

Report: Sample 0002

Inspection Address: 321 Old Road, Mytown, ON

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Date: May 12, 2018

Confidential Inspection Report

**321 Old Road
Mytown, ON**

Prepared for:

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RE: 321 Old Road
Mytown, ON

Dear Client:

At your request, a visual inspection of the above referenced property was conducted on June 26, 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

FOUNDATION

Interior View Of Basement:

Interior Stairway Access From:

This elevator is not certified.

Evidence of Mould Noted:

Yes. There is a mould or fungus noted on the covering material of foundation walls. This inspection does not include testing for mould type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mould. Testing for airborne mould is also excluded from this inspection.

Certain Moulds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities.

Poor air movement and circulation and stored items add to the problem when high humidity and cooler exterior walls cause condensation.

Having return air vents in the basement areas and operating the furnace fan to circulate air will help reduce humidity and condensation issues in the basement during summer months

Please consider having testing completed to protect your investment and your family's health.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit:

Heating System Location:

Basement, The furnace switch is not located correctly between the furnace and the exit of the room where the furnace is located.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Is Panel Accessible:

The electrical panel box is temporarily blocked. For safety reasons, be sure that there is a clear and ready access to the panel, The power panel should be installed in a manner to allow safe and quick access for operation, repair, or inspection without having to climb over or remove obstacles. This is according to current safety standards. The floor area 1 meter in front of the panel must be kept clear and the panel may not be located above any appliance or counters or similar objects.

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. The legend is not complete.

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 1.5 meters of a water source, and any outside outlets. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

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

GFCI did not trip when external test was conducted. Weatherproof cover missing. Recommend upgrading this weatherproof outlet cover to the new in-use weatherproof cover.

Ground Fault Interrupt Outlets:

Ensuite Bathroom:

Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.

Bathroom #3:

Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.

Spa Tub Gfci Protected

Ensuite Bathroom:

GFCI Protected: No the spa tub is not GFCI protected or unable to confirm the existence of GFCI protection. Have a qualified electrician investigate and make the repairs.

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:

Steps should be taken to ensure that all permits required by provincial law have been obtained and final inspections have been completed with no deficiencies.

SITE

Grading:

Lot:

Flat site, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 6 feet away from the foundation.

Paving Condition:

Walkway Condition:

Action Necessary - The walkway slope is such that water either does not run off or run-off is directed towards the house. This run-off may interfere with the foundation. The walkway should slope to allow water to run away from the structure and foundation.

Entryway Stoop:

Stairs are not level and not secure.

Create a level approach to the stairs.

Leading edge of treads are not over the tread below.

FOUNDATION

Foundation:

Foundation Materials:

Permanent Wood Foundations - Chemically treated to resist rot, moisture, and insects; wood framed and plywood sheathed walls have been constructed in Canada since 1950 and are still in satisfactory condition if run off water at grade is managed and controlled properly, the poly moisture barrier is applied correctly on the exterior, backfill material and installation is correct, and a properly installed drainage system at the footing is present.

The poly is not folded down on to its self to give a double layer where secured.

Visible Portions of Exterior Foundation Walls:

Permanent Wood Foundation - Polyethelene sheeting acts as a slipsheet for water that comes in contact with the foundation; its not a waterproofing material. The sheeting must be protected with a wood board for eight inches above the surrounding grade, and at least four inches below. Newer PWF use waterproof membrane or dimpled drain screen.

Repair any damaged poly.

Perimeter Foundation Drainage Surface:

Action Necessary - The drainage around the foundation needs immediate adjustment in order to divert the run-off water away from the foundation. Ground slope should be adjusted to a rate of at least 1/2 inch per foot for 6 feet away from the foundation.

Interior View Of Basement:

Basement Ceiling Exposed:

Missing T bars.

Floor Cracks Noted:

Do It Your Self work. Have a qualified licensed technician perform repairs and upgrades.

Staircase Condition:

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.

Evidence of Rodent or Insect Infestation:

Yes - There is visible evidence of rodent infestation on the basement level.

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

Some fasteners are loose and will need tightening or replacement.

Flashing:

A proper flexible flashing designed for use with metal roofing should be used at the plumbing vent stack.

Attic & Ventilation:

Ventilation Hi/Low:

There are soffit vents installed, There is no upper ventilation at the ridge and therefore no air is escaping the attic space at this upper level. This means there is essentially no attic ventilation

The steel ridge cap is not designed to be a ridge vent, however it does allow some air to vent at the upper level. Installing a metal ridge vent will create better attic ventilation and improve the health of the attic as well as cooling costs in summer, Add newer cupola style static vents near the ridge.

STRUCTURAL

Structural:

Siding Condition:

Board/Batten, **Action Necessary** - Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement. Boards are too far apart and battens have deteriorated exposing the OSB sheathing.

Air barrier missing - OSB sheathing exposed. Repairs are necessary
OSB sheathing is not designed for use at grade or exposure to the elements
Exposed OSB sheathing is susceptible to moisture and rot.

Damage noted - repair or replace.

Trim Condition:

Action Necessary - There are some trim components that are missing. These need to be replaced. Their function is generally to protect seams where two surfaces meet.

Condition of Painted Surfaces:

Action Necessary - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.

Window Condition:

Drip cap flashing is missing - needs to be weather tight to prevent water intrusion.

Window Flashing and Sills:

Action Necessary - Some portion of the window flashing is not correctly installed, or it is not functioning as intended.

Structural Caulking:

Action Necessary - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration.

Deck, Porch Or Balcony:

Structure

Improper conditions viewed.

Condition of Wood Materials:

Wood rot has progressed to the point that replacement of at least part of the materials is needed. It may be unsafe, use caution when on it.

Framing of Deck/Porch:

Action Necessary - Some portion of the framing in the deck or porch is in a condition that warrants immediate repair.

The Foundation Materials:

This deck assembly is fastened to the structure which is set on proper footings below frost. The deck assembly is set on concrete bases which are on grade that frost can cause up and down movement - it should be set on proper poured concrete tube style footings that are below frost to prevent damage.

HEATING, VENTILATION & AIR CONDITIONING

Chimney:

Flashing:

Improper installation - metal roofing should overlap flashing at least half the way down.

Air Conditioning Unit:

Condenser Cabinet Level:

Action Necessary - The condenser pad should be solid and within 5-10 degrees of level. The current condition does not allow stability and may prohibit adequate lubrication. Action is recommended before continued use.

Heating Unit:

Fuel Source:

The fuel source is natural gas. Gas Valve, There is a gas valve cutoff installed adjacent to the furnace without a handle.

Secondary Air Adequacy:

This unit is designed to have secondary air for combustion supplied from outside the exterior of the house. Services of a qualified licensed professional are required. Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.

Filter Type/Size:

Recommend a replaceable filter be installed.

Electronic Air Cleaner Installed:

Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning. It does not function. Recommend it be removed or repaired.

Does each habitable room have a heat source?

No. Each habitable room should have a heat source. Any noted rooms should have some heat source added.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested. Recommend upgrading to wireless smart thermostat.

Heat

Interior View of Basement:

No air returns installed to assist with circulation in finished basement
Not adequate heat supply for finished rooms.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Panel Condition:

Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are missing knock-outs in the panel enclosure.

Main Service Ground Verified:

The grounding conductor to the water service line was not located - this does not mean it is not present.

Electrical Service:

Interior View of Basement:

Missing or damaged outlet and switch plates.

Garage:

EXTENSION CORD WIRING IS PERMANENTLY MOUNTED: Zip cord or extension cord wiring is not sufficient for permanent installation, as the insulation on the wiring is not formulated for long term use. Over time it deteriorates, eventually causing a fire hazard to develop. Extension cord wiring should be replaced with standard NMD wiring, intended for long term permanent use. Oftentimes, extension cord wiring is also undersized, in relation to the loads imposed on it. A licensed electrician should be called in to rewire any appliances connected by the use of extension cord wiring.

Action Necessary - At least one outlet tested in the garage needs to be replaced.

Lighting:

Bathroom #3:

Have a qualified licensed technician investigate and perform repairs or upgrades. **Action Necessary** - The ceiling light in this bathroom has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Immediate action is necessary.

Electrical Outlets:

Kitchen:

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.

Attention Needed - At least one outlet noted in the kitchen needs a new outlet cover.

Light Switch:

Bedroom #4:

Have a qualified licensed technician investigate and perform repairs or upgrades to lighting.

KITCHEN

Kitchen:

Faucet and Supply Lines:

Faucet is not secure.

Sink and Drain Lines:

No P trap between sink and food disposal.

Suspect DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.

Food Waste Disposal:

Action Necessary - The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.

Range Hood:

While gas ranges are approved for direct venting into the home, the ventilation code for newer homes requires a range hood of at least 100 cfm (cubic feet per minute) exhausting capacity to be installed above a standard 30" gas range or cook top. Some larger ranges with high output burners require larger CFM blowers in the range/vent hood - check the manufacturer installation instructions.

LAUNDRY

Laundry:

Potentially Problem Location.

There is a lack of ventilation in the laundry. Air is needed for both ventilation of chemicals used and for the clothes dryer. The clothes dryer requires in excess of up to 50 cubic feet of air per minute. The furnace is in competition with the clothes dryer for combustion air and air required to expel burnt gases up the flue, An additional source of air is needed from the exterior for the furnace.

Washer Hookup:

Yes, Water supply valves. **Action Needed** - There is not a properly installed trap with at least 18 inches of vertical stand pipe on the drain line.

BATHROOMS

Main Bathroom:

Basin and Drain Fixture:

DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.

Tub Mixing Valve:

Escutcheons are missing at wall - water intrusion behind wall is possible.

Tub & Shower Walls:

There are signs of possible water intrusion.

Ventilation Fans:

Action Necessary - There is an exhaust fan installed, but it would not activate using normal controls. Repair or replacement is necessary. 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. There is evidence that suggests the ventilation duct requires cleaning.

Ensuite Bathroom:

Vanity Cabinet:

Do It Your Self work. Have a qualified licensed technician perform repairs and upgrades.

Basin and Drain Fixture:

DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.

Walls:

Action Necessary - There are some cracks or deterioration in the walls in the bathroom that need repair.

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. There is evidence that suggests the ventilation duct requires cleaning.

Bathroom #3:

Vanity Cabinet:

Wall material is not water resistant and will deteriorate - recommend a backsplash of appropriate materials for wet location be installed.

Basin and Drain Fixture:

DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.

Tub & Shower Walls:

There are signs of possible water intrusion.

Heat Source:

Action Necessary - There is no heat source in this room. The bathroom is located on an outside wall, and some source of heating is required.

Ventilation Fans:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan. Properly installing a ventilation fan is recommended.

BEDROOMS

Bedroom #4:

Heat Source Noted:

Not adequate.

GARAGE

Garage:

Outside Entry Door:

Threshold, is close to exterior grade or landings are susceptible to water intrusion, make sure they are protected and weather tight - hidden damage may be present.

Floor Drain:

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. It is not usually allowed due to the possibility of soil contamination from fuel, lubricant, and coolant.

Garage Walls Condition:

Action Necessary - There is evidence of leakage in at least one wall. The stain appears to be from a current leakage.

Separation:

Action Necessary - There are some water stains in the ceiling that show evidence of a current water leak. Further investigation is needed.

ITEMS NEEDING MAINTENANCE OR MINOR REPAIR

SITE

Site:

Site Drainage:

Do not allow large amounts of snow to accumulate on this side of the house. It will be slow to melt due to lack of sunlight and may form ice. This preventative maintenance will limit the possibility of water or ice damage.

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.

FOUNDATION

Foundation:

Foundation Materials:

End cut needs to be treated with preservative.

Interior View Of Basement:

Basement 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.

ROOF & ATTIC

Roofing:

Ridges:

Attention Needed - Some portion of the ridge(s) needs attention.

Attic & Ventilation:

Insulation Noted:

Attention Needed - The attic insulation does not appear to be correctly installed or needs attention.

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, and cellulose is about R3.

HEATING, VENTILATION & AIR CONDITIONING

Fireplace:

Comments

Maintenance and cleaning required.

Air Conditioning Unit:

Condensing Coil Condition:

Attention Needed - The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.

Evidence of Maintenance:

No, For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Heating Unit:

Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. Cleaning the interior of the ducts is recommended.

Heat Recovery Ventilation

An air cleaner has been installed it is not an HRV. Be sure to maintain this unit according to manufacturer's recommendations.

Inlet and Outlet Vents

Inlet vent requires cleaning at least annually - a clogged vent will hinder the performance and possibly cause damage.

Heat Source

Garage:

Electric heater. Keep the temperature above freezing to protect the plumbing.

ELECTRICAL SYSTEMS

Lighting:

Laundry:

Attention Needed - The existing lighting is not adequate. Additional lighting is needed.

PLUMBING SYSTEM

Plumbing:

Main Water Line Cutoff Location:

You should operate the main water valve at least annually to prevent the valve from freezing in the on position; then, should you need the valve, it will be operable.

Sewage Pump Installed:

Yes - There is a sewage pump installed. This is needed either because of elevation of lowest fixture in relation to the sewer line or because of the height of the septic system does not allow for gravity flow. This unit requires periodic maintenance. The pump appeared to function at the time of the inspection.

KITCHEN

Kitchen:

Cabinets, Drawers, and Doors:

Adjustment of doors will help with alignment.

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:

Recommend installing rigid duct using approved metallic tape at joints and sloped down towards the exterior to allow moisture to drain, The dryer ventilation as installed appears to need cleaned. A vent clogged with lint can create a fire hazard.

BATHROOMS

Main Bathroom:

Floor:

Tiled flooring surfaces should have caulk not grout where two different materials meet or add a transition.

Ensuite Bathroom:

Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration.

Floor:

Tiled flooring surfaces should have caulk not grout where two different materials meet or add a transition.

Bathroom #3:

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.

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.

Seal with caulk and trim where the floor meets the threshold to prevent damage.

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.

Utility Services:

Sewage Disposal:

Private - Obtain use permit and confirm the system is sized for 5 bedrooms and 3 bathrooms.

ELECTRICAL SYSTEMS

Primary Power Source

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

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:

Inspection Date: May 12, 2018
Client: .
Inspection Site: 321 Old Road
Mytown, ON
House Occupied? Yes.
Comments: Steps should be taken to ensure that all permits required by provincial law have been obtained and final inspections have been completed with no deficiencies.
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: South.
Estimated Age: 1990.
Building Type: 1 family, Custom Built.
Stories: 1
Space Below Grade: Basement.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Dry.
Outside Temperature & Humidity: 24 Degrees Celsius and 55% RH.

Utility Services:

Sewage Disposal: Private - Obtain use permit and confirm the system is sized for 5 bedrooms and 3 bathrooms.
Utilities Status: All utilities on.

Payment Information:

Total Fee: 508.50.
Paid By: Visa.

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 South.

Site Drainage:

Do not allow large amounts of snow to accumulate on this side of the house. It will be slow to melt due to lack of sunlight and may form ice. This preventative maintenance will limit the possibility of water or ice damage.



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:

Flat site, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 6 feet away from the foundation.

Paving Condition:

Driveway Paving Material:

Asphalt.

Driveway Condition:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkway Materials:

Rock.

Walkway Condition:

Action Necessary - The walkway slope is such that water either does not run off or run-off is directed towards the house. This run-off may interfere with the foundation. The walkway should slope to allow water to run away from the structure and foundation.



Entryway Stoop Materials Wood.
Entryway Stoop: Stairs are not level and not secure.
Create a level approach to the stairs.
Leading edge of treads are not over the tread below.



Utility Services:

Water Source: Water District.
Electric Service: Underground.
Fuel Source: Natural gas is provided by a regulated service company or utility.
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.

Gas Services:

Gas-fired Equipment Installed: Furnace, Water heater, There is also a gas log fireplace, There is a freestanding gas fired heater.
Type of Gas Supply: Natural Gas.
Gas Appliances in Garage Area?: None installed in the garage area.
Gas Line Primary Piping Material: Black Iron Pipe.
Secondary Supply Piping: Copper tubing.
Piping Installation - Routing - Shutoffs - Hangers - Supports: Satisfactory - Gas supply piping as installed appears adequate.
Gas Odors Noted: No odours noted, Combustible gas leak tested with no leaks registering at this time.
Vents Noted From Roof View: There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed 12 inches higher than the adjacent roof line.

FOUNDATION

Foundation:

Type of Foundation:

Basement.

Foundation Materials:

Permanent Wood Foundations - Chemically treated to resist rot, moisture, and insects; wood framed and plywood sheathed walls have been constructed in Canada since 1950 and are still in satisfactory condition if run off water at grade is managed and controlled properly, the poly moisture barrier is applied correctly on the exterior, backfill material and installation is correct, and a properly installed drainage system at the footing is present. The poly is not folded down on to its self to give a double layer where secured. End cut needs to be treated with preservative.



Visible Portions of Foundation Walls:

Exterior Permanent Wood Foundation - Polyethelene sheeting acts as a slipsheet for water that comes in contact with the foundation; its not a waterproofing material. The sheeting must be protected with a wood board for eight inches above the surrounding grade, and at least four inches below. Newer PWF use waterproof membrane or dimpled drain screen. Repair any damaged poly.



Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

Action Necessary - The drainage around the foundation needs immediate adjustment in order to divert the run-off water away from the foundation. Ground slope should be adjusted to a rate of at least 1/2 inch per foot for 6 feet away from the foundation.



Interior View Of Basement:

Interior of Basement Percentage Finished Into Living Space: Most of the interior of the basement is finished into living space.

Basement Ceiling Exposed:

Missing T bars.



These Slab Penetrations Were Noted: Plumbing stack lines pass through the slab floor.

Floor Cracks Noted:

Do It Your Self work. Have a qualified licensed technician perform repairs and upgrades.



Basement 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.



Interior Stairway Access From:

This elevator is not certified.



Staircase Condition:

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.



Evidence of Water Entry in the No. Basement Noted:

Evidence of Mould Noted:

Yes. There is a mould or fungus noted on the covering material of foundation walls. This inspection does not include testing for mould type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mould. Testing for airborne mould is also excluded from this inspection.

Certain Moulds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities.

Poor air movement and circulation and stored items add to the problem when high humidity and cooler exterior walls cause condensation.

Having return air vents in the basement areas and operating the furnace fan to circulate air will help reduce humidity and condensation issues in the basement during summer months

Please consider having testing completed to protect your investment and your family's health.



Smoke Detector

Noted, but not tested.

Evidence of Rodent or Insect Infestation: Yes - There is visible evidence of rodent infestation on the basement level.



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 roof covering on the main structure appears to be the first covering.
Condition of Roof Covering Material: Some fasteners are loose and will need tightening or replacement.



Estimated Life Expectancy of Roof: The roof covering material appears to have a remaining life expectancy of 30 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: A proper flexible flashing designed for use with metal roofing should be used at the plumbing vent stack.



Means of Roof Inspection: The roof edge was the location of the inspection of the roof covering.

Ridges: **Attention Needed** - Some portion of the ridge(s) needs attention.



Evidence of Leakage: No.

Roof Gutter System: The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Attic & Ventilation:

Attic Access Location: Closet ceiling.
Attic Accessibility: Ceiling scuttle hole.
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 truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Roof Framing Condition: Satisfactory - The roof framing appears to be in functional condition.

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, There is no upper ventilation at the ridge and therefore no air is escaping the attic space at this upper level. This means there is essentially no attic ventilation
The steel ridge cap is not designed to be a ridge vent, however it does allow some air to vent at the upper level. Installing a metal ridge vent will create better attic ventilation and improve the health of the attic as well as cooling costs in summer, Add newer cupola style static vents near the ridge.



Vapor Barrier Installed: There is a vapour barrier installed. The vapour barrier is correctly installed with the barrier facing the heated side.

Insulation Clear of Sheathing: There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted: **Attention Needed** - The attic insulation does not appear to be correctly installed or needs attention.

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, and cellulose is about R3.



STRUCTURAL

Structural:

Type of Construction: Frame.
Exterior Siding Materials: Wood.
Siding Condition: Board/Batten, **Action Necessary** - Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement. Boards are too far apart and battens have deteriorated exposing the OSB sheathing.
Air barrier missing - OSB sheathing exposed. Repairs are necessary
OSB sheathing is not designed for use at grade or exposure to the elements
Exposed OSB sheathing is susceptible to moisture and rot.
Damage noted - repair or replace.



Trim Condition:

Action Necessary - There are some trim components that are missing. These need to be replaced. Their function is generally to protect seams where two surfaces meet.



Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Action Necessary - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.

Window Condition:

Drip cap flashing is missing - needs to be weather tight to prevent water intrusion.



Window Flashing and Sills:

Action Necessary - Some portion of the window flashing is not correctly installed, or it is not functioning as intended.



Structural Caulking:

Action Necessary - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration.

Wall Covering Material:

The predominant wall covering material is, wood.

Deck, Porch Or Balcony:

There is a Wood Framed:
Structure

Deck.
Improper conditions viewed.



Condition of Wood Materials:

Wood rot has progressed to the point that replacement of at least part of the materials is needed. It may be unsafe, use caution when on it.

Framing of Deck/Porch:

Action Necessary - Some portion of the framing in the deck or porch is in a condition that warrants immediate repair.



The Foundation Materials:

This deck assembly is fastened to the structure which is set on proper footings below frost. The deck assembly is set on concrete bases which are on grade that frost can cause up and down movement - it should be set on proper poured concrete tube style footings that are below frost to prevent damage.



Stairs Condition:

Satisfactory - The steps are in useable condition.

Railings:

Satisfactory - The railings as installed are functional.

HEATING, VENTILATION & AIR CONDITIONING

Fireplace:

Location of Fireplace: Living room.
Type of Fireplace: Insert.
Fireplace Fuel: Gas - The fireplace is designed to use gas fuel only.
Source of Combustion Air: Outside air is used for combustion. This is the most efficient system.
Comments Maintenance and cleaning required.



Gas Heating Appliance

Description: Free standing.
Gas Appliance Condition: No gas leaks detected, No carbon monoxide detected while unit was in operation.

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.
Flue: The chimney flu is lined with metal.
Flashing: Improper installation - metal roofing should overlap flashing at least half the way down.



Chimney Cap: There is a metal rain hat installed. It will help keep rain from entering the flue.
Height & Clearance: The chimney installation appears to meet exterior height and clearance requirements.

Air Conditioning Unit:

Model/ Serial Number/ Size: Mnaufactured 2006.



Type: Refrigerator/Split System. Electricity-powered.
Unit Tested: Yes.
Insulation Wrap on the Suction Line: Satisfactory.
Condenser Clear of Obstruction: Satisfactory.
Condenser Cabinet Level: **Action Necessary** - The condenser pad should be solid and within 5-10 degrees of level. The current condition does not allow stability and may prohibit adequate lubrication. Action is recommended before continued use.



Condensing Coil Condition: **Attention Needed** - The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.
Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.
Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
Evidence of Maintenance: No, For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Heating Unit:

Heating System Location: Basement, The furnace switch is not located correctly between the furnace and the exit of the room where the furnace is located.



Heating System Type: A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Fuel Source:

The fuel source is natural gas. Gas Valve, There is a gas valve cutoff installed adjacent to the furnace without a handle.



Model/Serial Number/Size: Manufactured 2010.



Condition of Housing: Satisfactory.
Flue Type: The flue pipe is plastic from the furnace to the exterior.
Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.
Unit Tested: Yes.
Condensate Drains: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
Carbon Monoxide Tested: Yes. No measurable amounts of carbon monoxide were noted at the time of the test.
Secondary Air Adequacy: This unit is designed to have secondary air for combustion supplied from outside the exterior of the house. Services of a qualified licensed professional are required. Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.



Blower Condition: Satisfactory - The blower assembly appears to be performing as expected.
Filter Type/Size: Recommend a replaceable filter be installed.

Electronic Air Cleaner Installed: Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning. It does not function. Recommend it be removed or repaired.



Ducts Condition: The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. Cleaning the interior of the ducts is recommended.

Does each habitable room have a heat source? No. Each habitable room should have a heat source. Any noted rooms should have some heat source added.

Thermostat Condition: Satisfactory - The thermostat worked properly when tested. Recommend upgrading to wireless smart thermostat.

Heat Recovery Ventilation

An air cleaner has been installed it is not an HRV. Be sure to maintain this unit according to manufacturer's recommendations.



Inlet and Outlet Vents Inlet vent requires cleaning at least annually - a clogged vent will hinder the performance and possibly cause damage.



Heat

Interior View of Basement: No air returns installed to assist with circulation in finished basement
Not adequate heat supply for finished rooms.

Heat Source

Garage: Electric heater. Keep the temperature above freezing to protect the plumbing.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

Main Power Distribution Panel Garage.

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:

The electrical panel box is temporarily blocked. For safety reasons, be sure that there is a clear and ready access to the panel. The power panel should be installed in a manner to allow safe and quick access for operation, repair, or inspection without having to climb over or remove obstacles. This is according to current safety standards. The floor area 1 meter in front of the panel must be kept clear and the panel may not be located above any appliance or counters or similar objects.



Panel Condition:

Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are missing knock-outs in the panel enclosure.



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. The legend is not complete.



Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 1.5 meters of a water source, and any outside outlets. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Main Service Ground Verified:

The grounding conductor to the water service line was not located - this does not mean it is not present.

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

GFCI did not trip when external test was conducted. Weatherproof cover missing. Recommend upgrading this weatherproof outlet cover to the new in-use weatherproof cover.



Electric Service Condition:

Utility Services:

Satisfactory - The underground service appears adequate.

Electrical Service:

Interior View of Basement: Missing or damaged outlet and switch plates.



Garage:

EXTENSION CORD WIRING IS PERMANENTLY MOUNTED: Zip cord or extension cord wiring is not sufficient for permanent installation, as the insulation on the wiring is not formulated for long term use. Over time it deteriorates, eventually causing a fire hazard to develop. Extension cord wiring should be replaced with standard NMD wiring, intended for long term permanent use. Oftentimes, extension cord wiring is also undersized, in relation to the loads imposed on it. A licensed electrician should be called in to rewire any appliances connected by the use of extension cord wiring.

Action Necessary - At least one outlet tested in the garage needs to be replaced.



Fuel Source For Water Heater:

Water Heater: The water heater is gas-fired.

Lighting:

Kitchen: Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Laundry: **Attention Needed** - The existing lighting is not adequate. Additional lighting is needed.

Bathroom #3: Have a qualified licensed technician investigate and perform repairs or upgrades. **Action Necessary** - The ceiling light in this bathroom has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Immediate action is necessary.



Electrical Outlets:

Kitchen:

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.

Attention Needed - At least one outlet noted in the kitchen needs a new outlet cover.



Ground Fault Interrupt Outlets:

Main Bathroom:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Ensuite Bathroom:

Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.



Bathroom #3:

Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.

Spa Tub Gfci Protected

Ensuite Bathroom:

GFCI Protected: No the spa tub is not GFCI protected or unable to confirm the existence of GFCI protection. Have a qualified electrician investigate and make the repairs.

Light Switch:

Bedroom #4:

Have a qualified licensed technician investigate and perform repairs or upgrades to lighting.



PLUMBING SYSTEM

Plumbing:

<i>Water Source:</i>	Water District.
<i>Main Water Line Cutoff Location:</i>	You should operate the main water valve at least annually to prevent the valve from freezing in the on position; then, should you need the valve, it will be operable.
<i>Interior Supply Piping Size:</i>	The interior water supply piping is 1/2" in diameter.
<i>Interior Supply Piping Material:</i>	The interior supply piping in the structure is predominantly copper.
<i>Functional Supply:</i>	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
<i>Leaks in the Supply Piping Noted:</i>	No.
<i>Waste Line Materials</i>	The predominant waste line material is plastic.
<i>Vent Piping Material</i>	The vent material, as it passes through the roof, is plastic.
<i>Objectionable Odors Noted:</i>	No.
<i>Location of Waste Line Cleanouts:</i>	Base of the stack(s) in basement level.
<i>Sewage Pump Installed:</i>	Yes - There is a sewage pump installed. This is needed either because of elevation of lowest fixture in relation to the sewer line or because of the height of the septic system does not allow for gravity flow. This unit requires periodic maintenance. The pump appeared to function at the time of the inspection.

Water Heater:

<i>Location:</i>	Basement.
<i>Model & Serial Numbers:</i>	Manufactured 2014.



<i>Tank Capacity:</i>	A 40 gallon (182 L) water heater is installed.
<i>Exposed Water Heater Condition:</i>	Good - Rust free and clean. Should provide years of service.
<i>Drip Leg Installed for Natural Gas-Fired Unit:</i>	Yes - There is a drip leg installed on the incoming gas line to the water heater.
<i>Gas Valve:</i>	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
<i>Flue/Exhaust Pipe Condition:</i>	Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is plastic. A high efficiency unit's gas temperature is low enough that plastic pipe can be used.
<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>	Temperature is 29C (below 40 degrees C is considered safe, above 30 degrees C is too hot for babies and children) checked at bathroom.
<i>Drain Valve:</i>	Yes - There is a drain valve installed on the lower side of the water heater.
<i>Temperature & 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.

KITCHEN

Kitchen:

Countertops: Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors: Adjustment of doors will help with alignment.



Faucet and Supply Lines:

Faucet is not secure.



Sink and Drain Lines:

No P trap between sink and food disposal.
Suspect DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.



Food Waste Disposal:

Action Necessary - The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.



Range Hood:

While gas ranges are approved for direct venting into the home, the ventilation code for newer homes requires a range hood of at least 100 cfm (cubic feet per minute) exhausting capacity to be installed above a standard 30" gas range or cook top. Some larger ranges with high output burners require larger CFM blowers in the range/vent hood - check the manufacturer installation instructions.



Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

LAUNDRY

Laundry:

Location: Basement.

Potentially Problem Location.

There is a lack of ventilation in the laundry. Air is needed for both ventilation of chemicals used and for the clothes dryer. The clothes dryer requires in excess of up to 50 cubic feet of air per minute. The furnace is in competition with the clothes dryer for combustion air and air required to expel burnt gases up the flue, An additional source of air is needed from the exterior for the furnace.

Washer & Dryer

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

Washer Hookup:

Yes, Water supply valves. **Action Needed** - There is not a properly installed trap with at least 18 inches of vertical stand pipe on the drain line.



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:

Recommend installing rigid duct using approved metallic tape at joints and sloped down towards the exterior to allow moisture to drain, 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.

BATHROOMS

Main Bathroom:

Vanity Cabinet:

Adjust doors.



Basin and Drain Fixture:

DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet appears to be functional.

Tub Mixing Valve:

Escutcheons are missing at wall - water intrusion behind wall is possible.



Tub & Shower Walls:

There are signs of possible water intrusion.



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.

Floor:

Tiled flooring surfaces should have caulk not grout where two different materials meet or add a transition.



Ventilation Fans:

Action Necessary - There is an exhaust fan installed, but it would not activate using normal controls. Repair or replacement is necessary. 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. There is evidence that suggests the ventilation duct requires cleaning.



Ensuite Bathroom:
Vanity Cabinet:

Do It Your Self work. Have a qualified licensed technician perform repairs and upgrades.



Basin and Drain Fixture:

DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.



Faucet and Supply Lines:
Toilet Condition

Satisfactory - Faucets and supply lines appear satisfactory.
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 Walls: **Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration.

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.

Walls: **Action Necessary** - There are some cracks or deterioration in the walls in the bathroom that need repair.



Floor:

Tiled flooring surfaces should have caulk not grout where two different materials meet or add a transition.



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. There is evidence that suggests the ventilation duct requires cleaning.



Bathroom #3:

Vanity Cabinet:

Wall material is not water resistant and will deteriorate - recommend a backsplash of appropriate materials for wet location be installed.



Basin and Drain Fixture:

DRAIN LINES- S-TRAP PRESENT: An S-trap is found in the drainline under the sink. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.



Faucet and Supply Lines:



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



Toilet Condition

Satisfactory - The toilet appears to be functional.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

There are signs of possible water intrusion.



Tub/Shower Drain:



Satisfactory - The tub/shower appears to drain at an acceptable rate.

Heat Source:

Action Necessary - There is no heat source in this room. The bathroom is located on an outside wall, and some source of heating is required.

Ventilation Fans:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan. Properly installing a ventilation fan is recommended.

BEDROOMS

Bedroom #4:

Heat Source Noted:

Not adequate.

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.

Seal with caulk and trim where the floor meets the threshold to prevent damage.



GARAGE

Garage:

Garage Type The garage is attached.
Size of Garage: Two car garage.
Number of Overhead Doors There are two overhead doors.
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. There is an electronic beam safety reverse system installed. It is functional.
Outside Entry Door: Threshold, is close to exterior grade or landings are susceptible to water intrusion, make sure they are protected and weather tight - hidden damage may be present.



Floor Condition: Satisfactory - The garage floor is in satisfactory condition.
Floor Drain: Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. It is not usually allowed due to the possibility of soil contamination from fuel, lubricant, and coolant.



Garage Walls Condition: **Action Necessary** - There is evidence of leakage in at least one wall. The stain appears to be from a current leakage.



Separation:

Action Necessary - There are some water stains in the ceiling that show evidence of a current water leak. Further investigation is needed.



Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house. It is has weatherstripping and threshold sweep to prevent toxic off gases from entering the living space, Closure: Yes - Spring loaded closure hinges or hydraulic door closer 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.