



BAKER STREET HOME INSPECTION SERVICES INC.

3335 Yonge Street, Suite 402

Toronto, Ontario M4N 2M1

Telephone: 416-483-3535

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Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

HOME INSPECTION REPORT



Property Address:

123 Maple Avenue

Date of inspection:

July 31, 2017

Prepared By:

Jeff Clarke, CET, RHI

**BAKER STREET HOME
INSPECTION SERVICES INC.**

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Attention: Prospective Purchasers

This report has been prepared for the seller to provide them with a better understanding of the condition of their home. The seller has accepted this report as an accurate assessment of the functional condition of their property at the time of the inspection. The report represents only observed opinions.

Baker Street Home Inspection Services Inc. will remain available over the telephone to any interested party to answer questions regarding this property. The reader is cautioned that the report will not convey all information that a prospective buyer may deem relevant. Thus, all interested buyers are advised to have their own inspection.

Should any party require further information, Baker Street Home Inspection Services Inc. will provide a 1½ hour on-site orientation of the house for a fee of \$325.00 + HST. Please be advised that Baker Street Home Inspection Services Inc. remains available to all their clients, indefinitely, to address any concerns or questions.

Should you wish clarification, please do not hesitate to contact our office.

Sincerely,

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PRE-LIST SUMMARY

Address: 123 Maple Avenue Municipality: Toronto Inspection Date: July 31, 2017

General Information: Inspector: Jeff Clarke, CET, RHI

Age of House 80 years. Construction Type: 2 storey detached solid masonry/double brick

This house is in above average functional condition in comparison to other similar age and size homes in the neighbourhood.

On average; a house of similar age/size and quality will cost you \$4500-\$5500 for annual general repairs and on-going maintenance.

You will require \$12,000+ (minimum) to address the functional concerns listed in the the report over the next 0-2 years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: asphalt shingles Secondary roofing system:

Exterior wall systems: solid masonry Secondary wall siding: aluminum siding

Windows(general): Mostly updated: aluminum sliders

Electrical Systems

Main service size 100 amp circuit breakers Predominant branch wiring: mostly romex; some knob&

Heating System

Fuel type: natural gas Age of central heating appliance: 11 years System type: hot water boiler-conventional

Cooling System

System type: ductless 2 zone Age of cooling equipment: 4 years approx. tons: 1.5 tons

Plumbing System

Main supply: 3/4 inch copper line Predominant water lines: copper

Interior (general): interior elements have been substantially updated

HOMEOWNER INSURANCE CONCERNS☐ None Identified Knob and tube electrical wiring**REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN**

Miscellaneous exterior repairs Time frame 0-2 years Budget \$ 2,000+

Miscellaneous interior repairs Time frame 0-2 years Budget \$ 2,000+

To remediate knob and tube electrical wiring only Time frame 0-1 years Budget \$ 8,000+

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

☐ Time frame years Budget \$☐ Time frame years Budget \$☐ Time frame years Budget \$**OTHER RECOMMENDATIONS**☐**ADDITIONAL INFORMATION REQUIRED**

Obtain roofing contractors transferable warranty for recent roofing work (if applicable).

Obtain HVAC contractors transferable warranty for recent AC installation (if applicable).

☐**SUMMARY**

This report should not be considered as a complete home and property inspection. The Baker Street report is prepared for the owner to provide general information about this property. The inspector is available by telephone to any interested party to answer questions about the house. Please read the full report prior to calling the inspector. We are also available to provide any prospective buyer general orientation; helpful maintenance tips and improvement consulting for a fee of \$325.00 + HST. This general review inspection is essential to compare your expectations, intended use and special needs with the realities of the house. Interested parties should be advised that; without this general review our obligation and liability can only remain with the seller.

PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected Municipality

Inspection Date Time Inspector

SUMMARY (GENERAL COMMENTS)

In comparison to other homes of similar vintage in the vicinity the functional condition of this building/dwelling is:

Recommended improvements or repairs to the building/dwelling have been addressed in the report.

It is suggested that the highlighted concerns be considered priorities.

Please be advised that failure to address concerns promptly may result in additional problems and/or consequential damages.

	MINOR	MAJOR		MINOR	MAJOR
	REPAIRS	REPAIRS		REPAIRS	REPAIRS
Roofing	<input type="checkbox"/>	<input type="checkbox"/>	Structure	<input type="checkbox"/>	<input type="checkbox"/>
Exteriors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interiors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat/Cool	<input type="checkbox"/>	<input type="checkbox"/>
Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- 1) The preliminary inspection report issued by the inspector is prepared with reasonable care and skill. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection. This report is not transferable to anyone other than the client as this report does not include the verbal information imparted by the inspector which is vital to understand the service and contract.
- 2) The required repairs to the building include but are not limited to what is reported herein due to the limitations and restrictive nature of the visual inspection. The client is hereby warned that not all defects will be discovered. At best 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi and other indoor air quality contaminants are specifically not included.
- 3) The inspector's role is principally educational; to provide you with a better understanding of the building. We will not detect all problems.
- 4) The preliminary inspection is partially designed to reduce the risk of buying an old home. However we cannot eliminate this risk. The inspector/inspection firm will not assume any of your risk in buying another property. Further inspections by specialists are required.
- 5) The client is advised to annually budget at least 1% of the building's value for general maintenance and unforeseen repairs.
- 6) The client is warned that resultant damage may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner. This is especially the case in matters concerning uncontrolled water/vapour.
- 7) Cost estimates if provided in this report are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective means to address the problem and will not include betterment. Obtain accurate cost estimates from contractors immediately.
- 8) The preliminary inspection does not cover code compliance issues set by governments or other regulatory authorities.
- 9) The preliminary inspection does not take into account manufacturer's recalls and eligibility for mortgage insurance, building or homeowners insurance.
- 10) The preliminary inspection process is conducted in a fair and impartial manner. Accordingly this report is not provided as an aid for negotiation in a real estate transaction. We do not overstate or under value any issue to benefit any party.
- 11) The purchaser is advised to inform the property owner if they are aware of any defects that would not normally be detected by a visual inspection. The purchaser is advised to revisit the property before closing to verify that functional conditions remain unchanged or retain the inspector for this task.
- 12) The client hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense in the event of an unforeseen and/or unreported problem or upon receiving a conflicting opinion and prior to any corrective work.

I have read this contract and report and am aware of the limitations of the inspection process. I accept this report and supplements according to the conditions as stated herein. I am aware that the fee paid for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind. I am aware that I can retain the inspector to re-evaluate the property prior to closing for evidence of new water leaks and/or items not previously inspected due to seasonal limitations for an additional fee.

Name of Client (Bus.) (Res.)

Current Address Other

E-mail:

GENERAL CONDITIONS/SPECIAL SITUATIONS & LIMITATIONS

The primary purpose of the inspection and report is to educate the prospective purchaser/owner about the general condition of the building. Repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation nor is it possible for the inspector to identify all potential problems solely on the basis of a visual examination. 80% of first year repairs should be revealed: not 100%.

DEFINITION OF TERMS USED IN THE PRELIMINARY INSPECTION REPORT:

Functional	(1) system was performing its' intended purpose at the time of the inspection, no significant loss of functionality
Monitor and/or Maintenance	(1) item is marginal; will require future repair or replacement. Owner is advised to monitor. (2) preventative maintenance repairs are required by property owner.
Minor Repair	(1) minor repair is recommended; cost should not exceed \$3000.00 and/or repair is not urgent.
Major Repair	(1) major repair is recommended; cost will exceed \$3000.00. Obtain contractor's estimates immediately.
Good Condition	(1) no defects were discovered that should require repair within the first six months, no significant loss of functionality
Note: Limitations of a visual inspection and visually accessible physical evidence are in effect	
Fair Condition	(1) system or component is performing its intended purpose; but due to its age can fail at any time.
N/A	(1) not applicable/not accessible/not inspected/not installed or does not pertain to the subject property.
(?)	(1) performance/future performance of system or component is unpredictable. Further review is required.

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of their findings. There is a time limit on these discussions. Ask as many questions as you like to ensure we have addressed your concerns. The inspection process is a two-part system: the verbal survey and the report. This report is not transferable to third parties as it will not clearly convey the information herein.

WEATHER CONDITIONS

- ☐ Snow/ rain/ limited the extent of the exterior inspection. ☐ Roof grade/ walkways/decks were snow covered.
- ☐ Absence of recent heavy rainfall limited scope of basement foundation inspection. ☐
- ☐ The outdoor temperature was too low to safely test the air conditioning system, distribution systems and summer comfort.
- ☒ The outdoor temperature was too high to sufficiently test the central heating system, distribution systems and winter comfort.

Weather conditions during inspection: ☐ Rainy ☐ Snow ☒ Cloudy ☐ Windy Temperature

INACCESSIBILITY

- ☒ Basement/ Garage storage limited access/ visibility. ☐ Excessive storage limited access to:
- ☐ Areas/ systems/ work in progress not fully visible/ noted:
- ☐ Other specific limitations:
- ☐ Plumbing system winterized (not fully inspected) ☒ Installation of plumbing limited due to recent non-usage. ☐
- ☐ Building substantially furnished/ partially occupied ☒ Building vacant/ partially ☒ Building unoccupied ☐

RENOVATIONS/REMODELLING

Some recommendations contained in this report are based on the intent of the client that upgrades will be done to the following:

- ☐ Exterior ☐ Addition ☐ Kitchen ☐ Bathroom(s) ☐ Basement ☐ ☐

GENERAL/OTHER INFORMATION

- ☒ For reference purposes the front of the building is facing: ☐ north ☐ south ☐ east ☐ west
- ☐ Seller has warranted the
- ☐ Further inquiry seller is recommended regarding:

TYPE OF INSPECTION/TRANSACTION

- ☐ Pre-purchase inspection ☒ Estate sale inspection ☐ Newly built house inspection ☐ Post-purchase inspection
- ☐ Home owners inspection ☐ Estate sale ☐ Power of sale ☐ Private sale ☐ Pre-lease/rental inspection ☐ Pre-offer inspection

ATTENDANCE

- ☐ Buyer/client not present at inspection ☐ Client partially attended inspection ☐ Client fully attended inspection ☐
- Also in attendance: ☒ Seller ☐ Seller's agent ☐ Buyer's agent ☐ ☐

EXCLUSIONS

- ☐ The testing of swimming pools & related equipment is beyond the scope of our visual inspections.
- ☐ Exterior/common elements are the responsibility of the the condominium corporations. Review particulars with legal counsel.
- ☒ Appliances/central vacuum systems/trees/heat exchangers/flue interiors/outbuildings/security system/intercom/spas/wood destroying insects/vermin and animals/underground storage tanks/sub-grade plumbing drains/environmental testing/UFFI/mold and other indoor air quality contaminants/ window air conditioners/asbestos containing material/septic tanks/wells/marine structures and other items not specifically mentioned in the report are not included within the scope of this inspection. We do not disassemble equipment/bore holes into walls/floors and ceilings/move furniture and boxes/lift up carpets.

COST ALLOWANCES/TIME FRAMES AND SHORT TERM COURSE OF ACTION

YOUR EXPECTATION LEVEL

We have included this summary to help you prepare and budget for future work. Please be cautioned that the following noted items represent the minimum amount of work that you will address in the future. Be aware that you may receive opinions from other tradespeople or knowledgeable parties that can vary drastically from our own. In this instance we require you to contact us immediately to seek clarification or request a site inspection at no further expense.

GENERAL CONDITION AT THE TIME OF THE PRELIMINARY INSPECTION

- ☐ The subject property requires less current repair consideration than the average house/building of similar vintage
- ☒ The subject property requires an average amount of repair consideration compared with other houses/buildings of similar vintage.
- ☐ The subject property requires more current repair consideration than the average house/building of similar vintage.

The average annual repair/maintenance budget for a home/building of similar size and vintage is:

YOUR MINIMUM BUDGET ALLOWANCE:

- ☒ over the first 0 - 2 years ☐ over the first 0 - 5 Years ☐ over the course of

To address the functional concerns listed below you must budget at the very least the following amount:

- ☐ \$2000-\$5000 ☐ \$5000-\$10000 ☒ \$10000-\$15000 ☐ \$15000-\$20000

AREAS REQUIRING CONSIDERATION

- Roofing Systems: ☐ Roof Coverings ☐ Eavestroughs/down pipes ☐ Overhangs ☐ Chimneys/flashings ☐ Skylights
- Exterior: ☐ Brick/sidings/walls ☐ Windows/doors ☒ Site drainage ☐ Porches/decks ☐ Painting
- ☐ Garage/sheds ☐ Driveway/walkway ☐ Landscaping ☐ Fencing
- Structures: ☐ Crawlspace ☐ Beams/columns ☐ Floors ☐ Foundation
- Electrical Systems: ☐ Main service/panels ☐ Lighting fixtures/switches ☒ Knob wiring ☐ Receptacles/outlets
- Heat/Cool Systems: ☐ Furnace/boiler ☐ Distribution: ducts/rads ☐ Air system ☐ Filters/humidifiers
- Plumbing Systems ☐ Main water service ☐ Distribution piping ☐ Drains ☐ Fixtures/fitings
- Interiors: ☐ Kitchen ☐ Basement spaces ☐ Bathrooms ☒ Attic/roof spaces ☐ Fireplaces
- ☐ Walls/ceilings ☐ Floor coverings ☒ Stairs/railings ☐ Appliances ☐ Decorating
- ☒ General annual & seasonal exterior/interior building maintenance & small repairs

YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION

Please review the preliminary report in its entirety and ask for clarification on any matter. This page must not be relied upon in isolation. Prior to continuing with the next step of the transaction/project consider the issues listed in the report. We advise you to consult with your realtor or lawyer regarding options on how to proceed. Also instruct your lawyer to obtain the Insurance for your home. You should request additional inspections as outlined in the full report to address your special concerns and/or matters that we did not inspect. You must also be aware of the limitations of the building inspection in your decision making process. 80% of first year repairs should be revealed. Not 100%. Therefore you must anticipate and budget for the 20% unforeseen deficiencies that will not be discovered by a visual inspection. You must ask the seller for invoices/applicable warranties/plans and/or permits for work completed in the last five years.

- ☒ Consider all deficiencies related to health/safety issues and uncontrolled water problems as urgent matters.

See survey summary on preceding page for priorities and costs.

- ☒ Further clarification regarding:

- 25% knob and tube wiring is required of the:

is required of the:

- ☐ Further inspection/evaluation is required regarding:

- ☒ OBTAIN CONTRACTORS QUOTES/REPAIR SPECIFICATIONS ON ANY MAJOR REPAIR NOTED HEREIN IMMEDIATELY.

Major Repair
Minor Repair
N/A
Monitor
Functional

METHOD OF ROOF INSPECTION

- ☐ Fully accessed (walked on) ☒ At eaves ☐ At ground with binoculars (too steep/ inaccessible) **Note: (limitations in effect)**

LIMITATIONS

- ☐ Majority of the above elements were snow/ ice/ frost covered. ☐ Flat roof is covered with gravel/ decking
☒ Due to the unpredictable and latent nature of roof leaks no assurances or warranty can be provided that your roof will not leak within the approximated expected lifespan stated in this report. Ice damming problems are beyond our ability to predict.

ROOF COVERINGS TYPE

- ☒ Asphalt shingles are the principal roof covering of the building.

- ☐ Asphalt shingles cover all sloping roof surfaces of the building.

- ☐ covers the principal flat roof surfaces of the building.

- ☐ is the principal roof covering of the building.

- ☐ covers the roof surface at the

- ☐

☒ ☐ ☐ ☐ ☐

ROOF COVERINGS CONDITION (where visible)

Estimated remaining lifespan of roof shingles/coverings: ☒ NOTE: Estimated lifespan based on visible portion of roof only.

shingles = 10 years ☒ ?

= years ☐ ?

General condition of flat roof coverings: ☐ Good ☐ Fair ☐ Poor ☐ ?

- ☐ Current repair is required at:

- ☐ Roof covering replacement is required at:

- ☐ High probability of replacement of roof coverings within years.

- ☐ Repairs/ roofing tune-up is required soon/ before next application of roof coverings ☒ Annual visual inspection required.

- ☐ Trim tree branches/ vines away from roof edge ☐ Tree removal recommended at:

- ☐

☒ ☐ ☐ ☐ ☐

ROOF/WALL FLASHINGS & JOINTS (where visible)

- ☒ All/most flashings are in ☐ condition ☐ Poor condition ☐

- ☐ Repair/replace/ install flashings at:

- ☐ Repair/replace all flashings with next application of roof covering. ☐ Caulking rec'd at:

- ☐ Repairs/ maintenance required before next application of roof coverings: (ie) caulking or tarring

☒ ☐ ☐ ☐ ☐

ROOF DRAINAGE

Type: ☒ Aluminum ☐ Galvalume ☐ Plastic ☐ Copper ☐ Lead ☐ Hoppers/Scuppers

- ☒ Roof drainage is in ☒ Good condition ☐ Fair condition ☒ Seasonal cleaning required

- ☐ Gutters ☐ Downpipes/drainage require repair/ extending/ painting at:

- ☐ Extend downpipe from upper level roof directly into lower gutter/ eavestrough. ☐ Repair loose gutters; nails.

- ☐ Relocate downpipes at corner/ side 4'-6' away from building ☐ Add drainage pads

- ☐ Replacement/ Installation of gutters/ downpipes recommended at:

- ☐ Gutters & downpipes are approaching end of functional life. ☐ Caulking at leaky joints required.

- ☐

☒ ☐ ☐ ☐ ☐

SOFFIT AND FASCIA

Type: ☒ Aluminum ☐ Plywood ☐ Wood ☐ Vinyl ☐

Soffit & fascia are in: ☒ Good condition ☐ Fair condition ☐ Painting of soffit/ fascia required

- ☐ Repairs are required/ recommended at:

- ☐ Replacement/ new aluminum cladding of soffit/ fascia is recommended in future. ☐

☐ ☐ ☒ ☐ ☐

SKYLIGHTS ROOF WINDOWS & SOLARIUMS

Type: ☐ Factory built ☐ Home-made (usually of sub-standard quality) ☐

Units are in: ☐ Good condition ☐ Fair condition ☐ Evidence of leakage at:

- ☐ Annual maintenance/ caulking recommended. ☐ Repair/ replace:

- ☐

- ☐ See Additional Comment Page

EXTERIOR (GENERAL CONDITIONS)

Major Repair
Minor Repair
N/A
Monitor
Functional

Approximate age of building is years. Building has been substantially renovated years ago. ☐ N/A

TYPE OF STRUCTURE CONSTRUCTION TYPE OCCUPANCY TYPE

- ☒ Detached ☐ Wood frame ☒ Single family dwelling ☐ Duplex
☐ Semi-detached ☐ Brick veneer ☐ Basement apt. added ☐ Triplex
☐ Row house/fully attached ☒ Solid masonry ☐ Multi-purpose occupancy ☐ Fourplex
☐ Condominium/townhouse ☐ Wood frame-upper level ☐ Multiplex
 ☐ Brick front only

EXTERIOR WALLS/WALL COVERINGS**Brick/Masonry (inspected at grade level)**

☒ Masonry units & mortar are in: ☒ Good condition ☐ Fair general condition.

☐ Mortar repair; tuck point recommended at:

☐ Brick repair required at:

☐ Non-structural cracks noted which could/ should be repaired. ☐ Repair sills at:

Wall sidings (inspected at grade level)

Type: ☒ Aluminum ☐ Vinyl ☐ Wood ☐ Insulbrick ☐ Success FS

☒ Good condition ☐ Fair general condition. ☐ Repair required/ recommended

☐ New wall coverings/ re-cladding recommended at:

☐ Application of protective coatings (paint/ stain) recommended on most/ all/ and/ other surfaces.

☐ Caulking/ minor repairs at trimwork:

Foundation Wall (above grade)

Foundation wall is in: ☒ Good condition ☐ Fair condition ☐ No structural cracks noted

☐ Requires tuck pointing at:

☐ Requires parging/ repair at:

Chimneys

Type: ☒ Masonry ☐ Metal ☐ Well venting ☐ None ☐

☒ Good condition ☐ Fair condition ☐ Repair/replace tuck pointing ☐ Flue cap recommended

☐ Requires new chimney cap/ drip edge ☐ Requires g/ extending ☐ Remove obsolete chimney

Exterior Doors

Exterior doors at: ☒ Front ☐ Side ☒ Rear ☐ in: ☒ Good condition ☐ Fair condition

☐ Repair/replace:

☐ Storm/ screen ☐ Repair/replace hardware at:

☒ Upgrade/ caulking/ painting ☐ Upgrade weather stripping ☐ Upgrade locks at:

Windows (above grade)

Material type: ☐ Aluminum ☐ Wood ☐ Vinyl trim ☐ Wood/ aluminum storms

Predominant styles: ☐ Single/Double-hung ☐ Casement ☐ Sashless ☒ Horizontal sliding

Windows are in: ☒ Good condition ☐ Fair condition ☐ Upgrade caulking/ painting

☐ systems are recommended to be upgraded at:

☐ Repair/replace window frame/ sills at

☐ Window refurbishing/ replacement recommended:

GRADING/SITE DRAINAGE/RETAINING WALLS

☐ Good condition ☒ Fair grading conditions exist alongside the foundation(s) of the building.

Grading conditions require improvement at: ☐ Front ☐ Rear ☐ Side ☐ Patio/ walkway slopes toward wall

Retaining walls are in: ☐ Good condition ☐ Fair condition

☐ Retaining walls require repair/ replacement at:

Window wells are in: ☐ Good condition ☐ Fair condition

☐ Window well repair/ install at:

☐ See Additional Comment Page

EXTERIOR (GENERAL CONDITION) continued

Major Repair
Minor Repair
N/A
Monitor
Functional

GARAGE/OUTBUILDING/CARPORT

Attached Garage ☐ Good condition ☐ Fair condition ☐ Poor condition

☐ Gas proofing measures of common walls with house required; provide gas seal. Repair holes in walls/ ceilings.

☐ Entry door into dwelling requires self-closing device /repair self-closure. ☐ Weather stripping/ caulking required to door/ frame.

Detached Garage ☐ Good condition ☒ Fair condition ☐ Poor condition/ Remove

Structure type: ☒ Wood Frame ☐ Solid Masonry ☐ Brick Veneer ☐ Repairs to walls required

Roof Coverings

☐ Good condition ☐ Fair condition ☐ Replace roof coverings soon ☐ Eavestroughs recommended/ repair/ install

☒ Caution: Underground/ overhead wires supplying power to garage/ shed. ☐ Electrical power to garage is recommended

☐

Overhead Door Operation ☒ Good condition ☐ Fair condition ☐ Requires repair/ replacement/ painting

Automatic Door Operation ☐ Install dedicated receptacle for garage door opener; avoid extension cord use.

☒ Good condition ☐ Fair condition ☐ Requires repair/ replacement ☐ Adjust/ no auto-reverse

WALKWAYS/DRIVEWAYS

☐ Good condition ☒ Fair condition ☐ Replacement of driveway/ walkway recommended.

☐ Repair work required/ recommended at:

PORCHES/DECKS/BALCONIES (egress to exterior)

Location: **Type:** ☒ wood ☐ masonry ☐ concrete ☐ steel ☐ unable to access under deck

Structural supports: ☒ Good condition ☐ Fair condition ☐

Decking: ☒ Good condition ☐ Fair condition ☐

Steps/stairs: ☒ Good condition ☐ Fair condition ☐

Guards/handrails: ☒ Good condition ☐ Fair condition ☐ Guards/handrails low/ spacing unsafe/ repair/ missing

Location: **Type:** ☐ wood ☐ masonry ☐ concrete ☐ steel ☐ unable to access under deck

Structural supports: ☐ Good condition ☐ Fair condition ☐

Decking: ☐ Good condition ☐ Fair condition ☐

Steps/stairs: ☐ Good condition ☐ Fair condition ☐

Guards/handrails: ☐ Good condition ☐ Fair condition ☐ Guards/handrails low/ spacing unsafe/ repair/ missing

Handrail/guardrail recommended alongside steps at:

☐

EXTERIOR PLUMBING CONDITIONS ☐ Winterized/ could not test.

Garden hose connection location: ☐ Front ☒ Rear ☐ Side ☐ Garage ☐ None ☐

☒ Good condition ☐ Fair condition ☐ Repair/ replace at:

Main vent stack(s)

☒ Good condition ☐ Requires repair/ extending from roof

☒ Clearance from windows/ doors ☐ No evidence of vent stack for plumbing system visible.

EXTERIOR ELECTRICAL CONDITIONS

Exterior plug receptacle location: ☐ Front ☒ Rear ☐ Side ☒ Garage ☐

☒ Good condition ☐ Fair condition ☐ Requires weatherproof cover ☐ Receptacle not grounded

☐ Requires repair/ replacement at: ☐ None provided. Installation of GFCI receptacle recommended.

☐ All/most exterior receptacles are required to be replaced with GFCI type. ☐ Rework exposed cabling at exterior walls

Lighting location: ☒ Main entrance ☐ Side entrance ☒ Rear entrance ☒ Garage ☐

Fixture(s) are in: ☒ Good condition ☐ Fair condition ☐

☐ Repair/ replace at: ☐ Installation recommended at:

Service entrance: (electrical cables feeding house from street transformer)

☒ Overhead entrance ☐ Underground/lateral entrance

☒ Mast head conduits/ meter base properly affixed to building. ☐ Repairs are required at

☐

☐ See Additional Comment Page

PREVENTION AND CONTROL OF BASEMENT AND FOUNDATION LEAKS

A leaky basement is one of the most common of all house problems. We must caution you that there is a possibility that leaks can develop in your basement at any time. **We cannot contract with you that previous leaks can be detected or future leaks can be predicted.**

During the inspection exterior conditions were observed which can contribute to basement leaks. Preventative maintenance can greatly reduce the likelihood of rain water leaking through your foundation. The items listed below are primary causes of basement leaks. Please ensure that these items are properly maintained and functional at all times. A resultant effect of continual basement leaks will be the development of mold. Mold in houses can be extremely detrimental to the health of the occupants.

CAUSES OF BASEMENT LEAKS and What YOU CAN DO TO HELP REDUCE YOUR RISK OF FUTURE LEAKS

The items checked below require either remedial action and/or regular maintenance.

- ☒ Improper grading. Ensure that the ground slopes away from your house.
- ☐ Patios/ walkways slope towards house.
- ☐ Lower grade level at:
- ☒ Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
- ☒ Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
- ☒ Inadequate downspout extensions. Downspouts should be extend 4 to 6 feet (1 to 2 metres) away from the house.
- ☐ Relocation of downpipes required at:
- ☐ Faulty downspout connection to rain water leader (at grade level).
- ☐ Probable/ possible deficient or clogged rain water leader (below grade). Disconnect and extend.
- ☒ Non-structural cracks or faults in the foundation wall.
- ☐ Improperly installed window wells.
- ☐ Install window wells at:
- ☐ Porous basement window sill or openings. ☐ Vulnerable door sills at:
- ☐ Improperly sealed through-wall penetrations or wall flashings.
- ☐ Large tree close to the house. Tree roots could adversely affect the foundation.
- ☒ Raised flower bed should be sloped away from the house.
- ☒ Driveway slopes towards house; driveway is in poor/ fair overall condition.
- ☒ Poor improper drainage conditions are present on driveway/ adjacent properties.
- ☐ Underground sprinkler system outlet is positioned to seep into house.
- ☐ Improperly installed/clogged areawell drain or catch basin. Must be cleaned at all times.
- ☐ Install areawell drain at: ☒ Back water valve recommended.
- ☐ Back-up pump/back-up battery or power cord for sump pump required.
- ☐
- ☒ Probability of foundation leaks should be addressed and/or kept in good state of repair at all times: ☐ HIGH ☒ MEDIUM ☐ LOW
- ☒ Dehumidifier in basement during spring/summer is required.
- ☒ You are advised to revisit the property before closing to check for any evidence of foundation leakage or retain our company for this task.

Review the above checklist and re-evaluate even occur. This list represents the most probable cause(s) of leaky basements. If you have made the above corrections and leakage persists call us - your inspection company. It is our experience that some basement leaks can be corrected or greatly alleviated without excavation and/or expensive weeping tile replacement.

FOUNDATION MATERIAL TYPE CHARACTERISTICS

- ☐ Stone foundations are very porous. Localized exterior excavation is recommended in the event of leakage.
- ☒ Concrete block foundations are very vulnerable to water penetration as there are porous joints around every block. Should leakage occur the entire wall face in question is recommended to be excavated.
- ☐ Brick foundations are very absorbant and will lead to very damp and humid basement spaces. Should leakage occur localized exterior excavation is recommended.
- ☐ Poured concrete foundations in houses 50 years old or newer can be corrected by the crack injection method. Houses that are 50 years or older must be judged on a case to case basis.

EVIDENCE OF COMPLETE WATERPROOFING MEMBRANE AROUND FOUNDATION WALLS: ☐ Yes ☒ No ☒ ?

- ☒ Please note that if dry basement living conditions are desired the basement foundation wall must be completely waterproofed at the exterior.
- ☒ It is a certainty that a basement which is not waterproofed coupled with poorly maintained site/roof drainage will develop leaks within the next 5 years.
- ☒
- ☐ See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- ☒ Substantially/partially finished basement/ crawlspace limited observations.
- ☒ Due to the unpredictable and latent nature of basement leaks no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past.

We cannot detect previous leaking or predict future leaking.

- ☒ We are unable to detect existence or type of mold at interior space. Further investigation is recommended.

FOUNDATION CONSTRUCTION TYPE

- ☒ Continuous foundation ☐ Masonry/ wood piers ☐ Slab on grade ☐ Wood beam on grade

ACCESS/BASEMENT TYPE

- ☒ Full basement ☐ Crawlspace ☐ Basement & crawlspace combination ☐ Crawlspace fully/partially accessed
- ☐ Crawlspace is interconnected with adjacent dwelling ☐

FOUNDATION MATERIAL TYPE

- ☐ Brick ☐ Stone ☒ Concrete block ☐ Poured concrete ☐ Preserved wood foundation
- ☒ Foundation wall interiors not accessible for visual inspection. ☐ Load-bearing components not visually accessible.
- ☒ Non-structural cracks were observed which could be a source of future water penetration.

EXTENSION/ADDITION at the is supported with a different foundation type than the main building.

- ☐ Continuous concrete ☐ Masonry/ wood piers ☐ Slab on grade ☐ Wood beam on grade
- ☐ Crawlspace ☐ Full basement ☐ No visible accessibility ☐ Access to crawlspace recommended
- ☐ Repairs/ improvements are required at:

INTERIOR COLUMNS & BEAMS/INTERIOR LOAD SUPPORTS (BASEMENT LEVEL)**Columns & Walls:** ☐ Wood ☐ Steel ☒ Masonry ☐ Not visible**Beams:** ☒ Wood ☐ Steel ☐ Paralam/ Engineered wood ☐ Not visible**Support system members are in:** ☒ Good condition where visible ☐ Fair condition where visible

- ☐ Repairs to support load are required at:

FLOOR (BASEMENT)

- ☒ Concrete ☒ Finished (covered, limited observations) ☒ Good condition ☐ Fair condition
- ☐ Unfinished/exposed soil ☐ Raised wood (limited observations) ☐ Removal of raised wood sub-floor is recommended.

FLOOR JOISTS/FLOOR SYSTEM**Type (floor & ceiling joists where visible)**

- ☒ Wood joists ☐ Wood Trusses ☐ Steel joists/concrete deck ☐ EWP ☐

Floor system appears to be in: ☒ Good condition where visible ☐ Fair condition where visible

- ☐ Some localized repairs/ defects ☐ Repair/ replace floor joists at:

BASEMENT WINDOWS/ VENTILATION & INSULATION

- ☐ Good ventilation ☐ Fair natural ventilation supplied to basement/ crawlspace. ☐ None
- ☐ Replacement/ upgrade of all/ some basement windows are recommended. ☐
- ☐ Insulation to: ☐ Weather strip cold storage room door.
- ☐ Insulation recommended at: ☐ Replace door to cold storage room.

WATER SEEPAGE/PENETRATION (visible condition only with use of moisture meter)**NOTE: A mold/IAQ inspection is recommended in the event of active water leaks/dampness or high humidity levels.**

- ☒ No visual evidence of active water penetration through foundation walls. ☒ ? (limitations of visual inspection are in effect)
- ☐ Dampness/ efflorescence noted on foundation walls. ☐ Dampness/ moisture observed at cold storage room.
- ☐ Active leaking/ seeping observed through foundation walls at:
- ☐
- ☐ Possible major damage to interior finishes as result of ongoing/ previous leaks and moisture. Further review recommended.
- ☐ Previous leaking/ seeping which measured dry observed through foundation walls at:
- ☒ All areas of foundation walls not thoroughly inspected due to finished wall coverings and storage of material/etc.
- ☐ See Additional Comment Page

ELECTRICAL SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

☒ Ratio/percentage of different wiring types are minimums (if provided). Further review by a licensed electrician is required.

We cannot detect existence of knob & tube wiring behind walls and within junction boxes/outlet boxes.

☐ Access to main panel is restricted. Could not visually access or open main panel.☒ Auxiliary systems not inspected: back-up generators, solar & battery power, low-voltage lighting, pool and spa systems.☒ ☐ ☐ ☒ ☐

MAIN ELECTRICAL STATION

Main disconnect rating: ☐ 60A ☒ 100A ☐ 125A ☐ 200A ☐ 400A ☐ _____ AMain panel service rating: ☐ 60A ☒ 100A ☐ 125A ☐ 200A ☐ 400A ☐ _____ AMain power disconnect type: ☒ Circuit breaker ☐ Knife switch/cartridge fuseSupply voltage: ☐ 120V ☒ 120V/240V ☐ 347V/600V Service entrance conductors: ☒ Cu ☐ Al ☐ Not visibleGrounding conductor: ☒ Good condition ☐ Not Determined ☐ Requires repair/replacementLocation of main and distribution panels: ☒ Basement ☐ Garage ☐ Attic ☐ Shed ☐ _____Location of auxiliary distribution panels: ☒ Basement ☐ Garage ☐ Attic ☐ Shed ☐ _____Condition of main/auxiliary panels: ☒ Good condition ☐ Fair condition☐ _____Good ☐ sized main distribution panel is installed. ☒ Labelling of branch circuit panels is recommended.Good ☐ number of circuits are available to properly distribute intended load. _____Additional ☐ distribution panel(s) are recommended(for future use) _____☒ Spare circuits available at distribution panel: No ☐ Yes ☒ No spare circuits available. Additional panels recommended.☐ Double tapping noted at some circuits _____ Possible over _____ circuit situation. Monitor.☐ ☐ ☐ ☐ ☒

DISTRIBUTION Note: Determining branch wiring types is limited to visual inspection only.

Predominant visible branch wiring type:

☒ Knob & tube (old copper) 20+ % ☒ ? ☐ Romex (conventional copper) _____ % ☐ ?☐ BX (metallic sheathed) _____ % ☐ ? ☐ Aluminum _____ % ☐ ? ☐ Ungrounded older romex _____ % ☐ ?

☐ Note: Aluminum wiring is the predominant branch wire type. ☐ No unsafe conditions identified with outlets tested.

BRANCH CIRCUITS OVERCURRENT PROTECTION

At main distribution panel(s): ☐ Glass fuses ☐ Cartridge fuses ☒ Breakers ☐ _____At auxiliary panel(s): ☐ Glass fuses ☐ Cartridge fuses ☒ Breakers ☐ _____

Fuses/breakers

☒ Properly sized fuses/breakers are present used to protect branch circuits. ☐ _____☐ All circuit interrupters (A.F.C.I.) are recommended to be installed at: panel/bedrooms.☒ ☐ ☐ ☐ ☐

General

Good ☐ Minimum source is provided to all habitable areas & service rooms.☐ Additional lighting recommended at: _____Good ☐ number of receptacles is provided to all habitable areas & service rooms.☐ Additional receptacles recommended at: _____☐ ☐ ☐ ☒ ☐

REPAIR/REPLACING RECOMMENDATIONS

Upgrade amperage of main service to: ☐ 100 AMPS ☐ 200 AMPS presently or upon the next home improvement undertaken.☐ Most/ some convenience receptacles in dwelling do not have secondary ground (i.e. 2 prong); add GFCI receptacles.Rework poor wiring connections at: ☐ Basement ☐ Garage ☐ Attic ☐ Panel ☐ _____☐ Repair/replace lighting fixtures/ switches/ ceiling fans at: _____☐ _____☐ Repair/replace receptacles at _____☐ Missing coverplates/ loose outlets/ exposed cabling observed at: _____☐ Installation/maintenance of smoke/CO alarms at all floor levels of the building/dwelling is required. ☒ A.F.C.I. recommended/ bedrooms.☒ G.F.C.I. receptacles are req'd at: ☐ kitchen counter ☐ exterior ☒ garage/ outbuilding ☐ bathrooms ☐ spa/ whirlpool bath☐ _____☐ See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- ☒ Determining winter comfort with specific areas/ zones is beyond the scope of a visual inspection.
- ☒ The heat exchanger is concealed within the boiler and cannot be reviewed.
- ☒ The outdoor temperature was too high to sufficiently review the heating system/radiators/comfort.

GENERAL COMMENTS

Energy source: ☐ Oil ☒ Gas ☐ Electric B.T.U rating:

Boiler type: ☒ Cast iron ☐ Rolled steel/copper ☐ HWT/combination ☐ Tankless

☐

Approximate age of boiler = years Efficiency Rating: ☒ conventional ☐ mid ☐ high

Probability of boiler replacement within the next years ☐ High ☒ Medium ☐ Low ☒ ?

Boiler room ventilation: ☐ Good ☒ Fair ☐

Chimney flue interior: ☐ Clay lined ☒ Metal lined ☐ Brick lined ☐ Direct venting ☐ No lining of chimney flue required.

Thermostat condition: ☒ Good ☐ Fair ☐ Requires replacement

Thermostat location: ☒ Good ☐ Fair ☐ Requires relocation

☐

Heat source supplied to habitable areas/zones:

Basement: ☒ Yes ☐ No Main floor: ☒ Yes ☐ No 2nd floor: ☒ Yes ☐ No 3rd floor: ☐ Yes ☐ No

Habitable room(s) not provided with a heat source:

HOT WATER SYSTEM - BOILER ☐ Good Overall Condition ☒ Fair Overall Condition

Circulating pump: ☒ Good ☐ Fair ☐ Installation/repair recommended

Burner condition: ☒ Good ☐ Fair ☐ Replacement recommended

Pressure/temp. gauge: ☒ Functional ☐ Requires repair/replace

Venting condition: ☒ Good ☐ Fair ☐ Requires repair/replacement

Combustion chamber condition: ☐ Good ☐ Fair ☐ Inadequate ☐ Requires repair

☒ last TSSA inspection was in

☒ Annual servicing/ cleaning required ☒ Home company insurance plan recommended

☐ Repairs are required to:

☐ Carbon monoxide detector required: levels ☐ TSSA mandatory inspection is required. Further review is required.

DISTRIBUTION SYSTEM

Type: ☒ Free standing cast iron ☐ Baseboard convector type ☐ In-floor radiant

Condition of radiators: ☒ Good ☐ Fair ☐

Condition of bleeder valve: ☒ Good ☐ Fair ☒ Bleeding and balancing of radiators is required

☐

☐

☐

HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

☒ Gas shut off/ gas meter/oil tank valve: ☐ Approximate age of oil tank years

☒ Good condition ☐ Fair condition ☐ Requires repair/ replacement

☐ ☐ Paint gas line

SUPPLEMENTARY HEATING (Cannot substantiate effectiveness of in-floor heating due to the limitations of a visual inspection)

☒ Electric heaters/ space heaters/ in-floor heat have been installed at the following areas:

☐ Supplementary heating is recommended at the following areas:

☐ Rooms above unheated space: garages: crawlspaces:

NOTE: These rooms may be slightly cooler than other areas of the house during cold winter days.

☐

☐

☐ See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

- ☒ Due to the unpredictable nature of air conditioner failures no opinion can be given to system life expectancy or future performance.
- ☐ Data plate was missing/ not legible; limited inspection. ☒ Winterized/covered could not review.
- ☐ Solariums/ skylight vaults/ lofts/3rd floor levels are difficult to cool. Supplementary cooling may be required.
- ☒ The outdoor temperature was too low to safely activate the air conditioning system. Review prior to transaction closing

GENERAL INFORMATION

Energy source: ☒ Electric ☐ Gas ☐ Combination system

System type: ☒ Split system ☐ Integral system ☐ Heat pump ☐ Condominium supply/fan coil unit

Type: ☒ Air to Air ☐ Ground source ☒ Ductless system ☐ Roof mounted ☐ Interior water cooled

Approximate estimated cooling capacity of system #1 2 @ 4 years B.T.U.'s or 1.5 tons ?

Approximate age of cooling system #1 ?

Approximate estimated cooling capacity of system #2 B.T.U.'s or tons ?

Approximate age of cooling system #2 ?

EXTERIOR EQUIPMENT (FOR SPLIT SYSTEMS ONLY)

Clear of shrubs or plant growth: ☒ Yes ☐ No Unit properly mounted(level) on solid base. ☒ Yes

Unit properly positioned out of direct sunlight: ☒ Yes ☐ No

Electrical connections satisfactory: ☒ Yes ☐ No

Condition of condenser fins: ☒ Good ☐ Fair ☐ Cleaning required

Condition of insulation of low-pressure refrigerant line (where visible accessible): ☒ Good ☐ Fair ☐ Repair required

INTERIOR EQUIPMENT

Condition (operation) of condensate line: ☒ Good ☐ Fair

Condition of refrigerant lines: ☒ Good ☐ Fair

Thermostat condition: ☒ Good condition ☐ Requires replacement

Thermostat location: ☒ Good ☐ Requires relocation

INDEPENDENT SYSTEMS/ATTACHED ROOM UNIT

Equipment in well ventilated area: ☐ Yes ☐ No

Condition/operation of evaporator coil: ☐ Good ☐ Fair

Proper condensate drain connection: ☐ Yes ☐ No

Air duct connections to main unit: ☐ Good ☐ Fair

Air filter condition: ☐ Good ☐ Fair ☐ Cleaning/replacement required

COOLING DISTRIBUTION SYSTEM

☐ Using existing heat duct (see heat distribution system). ☐ Using separate air duct system

Condition of air duct system: ☐ Good condition ☐ Fair condition ☐ Seasonal duct balancing required.

Cooling source supplied to habitable areas/room of:

Basement ☐ Yes ☐ No Main floor ☐ Yes ☐ No 2nd floor ☐ Yes ☐ No 3rd floor ☐ Yes ☐ No

Rooms with no cooling outlet:

Functional return-air system on each habitable floor level:

Basement ☐ Yes ☐ No Main floor ☐ Yes ☐ No 2nd floor ☐ Yes ☐ No 3rd floor ☐ Yes ☐ No

☐ Return-air system is recommended at 2nd/ 3rd level to optimize air flow.

GENERAL CONDITIONS

- ☒ System was operating normally at the time of inspection. ☒ Check operation of AC prior to transaction closing.
- ☐ System is functioning abnormally; further analysis is required.
- ☐ Manufacturers' warranties appear to have expired on major components; system is in fair overall condition.
- ☐ System/major components are approaching end of expected functional life. Budget for replacement.
- ☐ See Additional Comment Page

INTERIOR PLUMBING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

- ☒ Visual access to main drain and drains underneath basement floors is restricted. No assurances can be provided regarding proper drainage conditions or performance. Sewer back-up is beyond our ability to detect or predict. ☒ Camera inspection recommended.
- ☒ We are unable to detect/ predict slow leaks in drains and water lines.

WATER SUPPLY: ☒ Municipal ☐ Private **SEWAGE DISPOSAL:** ☒ Municipal ☐ Private ☐ ?

MAIN SHUT-OFF VALVE/LEVER

Location: ☒ Basement (under bathroom vanity) ☐ Location not determined

☐ Good condition ☒ Fair condition ☐ ? ☐ Requires repair/ replacement

TYPES AND VISIBLE CONDITIONS OF WATER SUPPLY LINES (limitations in effect)

Predominant type: ☒ Copper piping ☐ Galvanized steel ☐ ? ☐ PEX ☐

Visible condition: ☒ Good condition ☐ Fair condition ☐

☐ Removal of all galvanized water lines is required to increase water flow and pressure to a desirable level.

Water pressure: ☒ Good water pressure ☐ Fair water pressure ☐ Poor water pressure

Functional flow:

- ☒ Good functional flow to 2 fixtures when used simultaneously. Basement fixtures included.
- ☐ Fair functional flow is evident ☐ Poor functional flow is evident ☐ Upgrade main water service is recommended.

TYPES AND VISIBLE CONDITIONS OF INTERIOR WASTE/DRAIN LINES

Predominant type: ☐ Cast iron/lead ☐ Copper piping ☒ PVC/plastic ☐ Galvanized steel

Visible condition: ☒ Good condition ☐ Fair condition ☐

☒ No abnormal drainage conditions were observed with all fixtures.

☐ Repairs required to vent stacks at:

☒ Replace main cast iron stacks and soil lines upon next excavation to basement.

☐ Repairs required to main drain lines at:

☐ Clogged slow draining fixture

☐ Improperly installed fixture drain

☐ Leaking fixture drains at:

☐ Fixtures with functional drainage that appear to be improperly vented:

BASEMENT/CRAWL SPACE FLOOR DRAIN (visible conditions)

☒ Good condition ☐ Fair condition ☐ Requires repair/ replacement/ cleaning ☒ Back water valve recommended

☐ Location not determined

☐ Floor drain not installed

HOT WATER TANK

☐ Rental ☐ Owned ☒ ? ☐

Energy source: ☐ Gas ☐ Oil ☐ Electric **Type:** ☒ Tank ☐ Tankless ☐ Combination

The water tank is in: ☒ Good condition ☐ Fair condition ☐ Requires repair/ replacement ☐ Old; replace

Venting conditions (gas/oil only): ☒ Good/ fair condition ☐ Metal lining recommended ☐

SUMP/SEWAGE EJECTOR SYSTEMS ☐ Could not test/sump dry/inaccessible/too cold outside

Condition of sump: ☐ Good ☐ Fair condition ☐ Requires repair/ replacement

Operation of pump: ☐ Good ☐ Fair condition ☐ Requires repair/ replacement

Condition of pump discharge: ☐ Good ☐ Fair condition ☐ Requires repair/ replacement ☐ Add cover to sump pump

PRIVATE WATER SOURCE ☐ NOTE: Limitations of visual inspection is in effect.

Type: ☐ Pond/stream/spring ☐ Well ☐ Vault/cistern

Location

Operation of pressure tank: ☐ Good ☐ Fair condition ☐ Requires repair/ replacement

Operation of (well) pump: ☐ Good ☐ Fair condition ☐ Requires repair/ replacement

PRIVATE SEWAGE DISPOSAL SYSTEM

☐ NOTE: Limitations of visual inspection is in effect.

Type: ☐ Septic system ☐ Holding tank ☐ Not determined

Location:

Percolation field free of trees/shrubs: ☐ Yes ☐ No ☐ Not determined

Location:

☐ See Additional Comment Page

GENERAL INTERIOR ELEMENTS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- ☒ We are unable to detect or predict damage to interior finishes as result of slow or intermittent water leaks. Mold detection/indentification and/or analysis is beyond the scope of a visual inspection. Thermal seal failures of thermalpane glass is beyond out ability to detect or predict.

WALL & CEILINGS

Predominant material type: ☒ Plaster & wood lath ☐ Plaster & gypsum lath ☒ Drywall ☐ Wood/paneling

General condition of surfaces: ☒ Good condition ☐ Fair condition ☐ Substantial refurbishing recommended/ paint.

☐ Most/ some ceilings/ walls are aged; drywalling over existing surfaces is recommended in the near future.

☐ Repair required at:

Wall structure type: ☐ Wood ☐ Steel ☐ Masonry & strapping **Alternate ceiling type:** ☐ Suspended/ acoustic tile

☐ Water stains noted at which were measured dry. Monitoring required.

FLOOR COVERINGS

Predominant material type: ☐ Carpet ☒ Hardwood ☐ Wood ☐ Vinyl ☐ Laminate ☒ Stone

General condition of surfaces: ☒ No hazardous defects exist(normal wear) ☐ Substantial refurbishing recommended

☐ Repair required at:

☐ 2nd/ 3rd level floor system was not originally intended for habitable use and is presently limited in its ability to support additional load.

PRIMARY WINDOW OPERATION/CONDITION

Function of ventilating windows

☒ Good condition ☐ Fair condition ☐ Minor adjustment needed to some units

☐ Major refurbishing/ replacement is recommended:

Window glazing/panes:

☐ Thermal windows with highly visible defective seal/condensed panes:

☐ Various cracked glass panes are noted. ☒ Most panes are single glass only; improvement recommended

Window handles/locks/hardware

☒ Good condition ☐ Fair condition ☐ Some localized repair/ tightening/ missing

☐ All/most operating windows have insect screens ☐ Few/ most insect screens are required to be repaired/ installed

PRIMARY DOOR OPERATION/CONDITION

Function of interior doors

☒ Good condition ☐ Fair condition ☐ Minor fitting to most/ some doors

Door hardware-general conditions:

☐ Good condition ☐ Fair condition ☐ A few missing handles/ repairs required ☐ Most require improvement

STAIRWAYS/RAILINGS & BALCONIES

Condition of main staircase(s): ☐ Limited headroom and/ or clearances.

☐ Good condition ☐ Fair condition ☐ Loose treads/ minor repair ☐ Major repair/ replacement recommended

Condition of primary railings/guards:

☒ Good condition ☐ Fair condition ☐ Loose rails/ spindles/ minor repair

☐ Installation of safety handrail recommended/ upper flight only ☐ Guardrails too low/ spindle spacing unsafe/ missing

Condition of basement staircase(s): ☒ Limited headroom/ clearances.

☒ Good condition ☐ Fair condition ☐ Loose treads/ minor repair ☐ Major repair/ replacement recommended

Condition of basement railings/guards:

☐ Good condition ☐ Fair condition ☐ Loose rails/ spindles/ minor repair

☒ Installation of safety handrail recommended/ upper flight only ☒ Guardrails too low/ spindle spacing unsafe/ missing

Condition of 3rd floor/supplementary staircase(s): ☐ Limited headroom/ clearances.

☐ Good condition ☐ Fair condition ☐ Loose treads/ minor repair ☐ Major repair/replacement recommended

Condition of 3rd floor/supplementary railings/guards:

☐ Good condition ☐ Fair condition ☐ Loose rails/ spindles/ minor repair

☐ Installation of safety handrail recommended/ upper flight only ☐ Guardrails too low/ spindle spacing unsafe/ missing

☐ See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- ☒ The inspection process cannot predict the ability of the roof structure to support heavy snow loads.
- ☐ Could not access attic due to seized cover/ no attic access/ further review is required prior to proceeding.
- ☒ Attic reviewed at hatch access. Floor not walked on. All attic spaces were not fully inspected.

ACCESSIBILITY

- ☒ Good/ fair access to attic ☐ Attic floor walked on ☐ Attic has lofting potential
- ☐ Attic roof space has been converted into living space ☐ Attic interconnected with adjacent dwelling. Install firewall/fire separation.
- ☐ No access to attic is installed ☐ Access not required ☐ Access to roof spaces/ knee wall spaces is recommended.
- ☐ Relocate access ☐ Increase size of attic access ☐ Insulate/ weatherstrip hatch ☐ Additional access required.

VENTILATION

- ☒ Domed roof units ☐ Soffit vents ☐ Gable/ridge vents ☐ Attic fan(s)/ turbine vents ☐ Space board sheathing

Roof vent(s): ☒ Good condition ☐ Fair condition ☐ Repair/replace roof vents at:

- ☒ Additional vents recommended at soffit/ridge area ☐ Soffit baffles to be installed in the attic access section

INSULATION

Approx. R-value: ☐ R0 to R15 (0-5) ☐ R20 to R28 (6-8) ☒ R32 to R40 (10-12) ☐ R40+

Type: ☐ Cellulose fibre ☒ Fibre glass batts/ loose fill ☐ Rock wool ☐ Vermiculite

- ☐ Additional insulation recommended to be installed on the attic floor. ☐ Additional insulation recommended around air ducts.

- ☒ Insulation is unevenly distributed on attic floor. Add/ redistribute in **Evidence of vapor retarder:**

ROOF STRUCTURES (where visible)

Type: ☒ Rafters/ Collar ties ☐ Trusses ☒ Good condition ☐ Fair condition ☐ Significant repairs/ defects

- ☒ Additional collar ties/ structural support is recommended.

ROOF BOARDS/SHEATHING (where visible)

Type: ☒ Plywood ☐ Board sheathing ☒ Good condition ☐ Fair condition

- ☐ Probability of replacement of some/ most sheathing with next shingle placement

- ☐ Fair/ poor condition due to inadequate ventilation. Possible mold/ mildew residue developing on sheathing.

- ☐

- ☐ See Additional Comment Page

KITCHEN**COUNTER TOP CONDITION**

Counter top is in: ☐ Good condition ☐ Fair condition ☐ Requires repair/ replacement

- ☐ Localized damage around faucet ☐ Replacement is imminent.

CABINET(S) CONDITION

Cabinet condition installation & operation is in ☒ Good condition ☐ Fair condition

- ☐ Repairs required to drawers/ door fronts/ shelving/ cabinet mounting.

STOVE/COOKING SURFACE

Plug receptacle installed/240V ☐ Direct wire connection/no receptacle ☐ Gas stove connection ☐ T.S.S.A tag required ☐ Not visible

EXTRACTION FAN

Exhaust fan is in: ☒ Good condition ☐ Fair condition ☐ Repair/replace fan ☐ Installation of exhaust fan recommended

- ☐ Re-circulating fan is functional ☐ Fan is not vented to exterior

ELECTRICAL RECEPTACLES

- ☒ Good/ fair number of receptacles installed at counter level ☐ Ungrounded receptacles(s) in kitchen noted

- ☐ Limited number of receptacles in kitchen ☐ Additional split duplex receptacles recommended

SINK/FAUCET CONDITION

Sink is in: ☒ Good condition ☐ Fair condition ☐ Sink requires repair/ replacement

Faucet assembly is in ☒ Good condition ☐ Fair condition ☐ Requires repair/ replacement/ new washers/ cartridge

- ☐ Garborator is in function condition ☐ Repair/replace garborator

- ☐

GENERAL CONDITIONS

The kitchen is in marginal condition. Major remodelling is recommended in the near future.

- ☐ See Additional Comment Page

BATHROOMS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

☒ Due to the unpredictable and latent nature of plumbing shower and bathtub enclosure leaks there can be no assurances or warranty that leaks will not develop at any time after the inspection date. The development of mold is a common result of leaks in the bathroom. We cannot predict or detect damage behind walls.

SHOWER/BATHTUB ENCLOSURE CONDITION

☒ The ceramic tile/ wall surfaces are in good general condition. ☐ The ceramic tile/ wall surfaces are in fair general condition.

☒ Sealant and grout touch-ups/ repair required at all/ most shower/ bathtub enclosures.

☐ Shower enclosure exhibits no evidence of leaking but is at the end of expected lifespan at: _____

☐ Repair/ replace tile or wall surface at: _____

☐ Complete tile and wall replacement required at: _____

☐ Repair/ install shower door/ curtain assembly at: _____

FAUCETS/SHOWER HEAD CONDITION

☒ Shower faucets/ head assembly are in good/ fair general condition ☐ _____

☒ Tub faucets are in good/ fair general condition ☐ Faucet washers/ cartridge are to be replaced.

☐ Shower faucets/ head assembly requires repair/ replacement at: _____

☐ Tub faucet requires repair/ replacement at: _____

BATHTUB CONDITION

☒ Bathtubs are in good/ fair general condition ☐ Reglazing/re-lining of bathtub recommended at: _____

☐ Bathtubs requires repair/ replacement at: _____

☐ Whirlpool bath is functional ☐ Whirlpool bath requires repair at: _____

☐ Whirlpool bath electrical circuit is required to be protected on accessible GFCI breaker.

☐ No access panel/ improper access to mechanical equipment at: _____

TOILET CONDITION/BIDET CONDITION

☒ Toilets are in good/ fair general condition ☐ Toilet requires repair/ replacement at: _____

☐ Toilet is improperly installed to floor (ie) loose at: _____

☐ Bidet in good/ fair general condition ☐ Bidet requires repair at: _____

WASH BASINS/FAUCET CONDITION & OPERATION

☒ Wash basin are in good/ fair general condition. ☐ _____

☐ Wash basin requires repair/ replacement at: _____

☒ Faucets are in good/ fair general condition. ☐ Faucet washers/ cartridge are to be replaced.

☐ Faucets require repair/ replacement at: _____

ELECTRICAL

☒ Receptacles are in functional condition at all/ most bathrooms ☐ None installed.

☐ Installation of GFCI receptacle recommended at: _____

☐ Replace receptacle at: _____

☐ Ungrounded receptacle at: _____

☐ Repair/ relocate light fixture at: _____

VENTILATION WINDOWS/EXHAUST FANS

☒ _____ provided by a functional window and/or a functional mechanical exhaust fan.

☐ Repair/ replace exhaust fan at: _____

☐ Fan not vented to exterior at: _____

☐ Could not determine

☐ Exhaust fan installation recommended at: _____

☐ Rework window to provide proper operation/ replace window at _____

☐ Window is located in shower enclosure; protection of window is required at: _____

SAUNAS/SPAS/STEAMER

☐ Sauna/ steamer/ hot tub are in good/ fair general condition. ☐ _____

☐ System/ components require repair/ replacement at: _____

GENERAL CONDITIONS

The _____ bathroom is in marginal condition. Major remodeling is recommended in the near future.

☐ See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- ☒ Inspecting condition of flue and ability of fireplace to draw is beyond scope of visual inspection. Camera inspection of flue is rec'd.

FIREPLACE TYPE

Masonry fireplace at:

Wood-burning stove at:

Factory-built fireplace at:

Wood/ coal insert at:

Gas fireplace at: ☐ TSSA inspection tag missing. Further review required.

FIREPLACE CONDITION

☐ Combustion chamber is in good/ fair condition. ☐ Damper is in good/ fair condition.

☐ Hearth extension is in good/ fair general condition ☐ Smoke chamber is in good/ fair general condition

☐ Combustion chamber requires repair at:

☐ Damper requires repair/ replacement at:

☐ Hearth floor requires repair/ extending at:

☐ Smoke chamber requires repair at:

☐ Note: Basement fireplace may not draw properly. ☐ Alternative repair/ improvement strategy recommended

☐ Flue cleaning recommended at: ☐ Service/ clean repair gas fireplace(s)

☐ Roughed-in fireplace installed at: ☐ Fireplace is obsolete/ disconnected at:

Non-combustible base/lateral clearances from combustibles of wood burning stove

☐ Good condition ☐ Fair condition ☐ W.E.T.T inspection camera inspection of flue recommended

☐ Improvement required at: ☐ Stainless steel liner recommend at:

☐ Do not use fireplace. Labeled as safe.

☐ See Additional Comment Page

LAUNDRY ROOM**CLOTHES DRYER CONNECTIONS**

Power source: ☒ Plug receptacle ☐ Direct wiring no plug ☐ No electrical connections ☐ Gas dryer connection ☐ Not visible

Dryer venting: ☒ Properly vented to exterior ☐ Duct/ vent requires repair/ cleaning/ repair at exterior ☐ No venting installed

☐ Replace with new duct. ☐ Vented through window; rework. ☐

WASHING MACHINE CONNECTIONS

Power source: ☒ Plug receptacle available & properly grounded. ☐ No plug receptacle installed/replace receptacle.

Water connections: ☒ Satisfactory connections/ shut off valve. ☐

☐ Connections require repair/ replacement/ relocating. ☐ Replace connection hoses with steel braided lines

LAUNDRY TUB/FAUCETS

☐ None: Installation recommended

Tub is in: ☒ Good condition ☐ Fair condition ☐ Tub requires repair/ replacement

Faucet is in: ☒ Good condition ☐ Fair condition ☐ Faucet requires repair/ replacement ☐ New washers required

EJECTOR PUMP FOR LAUNDRY TUB ☐ Good condition ☐ Fair condition ☐ Pump requires repair/ replacement

FURTHER INQUIRIES TO SELLER OF PROPERTY

☒ Ask seller for any manufacturer's warranties or service contracts for appliances and equipment and recent home improvements.

☒ Ask seller for plans/drawings/project documentation and permits for any improvements to the property.

☒ Ask seller for list of tradespeople and service technicians who have worked on the property.

☐ Inquire to seller about cause of water stain on ceiling/ wall.

☐

☐

Obtain roofing contractors transferable warranty for recent roofing work (if applicable).

Obtain HVAC contractors transferable warranty for recent AC installation (if applicable).

☐ See Additional Comment Page

BASEMENT MOISTURE AND HUMIDITY

APPENDIX

All basements are subject to high humidity and moisture levels especially between Spring and Autumn. Typically basements are mostly below the ground level. Therefore basement foundations and floors are in constant contact with damp soil. Moisture will typically transmit through these surfaces by way of capillary action commonly referred to as moisture migration.

This condition is indeed expected and can be controlled by exercising some simple remedies. Should low relative humidity and/or low moisture content in the basement space be required for specific or special purposes remedial action can be very expensive.

The following recommendations will assist to reduce high humidity and dampness levels in basements:

- ☐ Cold storage rooms must be naturally ventilated either with an operating window or a wall vent.
- ☐ Install an exhaust fan in the basement bathroom or shower.
- ☒ Avoid storage of materials directly against unfinished foundation walls or unfinished basement floors.
- ☒ Too much storage of material in a basement or overfilled closets will impede air circulation.
- ☐ A small room fan could be operated to encourage proper air circulation.
- ☒ Ensure that all spaces in the basement are ventilated. Undercutting of closet doors; cabinet doors and installing grilles may be required in the storage areas.
- ☐ Seasonally disconnect your central humidifier (in April if attached to your furnace).
- ☒ Position a dehumidifier in a central basement location and operate continuously.
- ☒ Open basement windows whenever possible to allow for a natural air change.
- ☐ Leave the furnace fan on continuous operation.
- ☐ With a forced-air heating system return-air grilles should be installed low at a central wall location.
- ☒ Do not use wall to wall carpeting in basement. Consider resilient flooring alternatives.
- ☐
- ☐
- ☐
- ☐

Degree of difficulty in determining previous/present evidence of leakage/dampness in the basement:

- ☐ High ☒ Medium to High ☐ Medium ☐ Medium to Low ☐ Low

Additional Information

SPECIALIZED INSPECTION SERVICES INFORMATION

Your inspection is conducted in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors (CAHPI). These standards outline what is possible to inspect on the basis of a visual non-destructive inspection of a dwelling/building within the limitations and constraints of a real estate transaction.

It is common to request the services of specialized inspectors to cover risks that fall outside of the home inspection contract and scope of services.

The following is a partial list for your consideration.

Termite - Pest Control Inspection:	Alpha Pest Control	(416) 469-4111
	PCO WORKIN	(905) 712-0095
Fire Code Consultant and Inspection	The Fire Guy	(905) 884-4423
	Michael Hele	(905) 826-8846
Asbestos Inspection and Laboratory Analysis	Pinchin Environmental	(905) 363-1385
	Fischer Environmental	(905) 475-7755
Vermiculite Laboratory Testing	Pinchin Environmental	(905) 363-1385
	Fischer Environmental	(905) 475-7755
Asbestos Inspection and Removal	Skyrac International	(416) 690-7680
Swimming Pool Inspections	Paradise Pools	(416) 222-4734
	Premier Pool Group	(416) 895-6717
Camera Inspections of Sewer Lines	Canadian Drains	(416) 652-3535
	Roto Rooter	(416) 503-4444
Phase 1 Environmental Assessment	Graham Fisher	(905) 475-0951
	Winchurch Environmental	(905) 841-5074
Structural Engineer	Atkins & Van Groll	(416) 489-7888
Mold/IAQ Inspections	Pollution Free Home	(416) 626-0582
	moldguy.ca	(416) 273-6858
Buried Oil Tank/Metal Detection and Inspection	Davidson Locate	(905) 432-0222
Buried Oil Tank (Removal verification process)	Winchurch Environmental	(905) 841-5074
	Envirotank	(905) 907-1700
Wood Stoves/Heater Inspection (WETT certification)	Carlton Chimney Services	(905) 479-5778
Arborist	Enviro Tree Care	(905) 707-8733
	Shady Lane Tree Experts	(905) 773-5906

After the preliminary home inspection it is common to retain specialized inspector(s) to evaluate conditions that are outside the scope of the home inspection. You must seek assistance from your realtor in this instance. Remember to obtain contractors quotations on any major repairs noted on our home inspection report.

March 4, 2013

Dear Home Owner/Purchaser

Home Insurance Solutions: Knob & Tube Wiring

We at Martin Merry & Reid Limited offer comprehensive homeowners insurance solutions featuring full coverage for homes that include active knob and tube wiring.

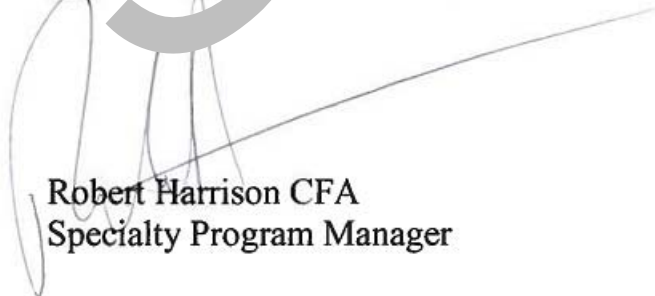
It is our belief that a well maintained electric system that includes knob and tube wiring does not pose an increase in exposure or risk; our 10 years of experience, and success, strongly testifies on our behalf.

To enjoy the benefit of this program, home must be well maintained with the owner/purchaser presenting a home inspection report from a qualified inspection service such as BakerStreet Home Inspection Service (416-483-3535) info@bakerstreet-hi.ca.

Please contact myself by telephone (416) 366-3333 ext. 222) or email: rharrison@mmr.ca to discuss coverage options.

We trust that this facility will offer an opportunity to alleviate undue stress for whom higher level expertise and insight is required. We look forward to working with you.

Sincerely yours,
Martin Merry & Reid Limited



Robert Harrison CFA
Specialty Program Manager



BAKER STREET HOME INSPECTION SERVICES INC.

3335 Yonge Street, Suite 402

Toronto, Ontario M4N 2M1

Telephone: 416-483-3535

Fax: 416-483-9756

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

BAKER STREET HOME INSPECTION SERVICES

Baker Street Home Inspection Services is a building consulting firm providing services for home buyers and homeowners. Our services include:

- ☐ Pre-purchase inspections of residential dwellings and small buildings.
- ☐ Inspections of new homes during or after construction.
- ☐ Renovation and Home Maintenance Inspections and Consulting.
- ☐ Legal reports, litigation support and expert testimony.
- ☐ Problem solving and building science investigation.

Baker Street Home Inspection Services Inc. is a charter member of the Ontario Association of Home Inspectors (OAHI). Baker Street has been servicing prospective home buyers and owners since 1985.

JEFF CLARKE, CET *Registered Home Inspector*

Along with his certified membership in the Ontario Association of Home Inspectors, Jeff Clarke is also a Member of the Ontario Association of Certified Engineering Technicians and Technologists.

Prior to becoming a professional home inspector, Jeff Clarke was a building contractor with 14 years experience in residential building and renovation. He has managed over \$5,000,000 (cumulative) of construction projects during that time. Jeff began practicing home inspection in 1985 and since then has performed over 14,000 home inspections in the greater Toronto area.

Jeff Clarke is a past-president of the Ontario Association of Home Inspectors and past president of the Canadian Association of Home Inspectors.

Mr. Clarke's licenses and certificates in the building and renovation industry include:

Certificate of Qualification for General Carpentry

National Certificate Holder issued by the Canadian Association of Home and Property Inspectors

HRAI - Residential Heating & Cooling Load Calculation Certificate

HRAI - Residential Air System Design Certificate

Ministry of Housing Certificate - Part 3 - Ontario Building Code

Ministry of Housing Certificate - Part 9 - Ontario Building Code

Ministry of Housing Certificate - Legal Processes & Responsibilities

Municipal Builders - Renovators License (Toronto)

Provincial Carpenters License (Ontario)



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GENERAL LIMITATIONS

Baker Street Home Inspection Services Inc. performs all pre-purchase inspections of real property within the prescribed "Code of Ethics" and "Standards of Practice" of the Ontario Association of Home Inspectors (OAHI).

The main objective of the inspection and this report is to provide you with a better understanding of the observed condition of the house you intend to purchase. We caution you that we will not be able to detect all deficiencies or shortcomings of the house due to the restrictiveness of a visual inspection.

It should also be noted that our inspections are principally concerned with the operational aspects of the premises and do not cover matters of a "cosmetic" or aesthetic nature.

The home inspection is similar to a "general review" performed by a consultant or a regular check-up by a doctor. The inspection is not "an audit" or a "complete physical with blood tests and x-rays". The inspection process can reduce your risk in buying an older house, but it will never eliminate it. **You can expect our inspection to reveal 80% of the required first year repairs: not 100%.** Accordingly, the inspector and/or Baker Street Home Inspection Services Inc. will not assume your risk associated with buying a "used" house or with the future performance of the house. The inspection and report is not provided to you as a warranty of present or future conditions and is not an insurance policy of any kind. As such, the maximum liability incurred by the inspector and/or Baker Street Home Inspection Services Inc. for Errors and/or Omissions during the inspection contained in the report shall be limited to the amount of the fee paid for the inspection.

THE BAKER STREET EXTENDED SERVICE POLICY

The staff of Baker Street Home Inspection Services Inc. will remain available to you over the telephone, or by e-mail, at no further expense, to address your concerns. Our extended service program is in effect for as long as you live in the house. We will be more than happy to review the recommendations that were discussed during the inspection or provide any other assistance you require.

Should you experience a problem anticipated or not noted in the report, contact us immediately. We will address your concerns promptly and help to avoid any unnecessary cost associated with the repairs. Upon request, we will revisit the property at no further expense to you. This mutual contractual obligation is an important part of the process. Please be advised that we cannot provide any assistance nor accept any responsibility for damages once repairs have been effectuated or contracted.

If we can provide any further assistance, please do not hesitate to call.

Sincerely,
BAKER STREET HOME INSPECTION SERVICES INC.

Jeff Clarke, C.E.T.
Registered Home Inspector,
President