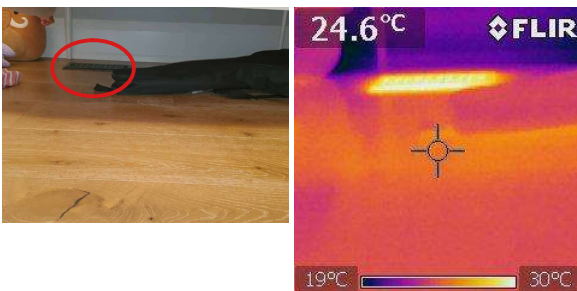
12. Acceptable **Floor:** Laminate .

13. Acceptable **Doors:** Wood.

14. Acceptable **Windows:** Double Hung .

15. Acceptable **Electrical:** 110 VAC.

16. Acceptable **HVAC Source:** Heating system register.



3rd Bedroom

17. Acceptable **Closet:** Wood.

18. Acceptable **Ceiling:** Drywall.

Bedrooms (Continued)

19. Acceptable **Walls:** Drywall.



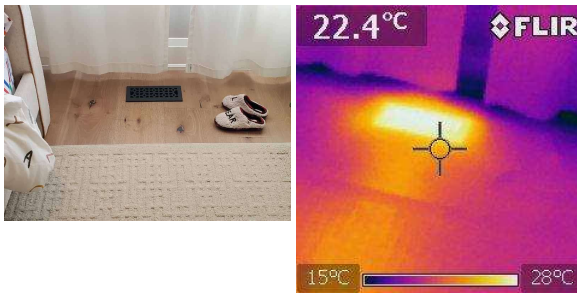
20. Acceptable **Floor:** Laminate .

21. Acceptable **Doors:** Wood.

22. Acceptable **Windows:** Double Hung .

23. Acceptable **Electrical:** 110 VAC.

24. Acceptable **HVAC Source:** Heating system register.

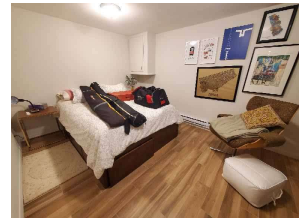


Basement Bedroom 4 Bedroom

25. Acceptable **Closet:** Wood.

26. Acceptable **Ceiling:** Drywall.

27. Acceptable **Walls:** Drywall.



28. Acceptable **Floor:** Poured Concrete , Tile.

29. Acceptable **Doors:** Wood.

30. Not Present **Windows:** None.

31. Acceptable **Electrical:** 110 VAC.

Bedrooms (Continued)

32. Acceptable **HVAC Source:** Baseboard heating.



Attic

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

Bedroom Closet Attic

1. **Method of Inspection:** From the attic access

2. Acceptable **Unable to Inspect:** 50%.

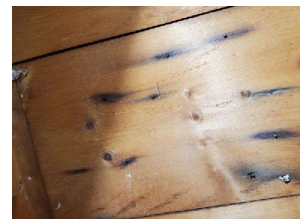
Due to limited space caused by installed cabinetry, full access to the attic area was not available at the time of inspection.

3. Acceptable **Access Hatch:** Bedroom closet



4. Acceptable **Roof Framing:** 2x6 Rafter.

5. Acceptable **Sheathing:** Plywood.



6. Acceptable **Ventilation:** Roof and soffit vents.



Attic (Continued)

7. Acceptable **Insulation:** Blown in, Fiberglass;, Batts.



8. Acceptable **Insulation Depth:** 12".

9. Acceptable **Vapor Barrier:** Plastic.

10. Acceptable **Moisture Penetration:** None observed.

11. Acceptable **Plumbing Stack Venting:** ABS.



12. Acceptable **Bathroom Fan Venting:** Electric ventilation fan



Living Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

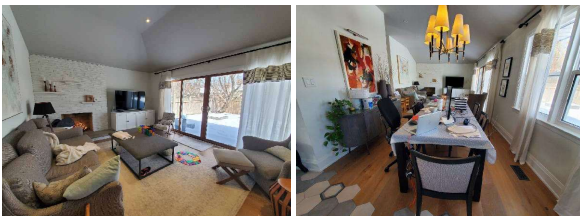
Not Present Item not present or not found.

Hallway, Living Room, Dining Room, Family Room Living Space

1. Acceptable **Closet:** Single

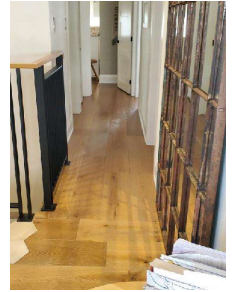
2. Acceptable **Ceiling:** Drywall.

3. Acceptable **Walls:** Drywall.



Living Space (Continued)

4. Acceptable **Floor:** Laminate , Tile

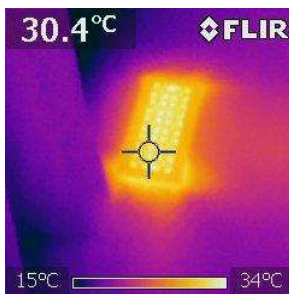
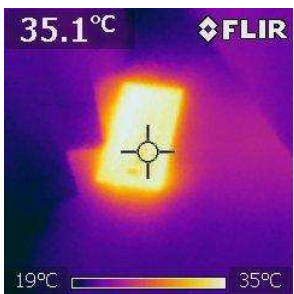
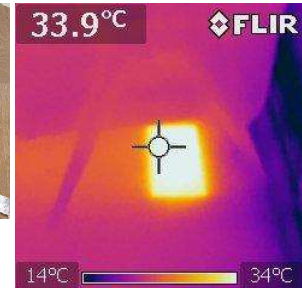


5. Acceptable **Doors:** Hollow wood, Sliding

6. Acceptable **Windows:** Double Hung .

7. Acceptable **Electrical:** 110 VAC.

8. Acceptable **HVAC Source:** Heating system register.



9. Acceptable **Smoke /CO Detector:** Battery operated.

Fireplace

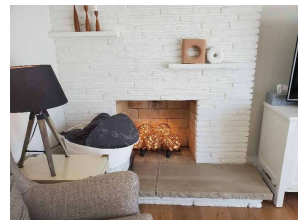
Inspection of gas or wood burning fireplaces during a home inspection is a basic visual inspection of exposed and visible components. For detailed inspections, consult a specialist with gas (TSSA) or wood burning (WETT) certifications.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

Family Room Fireplace

1. Acceptable **Fireplace Construction Type:** Brick, Block



2. **Fuel Type:** Wood burning

3. Acceptable **Fireplace Insert:** Metal.

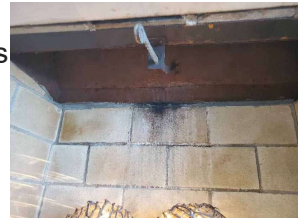
Recommend chimney cleaning by a WETT certified Chimney Sweep before using fireplace.

4. Acceptable **Fireplace Construction:** Brick, Block, Metal

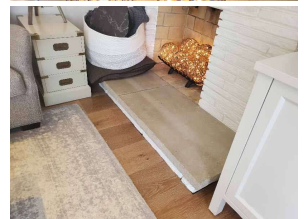
5. Acceptable **Flue:** Metal

6. Acceptable **Damper:** Metal.

Keep the damper closed when the fireplace is not in use to help reduce drafts entering through the chimney. Be sure to open the damper before using the fireplace to allow combustion gases, including potentially deadly carbon monoxide, to vent safely outside.



7. Acceptable **Hearth:** Raised



Basement Fireplace

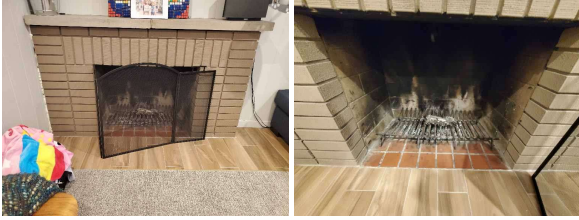
8. Acceptable **Fireplace Construction:** Brick, Block.

Standard recommendation: Have gas fireplaces inspected and cleaned by a TSSA certified fireplace specialist at the start of every heating season.

Consult the owner's manual for operating instructions. Operating instructions are typically under the unit behind the access panel.

Fireplace (Continued)

Fireplace Construction: (continued)



9. **Type:** Wood burning

10. **Acceptable Fireplace Insert:** Standard.

Recommend chimney cleaning by a WETT certified Chimney Sweep before using fireplace.

11. **Acceptable Smoke Chamber:** Brick, Block, Metal

12. **Acceptable Flue:** Metal

13. **Acceptable Damper:** Metal.

Keep the damper closed when the fireplace is not in use to help reduce drafts entering through the chimney. Be sure to open the damper before using the fireplace to allow combustion gases, including potentially deadly carbon monoxide, to vent safely outside.



14. **Acceptable Hearth:** No hearth

Kitchen

Kitchen appliances are checked for power where possible. Appliances are not run through full cycles and functionality as part of a home inspection.

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Acceptable Functional with no obvious signs of defect.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Not Present Item not present or not found.

1st Floor Kitchen

1. **Acceptable Cooking Appliances:** Kichenaid.



2. **Acceptable Ventilator:** No name .

HOMEOWNER TIP: Replace or clean grease filter when moving in and when dirty to prevent fires.



Kitchen (Continued)

3. Acceptable **Dishwasher:** KitchenAid.



4. **Air Gap Present?** Yes

. . . An air gap helps prevent sink drain water from flowing back into the dishwasher.

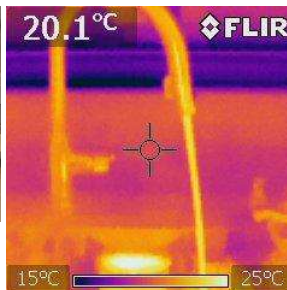
It is good practice to have the drain hose between the machine and the sink drain raised higher than the bottom of the sinks, to create an air space.

5. Acceptable **Refrigerator:** KitchenAid.

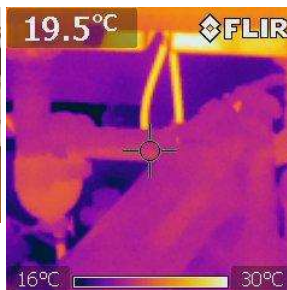


6. Acceptable **Electrical:** 110 VAC GFCI.

7. Acceptable **Sink:** Stainless Steel.

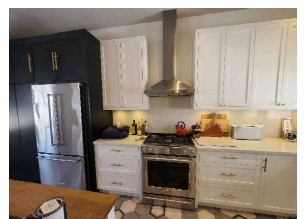


8. Acceptable **Plumbing/Fixtures:** ABS.



9. Acceptable **Counter Tops:** Granite

10. Acceptable **Cabinets:** Laminate and composite materials.



11. Acceptable **Ceiling:** Drywall.

Kitchen (Continued)

Ceiling: (continued)

12. Acceptable **Walls:** Drywall, Granite .
13. Acceptable **Floor:** Tile.
14. Acceptable **Doors:** Wood.
15. Acceptable **Windows:** Double Hung .
16. Acceptable **HVAC Source:** Heating Register.



Final Comments

The report is divided into three sections;

- Marginal (minor/maintenance) items,
- Defective items,
- Description of all findings.

For cost estimates of repairs or renovations, consult with qualified contractors.

Recommend that if there have been renovations done on the house, the buyer file a request to the Municipality for a record of building permits.

The inspection does not include reporting on any history of occurrences such as fires, floods, crimes, insurance claims, building permits, etc. It is recommended that the client ask the seller for disclosure of history.

Note:
The Inspection Report is performed for the client.

The Inspector accepts no responsibility for use or misinterpretations by third parties.

The Inspection Report is in no way a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. The home inspection service is generalist in scope and does not include determining code compliance; trades will have additional knowledge in their specialties for further diagnosis or evaluation of concerns.

The home inspection scope does not include a determination or comment on property boundaries, lot lines, encroachments, easements, parking permits, zoning, right of ways or other attributes related to ownership or use of the land. Buyers and owners should retain the services of a real estate lawyer and land surveyor for further information into these areas.

Final Comments (Continued)

Note: Some mid 20th century building materials, such as ceiling tiles, older drywall, textured finishes, floor tiles, etc, may contain asbestos. Identification of asbestos in such finishing materials is not within the scope of a home inspection, and can only be confirmed by laboratory analysis. If renovations are planned which will disturb this material, recommend having some tested by a qualified lab. Consult a qualified asbestos specialist for options on testing and removal or encapsulation.

Recommend that the owner/occupant maintain a binder or file with manuals and service records for all appliances. Ask the owner/occupant for copies of previous maintenance and repair records. Follow the manufacturer's recommendations for operation and servicing.

HOMEOWNER TIP: When upgrading parts of the house that will improve energy efficiency, owners might qualify for government rebates (municipal, provincial and/or federal).

Information about infra red (IR) camera scanning (if used during inspection):
The IR camera sees temperature of the surfaces. It is used to search for unusual areas of hot or cold. Sometimes conditions behind the walls will make the surfaces we can see hotter or cooler. This can indicate conditions such as reduced insulation or moisture. Water evaporating shows as cooler areas. Reduced insulation will often appear hotter or cooler depending on the season. If an area is all the same temperature, nothing will show. This can sometimes happen even in moist areas or if insulation is different. Conditions are often more obvious when it is much cooler or hotter outside the house than the inside. Wind and sun are also factors affecting temperature differences. The home inspector is trained to interpret the camera scan, however, some defects will not show depending on the conditions.

Moisture in building materials can lead to mold growth, especially if it cannot dry out quickly. Mold needs organic materials such as wood or paper, moisture and warmth to grow. Any source of moisture that stays in the house in these conditions and is not addressed could potentially cause mold growth in the future. This may or may not be visible or detectable at the time of inspection. The owner should address any potential sources of moisture in and around the house to reduce the chances of mold growth. Mold is naturally occurring in the outdoor environment.

When you move into the home or are renovating, you may discover some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. The inspection is a representation of the inspector's findings on the day of inspection, and not a warranty or guarantee of future conditions.