



HOME INSPECTION SERVICES



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Thursday, September 2nd 2021

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Following is the summary of the findings with necessary recommendations. The summary detail the most significant problems / deficiencies found during the inspection today. It is not a comprehensive list of all defects and items, and should not be considered to be in any particular order or priority. It must also not be relied upon in isolation. **Before continuing with the transaction, it is strongly advised that you must read the entire text of the report thoroughly, review and discuss with your Realtor / Lawyer the findings of the inspection report, clarify all your concerns or questions relating to this report.** In this report, if any items need further investigation, or the evaluation of a specialist is recommended, the Results / Recommendations of that should also be reviewed and taken into consideration. It is strongly advised that any deficiencies or repairs mentioned / recommended in this report should be performed by licensed trade persons of the related fields with proper documentation.

1. Electrical deficiencies are noticed like: Non-working & Non-GFCI receptacles at wet locations (in basement and outside), hot reverse in receptacles, missing cover plates of receptacles/switches/junction boxes, receptacles loose on walls and electric panel not properly labelled, have a licensed electrician to check all the wiring and do necessary repairs/corrective measures/upgrades to all such deficiencies.
2. Electrical deficiencies are noticed like: Non-working and Non-GFCI receptacle at wet locations outside and in basement, Non-GFCI receptacle at wet locations in basement, missing cover plates on receptacles/switches/junction boxes, receptacles loose on walls, no three way light switch for basement stairs and electric panel not properly labelled, electric panel should be properly labelled after doing necessary repairs/upgrades/corrective measures to all such deficiencies for safety reason.
3. Electric panel should be properly labelled after doing necessary upgrades/repairs/corrective measures due to deficiencies noticed such like:
 - a. Non working and Non-GFCI receptacles at wet locations
 - b. Missing cover plates on receptacles/switches/junction boxes.
 - c. Double tappings inside the electric panel.
 - d. Electric panel located inside of washroom
4. Lock of Patio door / Main door / Screen door Missing / Damaged / Not proper / Need repair
5. Underground discharge hazard - Should be corrected to discharge above ground - Take extra care to maintain the proper grade slope all around the house
6. Siding loose with wall / Window well metal sheet loose with wall --- Need to be repaired

Inquire from the vendor about:

1. Exact location of: Shut off valves for Main water supply line & Exterior faucets (of garage & backyard), Gas stove, Gas fire place, Gas dryer, BBQ gas outlet outside / Basement floor drain hole / Sump pump (whichever are applicable and which you are not sure about so far) and also make sure that they are accessible, operational and tagged/marked.
2. Actual working status of: Dish washer / Dryer / Washing machine / Jacuzzi / Central Vacuum unit / Water softener unit / Sump pump (whichever are applicable).
3. If any appliance is leased or rental like: Furnace, AC, Hot water tank, Water softener system, Water purifier system, Security alarm/camera system, etc. (whichever are applicable).

1. Electrical deficiencies are noticed like: Non-working & Non-GFCI receptacles at wet locations (in basement and outside), hot reverse in receptacles, missing cover plates of receptacles/switches/junction boxes, receptacles loose on walls and electric panel not properly labelled, have a licensed electrician to check all the wiring and do necessary repairs/corrective measures/upgrades to all such deficiencies. Electrical safety certificate of ESA is recommended for the property from the vender.
2. Other recommendations:
 - a. Exterior grading all around is recommended to correct/ensure for proper slope away from the building/ foundation walls and proper clearance below wall sidings
 - b. Surface water drainage recommended to ensure for smooth discharge 4-6 feet away from the foundation walls without causing any water ponding near/around foundation walls
 - c. All exterior caulking, inside caulking of washrooms & sinks weather stripping of exterior doors/windows need to be redone/upgraded (as necessary) and damaged/loose exhaust vent covers to be repaired/replaced
 - d. Vent pipe of dryer is recommended to be of proper metal pipe or cleaned time to time
 - e. Vent pipe of basement kitchen hood exhaust fan is recommended to be of proper metal pipe



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Cracks on ceiling and wall

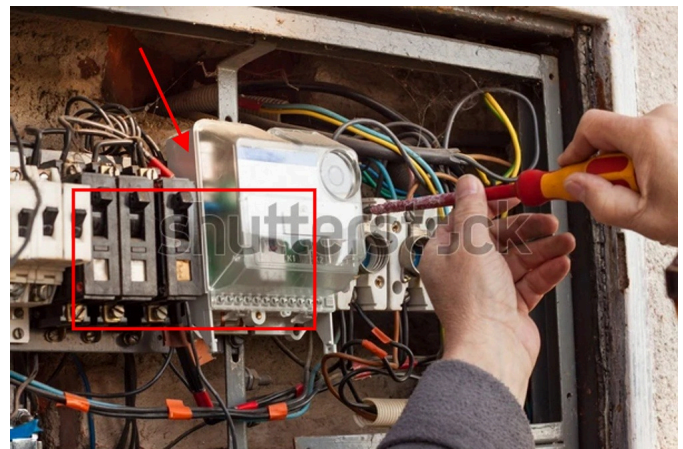


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Second floor railing with too wide gaps



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Electric panel needs proper labelling

General

Architectural Style:

- ☒ Two Storey
- ☒ Single Family Home

Protection:

- ☒ Located within 300 meters from Fire hydrant
- ☒ Smoke Detector
- ☒ CO Detectors

Basement:

- ☒ Unfinished

Garage:

- ☒ Attached

Deck:

- ☒ None

Exterior Siding:

- ☒ Brick Veneer

Roofing :

- ☒ Asphalt Shingles

Foundation Type:

- ☒ Poured Concrete

Electrical Service size:

- ☒ Service Size: 100 AMP

Electric Panel (Size & Type):

- ☒ 100 Amps
- ☒ Breaker

Electrical Wiring:

- ☒ Copper

Heating:

- ☒ Natural Gas
- ☒ Forced Air

AC unit Size (Ton):

- ☒ 2.0 Ton

Hot water tank Size (US Gal.):

- ☒ Hot water tank size (US Gal.): 50

Plumbing:

- ☒ Plastic (PEX)

Waste Plumbing:

- ☒ Plastic / ABS

Sewer back up valve (Back flow preventer):

- ☒ Not sure

Sump Pump:

- ☒ None

Retention Tank:

- ☒ Not applicable

Roof Updated (Year):

- ☒ Original

Electric panel Updated (Year):

- ☒ Original

AC unit Updated (Year):

- ☒ Original

Furnace Unit Updated (Year):

- ☒ Original

Hot water tank Updated (Year):

- ☒ Original

Additional Notes

1. Normal average useful life span of appliances and roof is 15 years, expect major repairs/replacement after this useful life span depending on the usage & care/maintenance (and weather conditions in case of roof life).

Description

<u>Shape of Roof:</u>	<input checked="" type="checkbox"/> Hip
<u>Sloped roof covering:</u>	<input checked="" type="checkbox"/> Asphalt Shingles
<u>Skylights:</u>	<input checked="" type="checkbox"/> None
<u>Flashings:</u>	<input checked="" type="checkbox"/> Metal
<u>Roof Drainage System:</u>	<input checked="" type="checkbox"/> Aluminum
	<input checked="" type="checkbox"/> Gutters
	<input checked="" type="checkbox"/> Downspouts

Limitations

<u>Method of roofing inspection:</u>	<input checked="" type="checkbox"/> Binoculars
	<input checked="" type="checkbox"/> From ground of adjacent building
<u>Roof inspection limited / prevented by:</u>	<input checked="" type="checkbox"/> Height
	<input checked="" type="checkbox"/> Slope
	<input checked="" type="checkbox"/> Another building
<u>Percentage of sloped roof not visible:</u>	<input checked="" type="checkbox"/> 30 %
	<input checked="" type="checkbox"/> At back side
	<input checked="" type="checkbox"/> At rear corner areas on left/right side of the roof

Deficiencies / Recommendations

<u>Probability of sloped roof failure within next 5 years:</u>	<input checked="" type="checkbox"/> Medium
<u>Roof Flashings:</u>	<input checked="" type="checkbox"/> Check all roof flashings annually

Additional Notes

1. Expect some roof sheathing replacement when re-roofing in future



Notes

1. Due to height and slipperiness on sloped roofs we perform the roof inspection from ground only without climbing and walking on the roof. So for more detailed and thorough inspection of the roof, as well as areas of roof (if any), which could not be inspected due to the limitations stated herein, it is recommended to consult a licensed roofing contractor before proceeding with the transaction.
2. Moisture problems may result in visible or concealed mold growth, environmental consultants can help if this is a concern
3. In many of the building products and materials asbestos may be present, environmental consultants can help if this is a concern
4. Normal average useful life span of roof is 15 years, expect major repairs/replacement of the roof shingles after this useful life span depending on the weather condition.

Photos



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Description

<u>Walls:</u>	<input checked="" type="checkbox"/> Brick
<u>Gutters and downspouts:</u>	<input checked="" type="checkbox"/> Aluminum
<u>Discharge of gutters / down spouts:</u>	<input checked="" type="checkbox"/> Above grade
<u>Lot grading / surrounding land:</u>	<input checked="" type="checkbox"/> Flat
	<input checked="" type="checkbox"/> Slopes away from building
<u>Garage door auto reverse:</u>	<input checked="" type="checkbox"/> Working
<u>Decks:</u>	<input checked="" type="checkbox"/> No deck
<u>Retaining walls:</u>	<input checked="" type="checkbox"/> None

Limitations of Inspection

<u>Exterior inspection limited by:</u>	<input checked="" type="checkbox"/> Inspection from ground level
	<input checked="" type="checkbox"/> Car / Storage in garage
	<input checked="" type="checkbox"/> Storage against walls
	<input checked="" type="checkbox"/> Absence of historical clues due to finishes / paint
	<input checked="" type="checkbox"/> Footings not visible
	<input checked="" type="checkbox"/> Gates / Fences / Outbuildings / Presence of drain pipe of window wells not examined

Deficiencies / Recommendations

<u>Surface Drainage:</u>	<input checked="" type="checkbox"/> Flat
	<input checked="" type="checkbox"/> Slopes away from building
	<input checked="" type="checkbox"/> Ensure the grade to always sloping away from the building/garage and for proper clearance of below wall siding, six inches for brick siding and eight inches for vinyl/ metal siding)
<u>Foundation wall:</u>	<input checked="" type="checkbox"/> Settlement cracks in foundation wall - Seal properly / monitor after evaluation by a Specialist/Contrator
<u>Window wells:</u>	<input checked="" type="checkbox"/> Clear Debris / Foliage
<u>Driveways:</u>	<input checked="" type="checkbox"/> Repairs required
<u>Garage:</u>	<input checked="" type="checkbox"/> Typical cracks on floor
<u>Safety handrails or railings</u>	<input checked="" type="checkbox"/> Any steps with more than 4 risers
<u>recommended / required at:</u>	<input checked="" type="checkbox"/> Any Decks / Patios / Side door more than 24 inches above grade

Additional Notes

1. Upgrade Exterior caulking / Weather stripping / Painting of exterior wooden doors and windows
2. Caulking at leaky joints required
3. Paint /Stain all exposed wood

Notes

1. Due to the unpredictable and latent nature of the basement leaks especially in case of Masonry / Concrete block wall foundations, no assurance 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. So it is strongly recommended that any deficiencies pointed out in the report related to grade slope, foundation cracks, exterior drainage, window wells, gutters / downspouts etc. should be attended immediately or as soon as possible following your possession to minimize any chance or risk of leakage or deterioration at and below grade areas and concealed damage
2. The list of items here below represents the primary as well most probable causes of basements leaks and these common items in a house are required to be remedied time to time along with regular maintenance. Please ensure that these details are properly maintained and functional all the times. A consequential effect of continual basement leaks could be the development of mold and mold in homes can be extremely detrimental to the health of the occupants. Should the leakage ever occur, review this list below. If you have made the corrections as below and leakage persists, please contact us we will provide you impartial recommendations on how to proceed. It is our experience that some basement leaks can be corrected or greatly alleviated without excavation and or expensive weeping tile replacement.
 - a. Improper grading: (Ensure that the ground slopes away from the house)
 - b. Patios and or walkways slope towards house: Ensure it to be away from house

Notes

- c. Inadequate or faulty eaves troughs (gutters) and downpipes (downspouts): You should periodically review your rain ware during heavy rains to ensure their proper functioning.
 - d. Inadequate downspout extensions: Down spouts should extend 4 to 6 feet away from the house. If required relocate the down spouts
 - e. Dirty / clogged gutters: Most eaves troughs (gutters) need to be cleaned twice a year
 - f. Faulty downspout connection to rain water leader (at grade slope level)
 - g. Probable / possible deficient or clogged rain water leader (below grade): Disconnect and extend
 - h. Cracks or faults in the foundation wall (above grade)
 - i. Improperly installed window wells: Install window well with proper underground drain pipe where required i.e. where grade is too high as compared to the window sill level or where clearance below window sill is less than six inches.
 - j. Porous basement window sill or openings
 - k. Vulnerable door sills
 - l. Improperly sealed through wall penetrations or wall flashings
 - m. Large trees close to the house: Such tree could possibly be holding an excess of moisture too close to the foundation wall and the tree roots could also be cracking the foundation
 - n. Raised flower beds: These should be sloped away from the house
 - o. Driveway slopes towards house or driveway is in poor overall condition
 - p. Sump pump discharging near foundation wall: Ensure to correct the discharge 4-6 feet away from the house
 - q. Poor or improper drainage conditions present on neighboring, adjacent properties
 - r. Underground sprinkler system outlet positioned too close to the house
 - s. Slow leaking / dripping of exterior water faucet
 - t. Improperly installed / clogged area well drain or catch basin. Install area well drain if required
3. Too low hand rails and too-far apart Spindles / Guards on railings inside and outside (particularly in old houses) are always recommended to be Repaired / Upgraded as per modern day requirements and for enhanced safety
4. Exterior / Common elements in case of the condominium apartments / town houses is the responsibility of the condominium corporation. Review particulars / status certificate of condominium corporation with your legal counsel
5. Moisture problems may result in visible or concealed mold growth, environmental consultants can help if this is a concern

Description

<u>Foundation:</u>	<input checked="" type="checkbox"/> Poured concrete
<u>Style:</u>	<input checked="" type="checkbox"/> Basement
<u>Beams:</u>	<input checked="" type="checkbox"/> Steel
<u>Interior Columns:</u>	<input checked="" type="checkbox"/> Steel
<u>Floor Structure:</u>	<input checked="" type="checkbox"/> Wood joists
<u>Floor Sheathing:</u>	<input checked="" type="checkbox"/> OSB
<u>Exterior walls:</u>	<input checked="" type="checkbox"/> Wood framing
	<input checked="" type="checkbox"/> Brick veneer
<u>Interior party wall:</u>	<input checked="" type="checkbox"/> Not visible
<u>Roof structure:</u>	<input checked="" type="checkbox"/> Trusses
<u>Roof sheathing:</u>	<input checked="" type="checkbox"/> Plywood

Limitations

<u>General limitations:</u>	<input checked="" type="checkbox"/> Roof / Attic spaces seen only from access hatch
	<input checked="" type="checkbox"/> Cement parging / Old repairs
	<input checked="" type="checkbox"/> Finishes (Insulation / Drywall / Flooring etc.) conceal some structural components
	<input checked="" type="checkbox"/> Geological / Hydrological / Geotechnical conditions not considered or inspected
	<input checked="" type="checkbox"/> No access under sub-floors
	<input checked="" type="checkbox"/> Footings not visible
	<input checked="" type="checkbox"/> Approximate percentage of exterior foundation walls not visible: 80%

Deficiencies / Recommendations

<u>Foundations:</u>	<input checked="" type="checkbox"/> Settlement cracks noticed in foundation wall outside showing no any active Leakage / Seepage / Dampness inside today on the day of inspection, recommended to get checked and monitored or repaired if necessary as advised. For more detail inquire from the seller.
<u>Roof sheathing / trusses / rafters:</u>	<input checked="" type="checkbox"/> Expect some sheathing replacement when re-roofing

Notes

1. In many of the building products and materials asbestos may be present, environmental consultants can help if this is a concern
2. Moisture problems may result in visible or concealed mold growth, environmental consultants can help if this is a concern

Photos



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Description

<u>Service cable:</u>	<input checked="" type="checkbox"/> Copper
	<input checked="" type="checkbox"/> Underground
<u>Main Service voltage:</u>	<input checked="" type="checkbox"/> 120/240
<u>Main service size:</u>	<input checked="" type="checkbox"/> 100 Amps
<u>Main disconnect switch:</u>	<input checked="" type="checkbox"/> 100 Amps
	<input checked="" type="checkbox"/> Breaker type
<u>Service panel rating:</u>	<input checked="" type="checkbox"/> 100 Amps
	<input checked="" type="checkbox"/> Breakers
<u>Sub panel(s):</u>	<input checked="" type="checkbox"/> None
<u>Distribution wiring:</u>	<input checked="" type="checkbox"/> Copper
	<input checked="" type="checkbox"/> Non-Metallic Sheathed
<u>Location of main disconnect:</u>	<input checked="" type="checkbox"/> In basement
<u>Location of meter:</u>	<input checked="" type="checkbox"/> On wall outside
<u>Grounding:</u>	<input checked="" type="checkbox"/> Copper
<u>Grounded to:</u>	<input checked="" type="checkbox"/> Water / Gas pipe

Limitations

<u>General limitations:</u>	<input checked="" type="checkbox"/> Checked representative number of Receptacles / Lights / Switches
	<input checked="" type="checkbox"/> Components hidden in some areas
	<input checked="" type="checkbox"/> Concealed electrical wiring and components not inspected
	<input checked="" type="checkbox"/> Alarms / Telephone jacks and other low voltage systems not inspected

Deficiencies / Recommendations

<u>Main Panel:</u>	<input checked="" type="checkbox"/> Proper labelling of electric panel recommended
<u>Receptacles / switches:</u>	<input checked="" type="checkbox"/> Safety covers plates missing
	<input checked="" type="checkbox"/> Loose on walls
<u>Installation of A.F.C.I's is recommended for:</u>	<input checked="" type="checkbox"/> All bedrooms
<u>Installation of G.F.C.I's is recommended at locations:</u>	<input checked="" type="checkbox"/> Bathrooms
	<input checked="" type="checkbox"/> Exterior outlets (including carports)
	<input checked="" type="checkbox"/> Kitchen outlets near sinks and tubs
	<input checked="" type="checkbox"/> Saunas
	<input checked="" type="checkbox"/> Garages
	<input checked="" type="checkbox"/> Whirlpool tubs
	<input checked="" type="checkbox"/> Swimming pools and spas

Notes

1. All electrical defects are hazards and have the potential to cause fire or serious injury. All recommendations (even recommendation for proper labelling of electric panel) are safety issues - treat them as high priority. For your safety, we highly recommend that where any deficiencies are noted or mentioned here in the report, a professionally qualified/licensed electrician should attend to check all the wiring of the house and get repairs done immediately as suggested by the electrician
2. In case of aluminum wiring in the house, sometimes insurance may be an issue, so always check with your insurance company if they have any specific policy in this regard. Electrical safety certificate of ESA for the property must be obtained from the vender

Photos



Description

Air Conditioning energy source: ☒ Air cooled
Powered by: ☒ Electricity
AC Working Today: ☒ Tested
☒ Working today
Likelihood of failure within 5 years: ☒ Medium
Size(Tons): ☒ 2.0

Limitations

Air conditioning / Heat pump ☒ No access to illegible data plate
System(s) inspection limited by: ☒ Coolant / Refrigerant levels not determined
☒ Adequacy of Air flow / Cooling / Heating performance not determined
☒ No access to concealed components in the plenum

Deficiencies / Recommendations

Air conditioning : ☒ Cover only top of exterior unit in winter
Interior Units: ☒ Service agreement is recommended

Additional Notes

1. Service all units before next season's use
2. service agreement is recommended



Notes

1. Due to the unpredictable nature of air conditioner failures, no opinion can be given about system's life expectancy or future non-performance. Make sure to inquire from the vender about the actual working status of air conditioner unit. If the AC is not inspected for its actual working due to outside cold weather, it is client's responsibility to ensure that he gets the AC in its good working order from the seller
2. Normal average useful life span of appliances is 15 years, expect major repairs/replacement after this useful life span depending on the usage and care/maintenance.

Description

<u>Types:</u>	<input checked="" type="checkbox"/> Forced air furnace
<u>Fuel:</u>	<input checked="" type="checkbox"/> Gas
<u>Age (years approximate):</u>	<input checked="" type="checkbox"/> 5 +
<u>Chimney vent system:</u>	<input checked="" type="checkbox"/> Plastic
<u>Fuel shut off at:</u>	<input checked="" type="checkbox"/> Furnace
<u>Furnace / Heating working today:</u>	<input checked="" type="checkbox"/> Yes
<u>Efficiency:</u>	<input checked="" type="checkbox"/> High
<u>Likelihood of failure within 3 years:</u>	<input checked="" type="checkbox"/> Medium
<u>Filter:</u>	<input checked="" type="checkbox"/> Regular
<u>Humidifier:</u>	<input checked="" type="checkbox"/> Spray type
<u>Size of furnace (BTU):</u>	<input checked="" type="checkbox"/> 60 K

Limitations

<u>Heating system inspection limited by:</u>	<input checked="" type="checkbox"/> Limited access to Heat exchanger / Heat shield (100% not visible)
	<input checked="" type="checkbox"/> Hidden parts in sealed units not tested
	<input checked="" type="checkbox"/> Hidden components not examined
	<input checked="" type="checkbox"/> Functionality of Electronic / Electric air filters not determined
	<input checked="" type="checkbox"/> Adequacy of Heating system / Heat supply / Air flow / Water flow not determined
	<input checked="" type="checkbox"/> Pumps not tested
	<input checked="" type="checkbox"/> Automatic fuel feeds not tested
	<input checked="" type="checkbox"/> Efficiency of Air filters / Air exchangers / Heat Recovery Ventilators / H.E.P.A units not determined
	<input checked="" type="checkbox"/> Hidden ducts
	<input checked="" type="checkbox"/> Individual heating elements (electric furnace) not tested
	<input checked="" type="checkbox"/> Buried tanks are not part of this inspected, environmental consultants can help if this is a concern
	<input checked="" type="checkbox"/> Solar heating not examined / Tested

Deficiencies / Recommendations

<u>Furnace:</u>	<input checked="" type="checkbox"/> Condensate pipes poorly configured
	<input checked="" type="checkbox"/> Black ABS vent pipes of Furnace are recommended to be replaced with PVC S-636 white vent pipes

Additional Notes

1. Furnace is recommended for servicing / evaluation by a licensed HVAC technician to ensure proper / safe operating condition for further use
2. Furnace is nearing to end / at the end of its Normal Life Expectancy Period - may need Major repairs / Replacement in future, plan the budget accordingly. Have a technician to evaluate the condition of the furnace and proceed as advised. Service agreement is highly recommended
3. Fresh air intake for the furnace is recommended to be Improved / From outside as advised after evaluation by a HVAC technician
4. Rust Inside / Outside of furnace noticed, to ensure safe operating condition of furnace unit, Repair for the problem and Servicing should be done
5. Natural gas pressure test tag of furnace is missing, for safety reason proper test tag for furnace is recommended after evaluation of whole Furnace / Heating unit and its installation, by a licensed HVAC technician

Notes

1. In many of the building products and materials asbestos may be present, environmental consultants can help if this is a concern
2. Moisture problems may result in visible or concealed mold growth, environmental consultants can help if this is a concern
3. Normal average useful life span of appliances is 15 years, expect major repairs/replacement after this useful life span depending on the usage and care/maintenance.

Photos



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Description

<u>Attic / roof spaces:</u>	<input checked="" type="checkbox"/> Fiber glass
<u>Approximate R - Value:</u>	<input checked="" type="checkbox"/> 32
<u>Basement / Crawl spaces:</u>	<input checked="" type="checkbox"/> Fiber glass
<u>Vapour / Air barrier:</u>	<input checked="" type="checkbox"/> Plastic
<u>Attic ventilation:</u>	<input checked="" type="checkbox"/> Soffit
	<input checked="" type="checkbox"/> Roof
<u>Mechanical ventilation:</u>	<input checked="" type="checkbox"/> Bathroom fan

Limitations

<u>Insulation / Vapour barrier limited by:</u>	<input checked="" type="checkbox"/> Limited access to Attic / Roof spaces
	<input checked="" type="checkbox"/> Attic / Roof spaces seen from access hatch only
	<input checked="" type="checkbox"/> Storage in Basement
	<input checked="" type="checkbox"/> Vapour barrier covered by insulation
	<input checked="" type="checkbox"/> Continuity of Air / Vapour barriers not verified
	<input checked="" type="checkbox"/> Ventilation from soffits into attic not confirmed
	<input checked="" type="checkbox"/> Area of ventilation not measured
	<input checked="" type="checkbox"/> No access to Wall spaces / Areas hidden by storage / Cathedral ceilings
	<input checked="" type="checkbox"/> To maintain the integrity of the insulation, eliminate potential ceiling damage and reduce safety risk to inspector, the attic inspection is performed from attic hatch only

Deficiencies / Recommendations

Ventilation of Attic and roof spaces: ☒ Check and clean the soffits vents time to time to ensure proper attic ventilation.

Additional Notes

1. Upgrade of Attic insulation is recommended by a licensed contractor to save energy by minimising heat loss in winter and heat gain in summer

Notes

1. In many of the building products and materials asbestos may be present, environmental consultants can help if this is a concern
2. Moisture problems may result in visible or concealed mold growth, environmental consultants can help if this is a concern

Photos



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Description

<u>Water supply:</u>	<input checked="" type="checkbox"/> Municipal
<u>Waste:</u>	<input checked="" type="checkbox"/> Municipal
<u>Service Supply pipe (into building):</u>	<input checked="" type="checkbox"/> Plastic
<u>Waste pipes:</u>	<input checked="" type="checkbox"/> Plastic (ABS)
<u>Vent system visible at Attic / Roof:</u>	<input checked="" type="checkbox"/> Yes
<u>Water flow pressure:</u>	<input checked="" type="checkbox"/> Good
<u>Color of valve:</u>	<input checked="" type="checkbox"/> Blue
<u>Sump Pump:</u>	<input checked="" type="checkbox"/> None
<u>Main water shut off valve located at:</u>	<input checked="" type="checkbox"/> Basement
<u>Water heater:</u>	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Rented unit
<u>Size of water Tank (US Gallons) :</u>	<input checked="" type="checkbox"/> 50
<u>Likelihood of failure within 2 to 3 years:</u>	<input checked="" type="checkbox"/> Medium

Limitations

<u>Equipments not inspected:</u>	<input checked="" type="checkbox"/> Tub / Sink over flows not tested
	<input checked="" type="checkbox"/> Isolating / Relief valves and Main Shut-Off valve not tested
	<input checked="" type="checkbox"/> Whirlpool / Air tub
	<input checked="" type="checkbox"/> Bidet
	<input checked="" type="checkbox"/> Jacuzzi / Hot Tub
	<input checked="" type="checkbox"/> Concealed plumbing
	<input checked="" type="checkbox"/> Lawn services and fire or other sprinkler systems
	<input checked="" type="checkbox"/> Main or other shut off valves not operated
	<input checked="" type="checkbox"/> Adequacy / Continuity / Potability of water supply not determined

Additional Notes

1. Caulking at all wet areas of bathrooms and kitchens is recommended to be upgraded or re-done (at leak potential areas) to minimize concealed water damage or moisture related problems

Notes

1. In many of the building products and materials asbestos may be present, environmental consultants can help if this is a concern
2. Moisture problems may result in visible or concealed mold growth, environmental consultants can help if this is a concern

Photos



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Description

Major floor coverings:

☒ Hardwood

☒ Ceramics

Major wall finishes:

☒ Plaster / Drywall

Major ceiling finishes:

☒ Drywall / Plaster

Windows:

☒ Casement

☒ Sliders

☒ Fixed

Doors (exterior):

☒ Metal

☒ Garage

☒ Patio / French

Fireplaces and wood stoves:

☒ None

Smoke Detectors:

☒ Present

☒ Not tested

☒ Must install one on each floor

CO Detectors:

☒ Present

☒ Not tested

☒ Must install on each floor

Limitations

General limitations:

☒ Storage in Basement / Garage

☒ Furniture

☒ Drapes / Wall coverings

☒ Sub floors

☒ Posters / Pictures

☒ Paint / Wallpaper

☒ Appliances including Central Vacuum Not Tested / Examined

☒ Absence of historical clues due to Finishes / Paint

☒ Adequacy of combustible clearance at wood burning devices not inspected

☒ Carpets not inspected

☒ No comments made on cosmetic finishes

☒ Drainage Tile not visible

☒ Chimney draft adequacy not tested

☒ Storage / Furnishing in some areas limited inspection

☒ Approximate percentage of interior foundation wall not visible 95 %

Additional Notes

- Most of the components of the building (like: Plumbing pipes & fixtures, Electrical wiring & fixtures, Ducts, Chimneys, Exhaust vent pipes, Flooring, Insulation etc.) being hidden behind drywalls, ceilings, finishings, storage and below ground, particularly when basement is finished / partially finished or the property is renovated, to get more details about the property do inquire from the vender regarding known history of problems (like Water intrusion, Basement leakage, Basement floods, Sewer back-ups, Fire, etc.) or known Repairs / Retrofits / Buried oil tanks / Modifications / Alterations / Additions / Extensions / Insurance claims related to this property and it is strongly recommended to obtain the PROPERTY CONDITION DISCLOSURE STATEMENT from the vender
- Normal average useful life span of appliances is 15 years, expect major repairs/replacement after this useful life span depending on the usage and care/maintenance.



Notes

- In case of Old as well Old & Renovated properties, due to the higher deterioration level of most of the hidden building components like: Plumbing, Heating, Electrical wiring, Insulation, Ducts, Chimneys, Exhaust vent pipes, Below grade drainage system, Structural components etc., the likelihood of failure is always much higher than normal which can only be determined by specialized trade persons at additional cost and it is beyond the scope of this limited visual inspection. This may result in high maintenance cost as well as unexpected costly major repairs in future. SO WE CAUTION YOU that when buying any such type of property, you must also consider this factor before continuing with the transaction. Also we advise you to inquire from the vender regarding the known history of any Problems / Repairs / Retrofits / Alterations / Modifications / Buried oil tanks / Insurance claims etc. related to this

Notes

property and STRONGLY RECOMMEND THAT YOU MUST OBTAIN THE PROPERTY CONDITION DISCLOSURE STATEMENT FROM THE SELLER.

2. For any of the concerns related to the legality of the basement apartment, building permits, retrofits, alterations or additions like constructing additional rooms or decks on the property, please inquire from the vender for more detail through your realtor
3. For Recalls and Alerts related concerns on any products used or installed in the house (like Appliances, Plumbing and Electrical fixtures & fittings, etc.) which are beyond the scope of this limited home inspection to comment on, for safety reason, please contact the concerned agencies dealing and providing Service / Help in such matters (which can be found on the internet)
4. For any of your environmental related concerns like mold & mildew, UFFI, lead asbestos, vermiculite, termites & other insects, hantavirus, etc., we recommend you to consult an environmental consultant or specialist of the related field.
5. In many of the building products and materials asbestos may be present and moisture problems may result in visible or concealed mold growth, environmental consultants can help in case of any of such concerns.
6. All wood or solid fuel burning devices are potential fire hazards if not properly maintained. It is highly recommended that before use, all these units are cleaned, inspected, repaired where necessary and certified by a W.E.T.T. certified contractor
7. All electrical defects are hazards and have the potential to cause fire or serious injury. All recommendations are safety issues - treat them as high priority. For your safety, we highly recommend that where any deficiencies are noted or mentioned here in the report, a professionally qualified/licensed electrician should attend to check all the wiring of the house and get repairs done immediately as suggested by the electrician
8. As per new regulation Smoke Detectors should be installed on each floor & in each bedrooms and CO Detectors should be installed on each floor and outside sleeping areas as per manufacturer's instructions. Make sure that they are installed, working and have due expiry dates
9. All Handrail and stair defects (inside & outside) are potential hazards and for safety of the occupants must be repaired immediately
10. Low opening windows are child fall hazard – upgrade recommended -- take extra care for kids and children
11. If any item or items which are not inspected or are partially inspected due to some limitations as mentioned in this report, to get more thorough, detailed, or additional information about those items, is responsibility of the client to collect at his own additional cost from the specialists of the related trades / fields, before proceeding with the transaction