

**Report:** Sample 0001

**Inspection Address:** 123 Main Street, Mytown, ON

Page 1

**Date:** September 13, 2018

# **Confidential Inspection Report**

**123 Main Street  
Mytown, ON**

**Prepared for:**

**Prepared by: Top To Bottom Home and Property Inspections  
3 Main Street West, Suite 1060  
Huntsville, ON P1H 0A3  
705-380-2578 [toptobottom.steve@gmail.com](mailto:toptobottom.steve@gmail.com)**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

## Report Table of Contents

GENERAL INFORMATION	13
SITE	15
FOUNDATION	18
ROOF & ATTIC	19
STRUCTURAL	22
HEATING, VENTILATION & AIR CONDITIONING	25
ELECTRICAL SYSTEMS	27
PLUMBING SYSTEM	30
SEPTIC INSPECTION	32
KITCHEN	34
LAUNDRY	35
BATHROOMS	36
OTHER LIVING SPACES	38
GARAGE	39
SMOKE DETECTORS AND CO DETECTORS	40

**Report:** Sample 0001  
**Inspection Address:** 123 Main Street, Mytown, ON

Page 3  
**Date:** September 13, 2018

September 13, 2018

RE: 123 Main Street  
Mytown, ON

Dear Client:

At your request, a visual inspection of the above referenced property was conducted on October 9, 2018 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. **Please call our office for any clarifications or further questions.**

## SAFETY ISSUES AND ITEMS REQUIRING IMMEDIATE ATTENTION

### SITE

#### Paving Condition:

##### *Exterior Stairs Condition:*

Experience has shown that a consistent (does not vary more than 3/16" between steps) rise of 7" to 7 1/2" (min 4 7/8" max 7 7/8") with a run of 9 3/4" to 10 1/4" (min 8 1/2") combines both comfort and safety. Nosing should not protrude or extend more than 1", This is simply an advisory for your safety.

##### *Entryway Stoop:*

Rise and Run is not within code or is inconsistent for each step with more than 3/16" variance, Experience has shown that a rise of 7" to 7 1/2" (min 4 7/8" max 7 7/8") with a run of 9 3/4" to 10 1/4" (min 8 1/2") combines both comfort and safety.

### HEATING, VENTILATION & AIR CONDITIONING

#### Chimney:

##### *Height & Clearance:*

The required 2 inch clearance from combustibles has not been achieved. The attic insulation shield is missing.

#### Heating Unit:

##### *Electric Heat:*

The primary source of heat is electric resistance heating. **The heater should always be in a stable upright position with at least 30 inches of space between the front of the unit and any other surface. Allow 6 inches of clearance above the heater for drapes or other flammable material. Heaters should not be operated in a closed area, such as beneath furniture, in cabinets, underneath or behind drapes.**

### ELECTRICAL SYSTEMS

#### Main Power Panel & Circuitry

##### *Breaker/Fuse to Wire Compatibility:*

**Action Necessary** - The breakers/fuses in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS REQUIRED.

##### *Ground Fault Protected Outlets:*

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 1.5 meters of a water source including circuits in the kitchen (except refrigerator), bathrooms, and laundry as well as all exterior locations except those listed in Electrical Safety Code. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

##### *Upgrading and Renovating*

When planning to do electrical work, think about the risks associated with unsafe electrical installations. Contact a licensed electrical contractor, and make sure they arrange for an electrical inspection.

The Ontario Electrical Safety Code requires an "Application for Inspection" to be filed with the Electrical Safety Authority before or within 48 hours after the commencement of work\*. Electrical wiring and equipment must not be covered prior to inspection

##### *Note:*

*Even if the work is performed by the home owner, an application for inspection is still required.*

#### Electrical Service:

##### *Interior View of Basement:*

Bare light bulbs in storage areas and low ceilings are considered a safety hazard. Consider replacing bare light bulbs in these areas with an appropriate fixture.

**Ground Fault Interrupt Outlets:**

*Main Bathroom:*

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 1.5 metres of a water source.

*Rear Bathroom:*

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 1.5 metres of a water source.

**GARAGE**

**Garage:**

*Entry Door to Structure:*

Closure: No - For safety to prevent off gases from garage entering into living space recommend spring loaded closure hinges or hydraulic door closer be installed and in working order.

**SMOKE DETECTORS AND CO DETECTORS**

**Smoke Detectors:**

*Smoke Detectors and Carbon Monoxide Detectors*

Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

Smoke alarms 10 years or older must be replaced.

The Ontario Fire Code requires all single family, semi-detached and town homes in Ontario, whether owner-occupied or rented, have a working smoke alarm on every storey of the residence, including the basement and outside all sleeping areas. Smoke alarms are not required in individual bedrooms unless required by the Ontario Building Code at the time of construction. However, to help ensure ultimate protection, we encourage smoke alarms be installed in each bedroom within the residence. Where bedroom doors are closed at night, smoke alarms should be installed in each bedroom.

Because smoke rises, smoke alarms should be installed on the ceiling at least 6 inches away from any wall. If this is not possible install them high up on a wall not closer than 6 inches of the ceiling.

Smoke alarms 10 years or older must be replaced.

**Co Detector**

*Smoke Detectors and Carbon Monoxide Detectors*

If there is a wood fired or fossil fuel heating system or appliance present. CO alarms must be located in or near bedrooms and living areas. It is required that you install a CO alarm on each level of a multi-level home. You may use the number and location of smoke alarm/detectors installed in your home according to current building code requirements as a guide to the location of your CO alarms. When choosing your installation locations or the number of alarms that may be required make sure that you can hear the alarm from all sleeping areas. If you install only one CO alarm in your home, install the alarm near bedrooms; not within 1.5m of furnace. It has been shown that a location on a wall at least 2 feet below the ceiling is best. See the manufacturers recommendations for more detail.

## ITEMS NEEDING REPAIR OR UPGRADE

### GENERAL INFORMATION

#### Client & Site Information:

When structural upgrades or changes are recommended there has been no engineering analysis performed or implied. It is your responsibility to be sure that building permits are obtained when a renovation or structural upgrade/change is planned.

### SITE

#### Paving Condition:

:

**Action Necessary** - The entryway stoop needs repair or replacement due to the following - Some wood components are deteriorated and will need to be replaced.

#### Exterior Electrical

##### *Exterior Electrical:*

### FOUNDATION

#### Interior View Of Basement:

##### *Staircase Condition:*

**Action Necessary** - Action is necessary as the current staircase condition presents an unsafe condition or trip hazard, The staircase is not lighted. For safety reasons, lighting should be installed.

##### *Sump Pump Noted:*

Yes, An alarm is recommended to warn of pump failure.

### ROOF & ATTIC

#### Roofing:

##### *Condition of Roof Covering Material:*

**Attention Needed** - The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. There are specific damaged areas that require repair.

Improperly installed metal roofing - Placed directly on Shingles which is not recommended as the differential movement of the steel with temperature changes will loosen the fasteners.

##### *Roof Gutter System:*

Clean debris from gutters, The gutters will need attention due to damage from ice, Add snow stops to steel roofing.

#### Attic & Ventilation:

##### *Attic Accessibility:*

Ceiling scuttle hole, Insulation chase that holds back the loose fill insulation is not sealed warm air is leaking into attic.

##### *Ventilation Hi/Low:*

There are soffit vents installed, however sufficient air flow is not being achieved.

Add newer cupola style static vents near the ridge, Once new static vents are installed the gable end vents will interfere with the flow of air from the soffit vents. Recommend closing the gable end vents inside attic.

##### *Insulation Clear of Sheathing:*

The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact would lead to condensation in the attic during winter months. It also limits airflow which ventilates the attic and reduces the life of roofing materials, Add baffles in the rafter bays to maintain the 1 1/2" clearance.

#### Comments

The adjacent attics should be opened up to assist with air movement.

## **STRUCTURAL**

### **Structural:**

#### *Fascia & Rake Boards:*

Metal fascia installed on rake with lap in wrong direction allowing water to run behind.

## **ELECTRICAL SYSTEMS**

### **Main Power Panel & Circuitry**

#### *Condition of Wiring in Panel:*

**Action Necessary** - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a qualified licensed electrician, Bare or damaged conductor insulation.

### **Exterior Electrical:**

#### *Exterior Electrical*

Yes there are exterior electrical outlets, Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 1.5 meters of a water source including circuits in the kitchen (except refrigerator), bathrooms, and laundry as well as all exterior locations except those listed in Electrical Safety Code. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company. The cable penetrating the concrete wall is not installed properly, Weather tight seal at siding is required.

### **Electrical Service:**

#### *Interior View of Basement:*

Bare light bulbs in storage areas and low ceilings are considered a safety hazard. Consider replacing bare light bulbs in these areas with an appropriate fixture, **Action Necessary** - Some portion of the exposed electrical wiring requires IMMEDIATE REPAIR by a qualified licensed electrician. Open knock out in electrical boxes must be closed with appropriate filler.

**Action Necessary** - Some portion of the exposed electrical wiring requires IMMEDIATE REPAIR by a qualified licensed electrician. Open junction boxes are noted.

Reversed polarity in an outlet is simply the improper connection of wires to the outlet itself, and is easily correctable. Because of the nature of this work however, I suggest you leave the repair to a licensed electrician. Some electronic appliances sustain damage when connected to reversed polarity outlets. GFCI will not protect the circuit if wired reverse polarity.

### **Electrical Outlets:**

#### *Kitchen:*

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded, This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is suggested that one be installed at any location within 1.5 meters of a water source. Split receptacles are allowed to be changed to GFCI outlets.

## **SEPTIC INSPECTION**

### **Septic Tank And Lateral Field:**

#### *Effluents Noted at Surface:*

No - Effluents were not noted at the surface in the lateral field area. There is evidence of poor absorption or percolation of effluent in lateral field runs as the runs are creating prominent narrow vegetation growth. Using a product called Bio-Dislove may give some extra time before the system needs to be replaced.

#### *Statement of Acceptability:*

On the date noted above, a review of the on-site sewage system indicated that the system does not appear to be functioning in a satisfactory manner.

**Conditions Noted In Septic Tank**

*Septic Tank and Lateral Field:*

Tank Type: Concrete two chambers

Tank Size is approximately: 3600 litres (800 Imp Gal)

Scum in the first chamber: the scum thickness is less than 20% of the total depth of the tank, which is considered satisfactory

Sludge in second chamber: the height of the sludge in the bottom of the second chamber is minimal

Tank lids, are damaged and need to be replaced. Recommend installing a Retrofit Riser Assembly that is available from a concrete septic tank manufacturer

The following conditions were observed at the inlet of the septic tank: Inlet pipe and baffle are in good condition and working properly

The following conditions were observed at the outlet of the septic tank: After completing the flow test the fluid level is higher than the outlet pipe, which may be due to a blocked or flooded lateral field and possible bio-mat. **Further investigation by a qualified contractor will be required to determine the cause and repair.**

**KITCHEN**

**Kitchen:**

*Range Hood:*

The exhaust hood is a filter and recirculate type, consider upgrading to a unit ducted to the exterior.

**BATHROOMS**

**Main Bathroom:**

*Ventilation Fans:*

The ventilation fan vents to the exterior at the soffit. This was an acceptable installation at one time. It has been found that with proper attic ventilation it introduces moisture into the attic that must be removed from the attic. It is recommended that the vent be on an exterior gable wall.

**Rear Bathroom:**

*Caulking/Water Contact Areas:*

**Action Necessary** - Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of the visible areas only. No invasive action was taken.

*Ventilation Fans:*

The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It needs to vent outside at a gable end rather than the attic.



## ITEMS NEEDING MAINTENANCE OR MINOR REPAIR

### SITE

#### Site:

##### *Trees Condition:*

Trees overhang the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material. This also gives access to squirrels and raccoons.

#### Paving Condition:

##### *Driveway Condition:*

**Attention Needed** - The driveway needs attention and some maintenance to prevent further deterioration, The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

##### *Exterior Stairs Condition:*

**Attention Needed** - The walkways need attention and minor repair to prevent further deterioration, The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

#### Utility Services:

##### *Water Source:*

Well/ Cistern - Private water supplies such as a well, cistern, or reservoir must be tested for potability.

### FOUNDATION

#### Interior View Of Basement:

##### *Evidence of Mould Noted:*

The amount of mould is relatively small. Use an environmentally safe mould killer and apply a stain blocking primer to the area.

It does not appear to be extensive and is likely due to lack of air movement along with high humidity caused by weather and also damp or wet basement/crawlspace beneath the structure. It appears that it can be handled with a good cleaning and controlling humidity and air movement.

Dehumidifier, Yes there is a dehumidifier present and is needed to maintain a proper lower level of 50% humidity during the summer months.

### ROOF & ATTIC

#### Roofing:

##### *Cover Layers:*

The steel roof has been placed over the old asphalt shingles - this is not the recommend installation method, often the fasteners become loose and must be secured or replaced.

##### *Flashing:*

**Attention Needed** - Due to tar or caulk covering, there is no way to determine the condition of the flashing under the sealant. The normal reason for this excessive sealant is to repair a prior leak. It should be watched over time in case it starts to leak. At that time repairs should be made.

##### *Valleys:*

**Attention Needed** - The valley(s) shows wear that indicates repairs are needed.

### STRUCTURAL

#### Structural:

##### *Outside Entry Doors:*

Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior. Thresholds close to exterior decks or landings are susceptible to water intrusion, make sure they are protected and weather tight.

*Basement or Crawlspace Windows:*

The basement windows are either at or close to exterior grade this creates the possibility of water intrusion and deterioration of the window frames. Steps may need to be taken to prevent future problems.

*Structural Caulking:*

**Attention Needed** - Several spots around the structure were noted that need to be caulked, Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

*Evidence of Mould Noted:*

It does not appear to be extensive and is likely due to lack of air movement along with high humidity caused by weather and also damp or wet basement/crawlspace beneath the structure. It appears that it can be handled with a good cleaning and controlling humidity and air movement.

Install ceiling fans in bedrooms.

**Deck, Porch Or Balcony:**

*Structure*

Deck is too close to same height as doorway allowing moisture to rot threshold especially with snow and ice build up in winter. This problem can also cause damage to siding and the wall structure.

**HEATING, VENTILATION & AIR CONDITIONING**

**Solid Fuel Heating**

Solid Fuel Burning Appliance, is Listed

Recommend cleaning appliance and chimney before use by a WETT certified technician/sweep.

**PLUMBING SYSTEM**

**Plumbing:**

*Water Source:*

Private Water Source - A private water source may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the Health Departments. It is the homeowner's responsibility to maintain continuous testing of the water source for potability,

Drilled well, Casing is below grade - cannot confirm if it is at least 20 feet below grade,

Well Check List:

Is Well located at least 100 feet away from septic drain field or 50 feet away from septic drain field if waterproof casing extends at least 20 feet below grade; and at least 50 feet away from a body of water - Yes,

Is Well Cap at least 12 inches above the ground - No,

Well Cap fits properly and is fastened securely - Yes,

Does the ground slope away from the well casing and surface water drains away from around the well casing - No,

Is a Grass Buffer present and is it at least 12 feet around the well head - No.

*Water Treatment System*

WATER TREATMENT, FILTERING, PURIFIER SYSTEM: The effectiveness of the water treatment system is not within the scope of this inspection and was not inspected. Inquire with current owner or manufacturer as to operational procedures.

**SEPTIC INSPECTION**

**Septic Tank And Lateral Field:**

*Type of Septic System Installed:*

Septic system consists of an underground tank and a leach or drainage field that work to purify household waste water. Sewage sits in an anaerobic bacteria which breaks down the solids. The fluid that leaves the tank is called effluent. It flows into the leach field and into the surrounding soil. The soil filters the fluids, aerobic bacteria breaks down the effluent into chemicals that support vegetation.

Avoid the use of chlorine bleach and other strong cleaners as will kill the bacteria working in the septic tank. Do not flush feminine paper products or latex products down the toilet. Do not flush pharmaceutical products down the toilet as some can damage the components of the septic system.

*Conditions Noted in Lateral Field*

Avoid draining grease into sinks, toilets, or waste water as it will plug drain field lines.

**KITCHEN**

**Kitchen:**

*Faucet and Supply Lines:*

Attention needed: excessive corrosion noted, monitor in future for possible leaks.

*Sink and Drain Lines:*

There is deterioration of the drain pipes under the sink. Although there is currently no leak, there may be one in the future.

**LAUNDRY**

**Laundry:**

*Washer Pan:*

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a finished floor level or above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

*Dryer Ventilation:*

The dryer ventilation as installed appears to need cleaned. A vent clogged with lint can create a fire hazard.

*Laundry Basin:*

Yes - There is a laundry basin installed, The unit is functional. No leaks were noted. Caulk at wall required.

**BATHROOMS**

**Main Bathroom:**

*Faucet and Supply Lines:*

Attention needed: excessive corrosion noted, monitor in future for possible leaks.

**OTHER LIVING SPACES**

**Main Entry & Main Hallway:**

*Entry Floors:*

Tiled areas both vertical and horizontal surfaces should have caulk not grout in joints along inside corners and where two different materials meet.

*Exterior Doors:*

Threshold and the casing need attention because wear and damage and the possibility of water eventually causing deterioration of materials and structure below- replace damaged materials and seal to weatherproof.

**GARAGE**

**Garage:**

*Overhead Door and Hardware Condition:*

**Attention Needed** - The overhead door needs some minor repair. The overhead door weather seal needs some repair, or the overhead door needs adjustment.

*Water Source Installed:*

Yes - There is a water source installed in the garage. The installed water supply piping is not properly insulated for freeze protection.

## ADDITIONAL COMMENTS

### GENERAL INFORMATION

#### Client & Site Information:

#### Comments:

When comments are made that a system or component does not meet Current Standards, it does not necessarily mean that it did not meet the standards that were in place at the time of construction or installation.

Thank you for selecting my firm to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

Steven Bowman  
Top To Bottom Home and Property Inspections

## GENERAL INFORMATION

### Client & Site Information:

When structural upgrades or changes are recommended there has been no engineering analysis performed or implied. It is your responsibility to be sure that building permits are obtained when a renovation or structural upgrade/change is planned.

*Inspection Date:* October 9, 2018 1:00 PM.  
*Client:*

*Inspection Site:*  
*House Occupied?* No.  
*People Present:* Homeowners children, Selling agent, Purchaser, Listing agent.  
*Comments:* When comments are made that a system or component does not meet Current Standards, it does not necessarily mean that it did not meet the standards that were in place at the time of construction or installation.

### Building Characteristics:

*Main Entry Faces:* North.  
*Building Type:* 1 family, Custom Built.  
*Stories:* 1  
*Space Below Grade:* Basement.

### Climatic Conditions:

*Weather:* Partly Cloudy.  
*Soil Conditions:* Damp.  
*Outside Temperature & Humidity:* 24 Degrees Celsius and 87% RH.

### Utility Services:

*Water Source:* Private.  
*Sewage Disposal:* Private.  
*Utilities Status:* All utilities on.

### Payment Information:

*Total Fee:* 678.00.  
*Paid By:* cheque.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance

of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

**Site:**

*House faces:*

The front of the house faces North.

*Estimated age of house:*

The house is 30 - 40 years old.

*Site Drainage:*

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

*Trees Condition:*

Trees overhang the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material. This also gives access to squirrels and raccoons.



**Grading:**

*Lot:*

Stair step site, Grade at foundation appears serviceable.

**Paving Condition:**

*Driveway Paving Material:*

Asphalt.

*Driveway Condition:*

**Attention Needed** - The driveway needs attention and some maintenance to prevent further deterioration, The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.



*Exterior Stairs Materials:* Concrete.

*Exterior Stairs Condition:* **Attention Needed** - The walkways need attention and minor repair to prevent further deterioration, The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

Experience has shown that a consistent (does not vary more than 3/16" between steps) rise of 7" to 7 1/2" (min 4 7/8" max 7 7/8") with a run of 9 3/4" to 10 1/4" (min 8 1/2") combines both comfort and safety. Nosing should not protrude or extend more than 1", This is simply an advisory for your safety.



*Entryway Stoop Materials*  
*Entryway Stoop:*



Wood.

Rise and Run is not within code or is inconsistent for each step with more than 3/16" variance, Experience has shown that a rise of 7" to 7 1/2" (min 4/7/8" max 7 7/8") with a run of 9 3/4" to 10 1/4" (min 8 1/2") combines both comfort and safety.





:

**Action Necessary** - The entryway stoop needs repair or replacement due to the following  
- Some wood components are deteriorated and will need to be replaced.



---

### Retaining Walls:

*Materials Used:* The retaining wall is made of stacked rock.  
*Condition of Wall and Materials Used:* Satisfactory - The retaining wall is in functional condition.  
*Used:*

### Exterior Electrical

*Exterior Electrical:*



---

### Utility Services:

*Water Source:* Well/ Cistern - Private water supplies such as a well, cistern, or reservoir must be tested for potability.

*Electric Service:* Underground.

*Sewage Disposal System:* Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. This inspection company may conduct this type inspection under separate direction and contract. See separate section for Septic System.

## FOUNDATION

### Foundation:

*Type of Foundation:* Basement.

*Foundation Materials:* Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

*Visible Portions of Exterior Foundation Walls:* Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

*Evidence of Recent Movement:* No - There is no evidence of any recent movement.

*Perimeter Foundation Drainage Surface:* Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

### Interior View Of Basement:

*Basement Ceiling Exposed:* Only a limited amount of ceiling is visible.

*Staircase Condition:* **Action Necessary** - Action is necessary as the current staircase condition presents an unsafe condition or trip hazard, The staircase is not lighted. For safety reasons, lighting should be installed.

*Moisture on Exposed Basement Walls Noted:* No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

*Evidence of Water Entry in the Basement Noted:* No.

*Evidence of Mould Noted:* The amount of mould is relatively small. Use an environmentally safe mould killer and apply a stain blocking primer to the area.  
It does not appear to be extensive and is likely due to lack of air movement along with high humidity caused by weather and also damp or wet basement/crawlspace beneath the structure. It appears that it can be handled with a good cleaning and controlling humidity and air movement.  
Dehumidifier, Yes there is a dehumidifier present and is needed to maintain a proper lower level of 50% humidity during the summer months.



Sump Pump Noted:

Yes, An alarm is recommended to warn of pump failure.



## ROOF & ATTIC

### Roofing:

*Type Roof:* Gable.

*Roof Covering Materials:* Metal Roofing. Metal may consist of copper, aluminum, or stainless steel. Some have a protective coat to prevent rust and deterioration. It is usually installed in vertical panels with some fashion of overlapped seams.

*Cover Layers:* The steel roof has been placed over the old asphalt shingles - this is not the recommend installation method, often the fasteners become loose and must be secured or replaced.

*Condition of Roof Covering Material:* **Attention Needed** - The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. There are specific damaged areas that require repair.

Improperly installed metal roofing - Placed directly on Shingles which is not recommended as the differential movement of the steel with temperature changes will loosen the fasteners.



*Estimated Life Expectancy of Roof:* The roof covering material appears to have a remaining life expectancy of 25 years or more, assuming proper maintenance is completed as needed.

*Slope:* Medium slope is considered to be between 4 in 12 and 6 in 12.

*Flashing:* **Attention Needed** - Due to tar or caulk covering, there is no way to determine the condition of the flashing under the sealant. The normal reason for this excessive sealant is to repair a prior leak. It should be watched over time in case it starts to leak. At that time repairs should be made.



*Means of Roof Inspection:* The roof covering was inspected by walking on the roof.

*Valleys:*

**Attention Needed** - The valley(s) shows wear that indicates repairs are needed.



*Ridges:*

Satisfactory - The ridge covering material appears to be in satisfactory condition.

*Roof Gutter System:*

Clean debris from gutters, The gutters will need attention due to damage from ice, Add snow stops to steel roofing.



**Attic & Ventilation:**

*Attic Access Location:*

Ceiling.

*Attic Accessibility:*

Ceiling scuttle hole, Insulation chase that holds back the loose fill insulation is not sealed warm air is leaking into attic.



*Method of Inspection:*

The attic cavity was inspected by entering the area.

*Attic Cavity Type:*

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

*Roof Framing:*

A rafter system is installed in the attic cavity to support the roof decking.

*Roof Framing Condition:*

Satisfactory - The roof framing appears to be in functional condition.

*Roof Bracing:* The roof framing as installed seems adequate.

*Roof Decking:* The decking is made of butted one inch nominal boards The roof decking material is oriented strand board sheathing.

*Evidence of Leaks on Interior of Attic:* There is no evidence of current water leaks into the accessible attic spaces.

*Ventilation Hi/Low:* There are soffit vents installed, however sufficient air flow is not being achieved. Add newer cupola style static vents near the ridge, Once new static vents are installed the gable end vents will interfere with the flow of air from the soffit vents. Recommend closing the gable end vents inside attic.



*Vapor Barrier Installed:* There was no plastic vapour barrier noted in the attic cavity, There is paper back insulation acting as a vapour barrier.

*Insulation Clear of Sheathing:* The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact would lead to condensation in the attic during winter months. It also limits airflow which ventilates the attic and reduces the life of roofing materials, Add baffles in the rafter bays to maintain the 1 1/2" clearance.



*Insulation Noted:* The following type of insulation was noted in the attic: Fiberglass Batts There is an average of at least 8" of insulation installed. R values per inch - mineral wool is about R4, fiberglass is about R3.5, cellulose is about R3, and spray foam is about R6.5 per inch.

*Comments* The adjacent attics should be opened up to assist with air movement.



## STRUCTURAL

### Structural:

<i>Type of Construction:</i>	Frame.
<i>Exterior Siding Materials:</i>	Brick.
<i>Siding Condition:</i>	Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.
<i>Trim Condition:</i>	Satisfactory - The trim is intact and satisfactory.
<i>Soffit/Eaves:</i>	Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
<i>Fascia &amp; Rake Boards:</i>	Metal fascia installed on rake with lap in wrong direction allowing water to run behind.



---

<i>Condition of Painted Surfaces:</i>	Satisfactory - The finish or exposed painted surfaces are satisfactory.
<i>Outside Entry Doors:</i>	Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior. Thresholds close to exterior decks or landings are susceptible to water intrusion, make sure they are protected and weather tight.



---

<i>Windows Type:</i>	Casement.
<i>Window Condition:</i>	Satisfactory - The window framing and glass are in a satisfactory condition.
<i>Window Flashing and Sills:</i>	Satisfactory - The installed window flashing above the windows appears to be adequate.

*Basement or Crawlspace Windows:* The basement windows are either at or close to exterior grade this creates the possibility of water intrusion and deterioration of the window frames. Steps may need to be taken to prevent future problems.



*Earth-to-Wood Clearance:*  
*Structural Caulking:*

Satisfactory - There appears to be adequate clearance between the earth and the wood.  
**Attention Needed** - Several spots around the structure were noted that need to be caulked, Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.



*Evidence of Mould Noted:*



It does not appear to be extensive and is likely due to lack of air movement along with high humidity caused by weather and also damp or wet basement/crawlspace beneath the structure. It appears that it can be handled with a good cleaning and controlling humidity and air movement.  
Install ceiling fans in bedrooms.



**Deck, Porch Or Balcony:**

*Deck/Porch/Balcony Materials:*

*Structure*

There is concrete material used.

Deck is too close to same height as doorway allowing moisture to rot threshold especially with snow and ice build up in winter. This problem can also cause damage to siding and the wall structure.





## HEATING, VENTILATION & AIR CONDITIONING

### Chimney:

*Please Note:*

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

*Chimney Exterior:*

Metal pre-fabricated.

*Chimney Cap:*

There is a metal rain hat installed. It will help keep rain from entering the flue.

*Height & Clearance:*

The required 2 inch clearance from combustibles has not been achieved. The attic insulation shield is missing.



### Heating Unit:

*Electric Heat:*

The primary source of heat is electric resistance heating. **The heater should always be in a stable upright position with at least 30 inches of space between the front of the unit and any other surface. Allow 6 inches of clearance above the heater for drapes or other flammable material. Heaters should not be operated in a closed area, such as beneath furniture, in cabinets, underneath or behind drapes.**



### Solid Fuel Heating

Solid Fuel Burning Appliance, is Listed  
Recommend cleaning appliance and chimney before use by a WETT certified technician/sweep.



**Report:** Sample 0001

**Inspection Address:** 123 Main Street, Mytown, ON

Page 26

**Date:** September 13, 2018

**Heat**

*Interior View of Basement:*            There is heat supplied.

## ELECTRICAL SYSTEMS

### Primary Power Source

*Service Voltage:* The incoming electrical service to this structure is 120/240 volts.

### Main Power Panel & Circuitry

*Main Power Distribution Panel Location:* Basement.

*Location:*

*Main Power Panel Size:* 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used.

*Is Panel Accessible:* Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Condition:* Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

*Main Panel Type:* Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse to Wire Compatibility:* **Action Necessary** - The breakers/fuses in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS REQUIRED.



*Legend Available:* Yes - Identification of the circuits and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

*Panel Cover Removed:* Yes.

*Condition of Wiring in Panel:* **Action Necessary** - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a qualified licensed electrician, Bare or damaged conductor insulation.



*Feeder and Circuit Wiring Type:* Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

*Ground Fault Protected Outlets:* Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 1.5 meters of a water source including circuits in the kitchen (except refrigerator), bathrooms, and laundry as well as all exterior locations except those listed in Electrical Safety Code. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

*Main Service Ground Verified:* The grounding conductor to the water service line was noted, and it is correctly connected to the main water line.

*Upgrading and Renovating*

When planning to do electrical work, think about the risks associated with unsafe electrical installations. Contact a licensed electrical contractor, and make sure they arrange for an electrical inspection.

The Ontario Electrical Safety Code requires an "Application for Inspection" to be filed with the Electrical Safety Authority before or within 48 hours after the commencement of work\*. Electrical wiring and equipment must not be covered prior to inspection

*Note:*

*Even if the work is performed by the home owner, an application for inspection is still required.*

**Exterior Electrical:**

*Exterior Electrical*

Yes there are exterior electrical outlets, Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 1.5 meters of a water source including circuits in the kitchen (except refrigerator), bathrooms, and laundry as well as all exterior locations except those listed in Electrical Safety Code. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company. The cable penetrating the concrete wall is not installed properly, Weather tight seal at siding is required.



**Light Fixtures**

*Exterior Electrical*

The exterior lighting appears satisfactory.

**Electric Service Condition:**

*Utility Services:*

Satisfactory - The underground service appears adequate.

**Electrical Service:**

*Interior View of Basement:*

Bare light bulbs in storage areas and low ceilings are considered a safety hazard. Consider replacing bare light bulbs in these areas with an appropriate fixture. **Action Necessary** - Some portion of the exposed electrical wiring requires IMMEDIATE REPAIR by a qualified licensed electrician. Open knock out in electrical boxes must be closed with appropriate filler.

**Action Necessary** - Some portion of the exposed electrical wiring requires IMMEDIATE REPAIR by a qualified licensed electrician. Open junction boxes are noted.

Reversed polarity in an outlet is simply the improper connection of wires to the outlet itself, and is easily correctable. Because of the nature of this work however, I suggest you leave the repair to a licensed electrician. Some electronic appliances sustain damage when connected to reversed polarity outlets. GFCI will not protect the circuit if wired reverse polarity.

Bare light bulbs in storage areas and low ceilings are considered a safety hazard. Consider replacing bare light bulbs in these areas with an appropriate fixture.



**Electrical Outlets:**

*Kitchen:*

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded, This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is suggested that one be installed at any location within 1.5 meters of a water source. Split receptacles are allowed to be changed to GFCI outlets.

*Main Bathroom:*

There is a grounded outlet correctly installed.

*Rear Bathroom:*

There is a grounded outlet correctly installed.

**Lighting:**

*Laundry:*

Satisfactory - Lighting in the laundry is adequate.

*Main Bathroom:*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Ground Fault Interrupt Outlets:**

*Main Bathroom:*

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 1.5 metres of a water source.

*Rear Bathroom:*

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 1.5 metres of a water source.

## PLUMBING SYSTEM

### Plumbing:

*Water Source:*

Private Water Source - A private water source may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the Health Departments. It is the homeowner's responsibility to maintain continuous testing of the water source for potability,

Drilled well, Casing is below grade - cannot confirm if it is at least 20 feet below grade,  
Well Check List:

Is Well located at least 100 feet away from septic drain field or 50 feet away from septic drain field if waterproof casing extends at least 20 feet below grade; and at least 50 feet away from a body of water - Yes,

Is Well Cap at least 12 inches above the ground - No,

Well Cap fits properly and is fastened securely - Yes,

Does the ground slope away from the well casing and surface water drains away from around the well casing - No,

Is a Grass Buffer present and is it at least 12 feet around the well head - No.



*Plumbing Service Piping Size to* 1" water service line to the main cutoff.

*Structure:*

*Service Piping Material:* The main service line to the structure is plastic.

*Main Water Line Cutoff Location:* At Pressure Tank, Basement level.

*Interior Supply Piping Size:* The interior water supply piping is 1/2" in diameter.

*Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.

*Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

*Leaks in the Supply Piping Noted:* No.

*Sewage Disposal Type:* Septic System.

*Waste Line Materials* The predominant waste line material is plastic.

*Waste Piping Condition:* Satisfactory - The visible plumbing waste piping appears functional.

*Vent Piping Material* The vent material, as it passes through the roof, is plastic.

*Vent Piping Condition:* Enclosed unable to view.

*Functional Drainage:* Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

*Objectionable Odors Noted:* No.

*Location of Waste Line Cleanouts:* Base of the stack(s) in garage.

*Water Treatment System* WATER TREATMENT, FILTERING, PURIFIER SYSTEM: The effectiveness of the water treatment system is not within the scope of this inspection and was not inspected. Inquire with current owner or manufacturer as to operational procedures.

**Water Heater:**

<i>Location:</i>	Basement.
<i>Tank Capacity:</i>	A 40 gallon (182 L) water heater is installed.
<i>Fuel Source for Water Heater:</i>	The water heater is electrically heated.
<i>Electric Service to Water Heater:</i>	Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.
<i>Exposed Water Heater Condition:</i>	Satisfactory - It shows some age, but it appears sound.
<i>Water Piping Condition:</i>	Satisfactory - The incoming and output piping is installed correctly.
<i>Water Heater Fill Valve Installed:</i>	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
<i>Temperature Controls:</i>	Satisfactory - The thermostat and temperature controls appear to function normally.
<i>Drain Valve:</i>	Yes - There is a drain valve installed on the lower side of the water heater.
<i>Temperature &amp; Pressure Relief Valve:</i>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
<i>Safety Overflow Pipe:</i>	Satisfactory - The overflow pipe is correctly installed.

## SEPTIC INSPECTION

### System Type:

*Septic Tank with Lateral Field*

An anaerobic system is installed consisting of an underground tank that contains a microbiology of bacteria that lives without the presence of oxygen. The septic tank after breaking down the organic materials then distributes the effluent from the tank to a lateral distribution field where the effluent is absorbed into the ground surrounding the lateral field.

### Septic Tank And Lateral Field:

*Residence Occupied:*

The residence is now vacant, however it has been vacant for less than 6 months.

*Laundry Facilities:*

Yes, there are laundry facilities on the premises.

*Number of Bedrooms and Bathrooms:*

Two Bathrooms, Three Bedrooms.

*Type of Septic System Installed:*

Septic system consists of an underground tank and a leach or drainage field that work to purify household waste water. Sewage sits in an anaerobic bacteria which breaks down the solids. The fluid that leaves the tank is called effluent. It flows into the leach field and into the surrounding soil. The soil filters the fluids, aerobic bacteria breaks down the effluent into chemicals that support vegetation.

Avoid the use of chlorine bleach and other strong cleaners as will kill the bacteria working in the septic tank. Do not flush feminine paper products or latex products down the toilet. Do not flush pharmaceutical products down the toilet as some can damage the components of the septic system.

*Septic Field to Well Distance:*

The lateral field appears to be more than 15 meters from a private drilled water well with at least 20 feet of solid casing below grade.

*Septic Tank Located at Least 1.5 meters From Building Basement:*

Yes - the septic tank is located at least 1.5 meters from the building basement.

*Conditions Noted in Lateral Field*

Avoid draining grease into sinks, toilets, or waste water as it will plug drain field lines.

*Effluents Noted at Surface:*

No - Effluents were not noted at the surface in the lateral field area. There is evidence of poor absorption or percolation of effluent in lateral field runs as the runs are creating prominent narrow vegetation growth. Using a product called Bio-Dislove may give some extra time before the system needs to be replaced.



*Expected Usage Load:*

The expected user load for the system appears to be greater than its current load. This heavier load may affect the system differently than current usage. There is no way for me to judge suitability or adaptability of the system to the increased load.

*Statement of Acceptability:*

On the date noted above, a review of the on-site sewage system indicated that the system does not appear to be functioning in a satisfactory manner.



### Conditions Noted In Septic Tank

*Septic Tank and Lateral Field:*

Tank Type: Concrete two chambers

Tank Size is approximately: 3600 litres (800 Imp Gal)

Scum in the first chamber: the scum thickness is less than 20% of the total depth of the tank, which is considered satisfactory

Sludge in second chamber: the height of the sludge in the bottom of the second chamber is minimal

Tank lids, are damaged and need to be replaced. Recommend installing a Retrofit Riser Assembly that is available from a concrete septic tank manufacturer

The following conditions were observed at the inlet of the septic tank: Inlet pipe and baffle are in good condition and working properly

The following conditions were observed at the outlet of the septic tank: After completing the flow test the fluid level is higher than the outlet pipe, which may be due to a blocked or flooded lateral field and possible bio-mat. **Further investigation by a qualified contractor will be required to determine the cause and repair.**



## KITCHEN

### Kitchen:

- Floor:* Satisfactory - The flooring in the kitchen is satisfactory.
- Countertops:* Satisfactory - The countertops in the kitchen are satisfactory.
- Cabinets, Drawers, and Doors:* Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
- Faucet and Supply Lines:* Attention needed: excessive corrosion noted, monitor in future for possible leaks.



*Sink and Drain Lines:*

There is deterioration of the drain pipes under the sink. Although there is currently no leak, there may be one in the future.



*Range Hood:*

The exhaust hood is a filter and recirculate type, consider upgrading to a unit ducted to the exterior.

*Heat Source:*

Satisfactory - There is a heat source in this room.

## LAUNDRY

### Laundry:

*Location:*

Main Floor.

*Washer & Dryer*

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

*Washer Hookup:*

Supply lines with valves.

*Washer Pan:*

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a finished floor level or above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

*Dryer Hookup:*

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

The dryer ventilation as installed appears to need cleaned. A vent clogged with lint can create a fire hazard.



*Laundry Basin:*

Yes - There is a laundry basin installed, The unit is functional. No leaks were noted. Caulk at wall required.



## BATHROOMS

### Main Bathroom:

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.  
*Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.  
*Faucet and Supply Lines:* Attention needed: excessive corrosion noted, monitor in future for possible leaks.



*Toilet Condition* Satisfactory - The toilet appears to be functional.  
*Tub:* There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.  
*Tub Mixing Valve:* Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.  
*Tub/Shower Drain:* Satisfactory - The tub/shower appears to drain at an acceptable rate.  
*Heat Source:* Satisfactory - There is a heat source in this room.  
*Ventilation Fans:* The ventilation fan vents to the exterior at the soffit. This was an acceptable installation at one time. It has been found that with proper attic ventilation it introduces moisture into the attic that must be removed from the attic. It is recommended that the vent be on an exterior gable wall.



### Rear Bathroom:

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.  
*Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.  
*Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory.  
*Toilet Condition* Satisfactory - The toilet appears to be functional.  
*Tub Mixing Valve:* Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.  
*Shower/Shower Head and Mixing Valves:* Satisfactory - The shower, shower head, and mixing valves are all performing as required.  
*Tub & Shower Walls:* Satisfactory - The walls appear to be in satisfactory condition.  
*Tub/Shower Drain:* Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Caulking/Water Contact Areas:*

**Action Necessary** - Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of the visible areas only. No invasive action was taken.



*Heat Source:*

Satisfactory - There is a heat source in this room.

*Ventilation Fans:*

The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It needs to vent outside at a gable end rather than the attic.



## OTHER LIVING SPACES

### Main Entry & Main Hallway:

*Entry Floors:*

Tiled areas both vertical and horizontal surfaces should have caulk not grout in joints along inside corners and where two different materials meet.



*Exterior Doors:*

Threshold and the casing need attention because wear and damage and the possibility of water eventually causing deterioration of materials and structure below- replace damaged materials and seal to weatherproof.



## GARAGE

### Garage:

*Garage Type* The garage is attached.  
*Size of Garage:* One car garage.  
*Number of Overhead Doors* There is a single overhead door.  
*Overhead Door and Hardware Condition:* **Attention Needed** - The overhead door needs some minor repair. The overhead door weather seal needs some repair, or the overhead door needs adjustment.



*Automatic Overhead Door Opener:* The overhead door opener appears to function appropriately.

*Safety Reverse Switch on the Automatic Opener:* Yes - The door opener is equipped with an automatic reverse safety switch.

*Entry Door to Structure:*

Closure: No - For safety to prevent off gases from garage entering into living space recommend spring loaded closure hinges or hydraulic door closer be installed and in working order.



*Water Source Installed:*

Yes - There is a water source installed in the garage. The installed water supply piping is not properly insulated for freeze protection.



## SMOKE DETECTORS AND CO DETECTORS

### Smoke Detectors:

*Smoke Detectors and Carbon Monoxide Detectors* Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

Smoke alarms 10 years or older must be replaced.

The Ontario Fire Code requires all single family, semi-detached and town homes in Ontario, whether owner-occupied or rented, have a working smoke alarm on every storey of the residence, including the basement and outside all sleeping areas. Smoke alarms are not required in individual bedrooms unless required by the Ontario Building Code at the time of construction. However, to help ensure ultimate protection, we encourage smoke alarms be installed in each bedroom within the residence. Where bedroom doors are closed at night, smoke alarms should be installed in each bedroom.

Because smoke rises, smoke alarms should be installed on the ceiling at least 6 inches away from any wall. If this is not possible install them high up on a wall not closer than 6 inches of the ceiling.

Smoke alarms 10 years or older must be replaced.

### Co Detector

*Smoke Detectors and Carbon Monoxide Detectors* If there is a wood fired or fossil fuel heating system or appliance present. CO alarms must be located in or near bedrooms and living areas. It is required that you install a CO alarm on each level of a multi-level home. You may use the number and location of smoke alarm/detectors installed in your home according to current building code requirements as a guide to the location of your CO alarms. When choosing your installation locations or the number of alarms that may be required make sure that you can hear the alarm from all sleeping areas. If you install only one CO alarm in your home, install the alarm near bedrooms; not within 1.5m of furnace. It has been shown that a location on a wall at least 2 feet below the ceiling is best. See the manufacturers recommendations for more detail.