BAKER STREET HOME INSPECTION SERVICES INC.

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HOME INSPECTION REPORT

Property Address:

123 Maple Stree

Date of Inspection:

July 17, 201

Prepared By:

Jeff Clarke, CET, RHI

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PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected 123 Maple Street Municipality Toronto

Inspection Date July 17, 2017 Time 1:00pm to 5:00pm Inspector Jeff Clarke, CET, RHI

SUMMARY (GENERAL COMMENTS)

In comparison to other homes of similar vintage in the vicinity the functional condition of this building/dwelling is; above average.

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 REPAIRS	MAJOR REPAIRS		MINOR REPAIRS	MAJOR REPAIRS
Roofing	☐	☑	Structure	☐	☐
Exteriors	☑	☐	Electrical	☑	☐
Interiors	☑	☐	Heat/Cool	☑	☐
Maintenance	☑	☐	Plumbing	☑	☐
	☐	☐		☐	

Comments:

1) The preliminary inspection report issued by the inspector is prepared with reasonable skill and care. 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 fully understand the service and contract.
2) The required repairs to the building include but are not limited to what is reported. Pertaining to the limitations and restrictive nature of the visual inspection. The client is hereby warned that not all deficiencies 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 risk of buying an older home. However we cannot eliminate this risk. The inspector/inspection firm will not assume any of your risk in buying an older 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 especially the case in matters concerning uncontrolled water/vapour.
7) Cost estimates if provided in this report are minimum and are provided to be a rough guideline only. Estimates are based on the most cost effective solution 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 include into account manufacturer's recalls and eligibility for mortgage insurance, building or homeowners insurance.
10) The preliminary assessment 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 ask 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 Adam and Jill Smith (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 signific loss of functionality
	Note: Limitations of a visual inspection and visually accessible physical evidence are ject.
Fair Condition	(1) system or component is performing its intended purpose; but due to its age can fai any time.
N/A	(1) not applicable/not accessible/not inspected/not installed or does not pertain to the st t prope
(?)	(1) performance/future performance of system or component is unpredictable. Further revie quired.

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of their findings. The no time li on these discussions. Ask as many questions as you like to ensure we have addressed your concerns e inspection process is a two n: the verbal survey and the report. This report is not transferable to third parties as it will not clearly co he information herein.

WEATHER CONDITIONS

☐ Snow/ rain/ ☐ limited the extent of the exte inspe ☐ grade/ wa y/ decks were snow covered.

☐ Absence of recent heavy rainfall limited scope of basement foundation inspectio ☐

☐ The outdoor temperature was too low to safely test the air conditioning syste /distribution s ns and summer comfort.

☑ The outdoor temperature was too high to sufficiently test the central heating syst istrib systems and winter comfort.

Weather conditions during inspection: ☐ Rainy ☐ Snow ☑ ☐ Cloud Windy **Temperature** 20C to 25C

INACCESSIBILITY

☑ Basement/ Garage storage limited access/ visibility. ☐ Excessive sto e li access to.

☐ Areas/ systems/ work in progress not fully visuall ted:

☐ Other specific limitations:

☐ Plumbing system winterized (not fully inspected) ☐ Ins ion of pr ited due to recent non-usage. ☐

☑ Building substantially furnished ☑ ding occupied ☐ B gvacant/ partially ☐ Building unoccupied ☐

RENOVATIONS/REMODELLING

Some recommendations contained in this re t are base nt of the client that upgrades will be done to the following:

☐ Exterior ☐ Addition ☐ Kitchen ☐ thro s) ☐ Ba ent ☐ ☐

GENERAL/ORIENT

☑ For reference p ses the front of the buildi facing: ☐ north ☑ south ☐ east ☐ west

☐ Seller has wa ted the follo

☐ Further inquiri ecommende egarding:

TYPE OF INSPECTION/TRANSACTIO

☑ Pre-purchase inspection ☐ Pre- spection ☐ 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 responsibilty 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: $5500-$6500

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	☐ Sky
Exterior:	☑ Brick/sidings/walls	☑ Windows/doors	☑ Site drainage	☐ es/decks	☐ Painting
	☐ Garage/sheds	☐ Driveway/walkway	☐ Landscapi	☑ Fenci es	☐
Structures:	☐ Crawlspaces	☐ Beams/columns	☐ Floo	☐ undation	☐
Electrical Systems:	☐ Main service/panels	☐ Lighting fixtures/switches	☐ ch wiring	☐ ceptacles/out	☐ add a sub-panel
Heat/Cool Systems:	☐ Furnace/boiler	☐ Distribution: ducts/rads	☐ stem	☐ ilters/humidifiers	☐
Plumbing Systems	☐ Main water service	☐ Distribution piping	☐ Drai	☐ Fixtures/fittings	☐
Interiors:	☐ Kitchen	☐ Basement spaces	☐ Bathroom	☐ Attic/roof spaces	☐ Fireplaces
	☐ Walls/ceilings	☐ Floor coverings	☑ /railings	☐ ppliances	☐ Decorating

☑ General annual & seasonal exterior/interior building tenance & smal pairs

YOUR RECOMMENDED COURSE OF IMMEDIA

Please review the preliminary report in its entirety and ask fo rificatio ny atter. This page must not be relied upon in isolation. Prior to continuing with the next step of the transaction/project consider the issues listed e report. W ise you to consult with your realtor or lawyer regarding options on how to proceed. Also instruct your lawyer to e le Insurance for y u should request additional inspections as outlined in the full report to address your special concerns and/or matters that we ca ot insp must also r the limitations of the building inspection in your decision making process. 80% of first year repairs should be revealed: NO 00%. The st anticipate and budget for the 20% unforeseen deficiencies that will not be discovered by a visual inspection. You must ask the selle r i ces/applicable warranties/plans and/or permits for work completed in the last five years.

☑ Consider all defici d to health/ s issues and uncontrolled water problems as urgent matters.

Budget 1% of bui g value for unexpected/unfo en repairs.

- replace roofing ngles
- improve stair safe
- replace all basement windows
- repair most primary windo
- repair shed and fencing

☐ Further clarification regarding:

_____ is required of the: _____

_____ is required of the: _____

☑ Further inspection/evaluation is required regarding:

Property is located in/near a termite zone. Contact pest control company for inspection/general information.

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

1/2-Yr. Priority Key

Functional | Monitor | N/A | Minor Repair | Major Repair

ROOF STRUCTURES COVERINGS & RELATED SYSTEMS

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 visibl[e] portion of roof onl[y]

shingles - west = 0 to 1 years ☑ ?

shingles - east = 1 to 3 years ☑ ?

General condition of flat roof coverings: ☐ Good ☑ Fair ☐ Poor ☑ ? rea[r] portion roofing is not v[isible]

☐ Current repair is required at: _____

☐ Roof covering replacement is required at: _____

☐ High probability of replacement of west roof coverings within 0 to 1 years.

☑ Repairs/ roofing tune-up is required soon/ before next appl[ication] of coverings ☑ Annual visual inspection required.

☐ Trim tree branches/ vines away from roof edge Tree remo[val] recommended at: _____

☐ _____

☑ ☐ ☐ ☐ ☐ **ROOF/WALL FLASHINGS & JOINTS (where visib[le])**

☑ All/most flashings are in ☑ [Good] condition ☐ [Fair] condi[tion] ☐ _____

☐ Repair/ replace/ install flashings a[t] _____

☐ Repair/ replace all flashings with next [roof] covering [replac]ent. ☐ Caulking rec'd at: _____

☐ Repairs/ mainten[ance] required before next [appl]ication of roof coverings: (ie) caulking or tarring

☑ ☐ ☐ ☑ ☐ **ROOF DRAINAGE**

Type: ☑ Aluminum ☐ Galvani[zed] ☐ Plastic ☐ Copper ☐ Lead ☐ Hoppers/Scuppers

☑ Roof drainage is in: ☐ Go[od] condition ☐ Fair condition ☑ Seasonal cleaning required

☐ ☐ Downpipe[s] [and] drains require repair/ extending/ painting at: _____

☐ Extend downpipe from up[per] level roof directly into lower gutter/ eavestrough. ☐ Repair loose gutters; nails.

☑ Extend/ [re]pipe([s] at all corner/ side 4'-6' away from building ☐ Add drainage pads

☐ [Repl]acement/ Instal[lat]ion of gutters/ downpipes recommended at: _____

☐ Gutters & downpi[pes] 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

1/2-Yr. Priority Key

EXTERIOR (GENERAL CONDITIONS)

Functional | Monitor | N/A | Minor Repair | Major Repair

Approximate age of building is 110 years. Building has been substantially renovated 35 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: localized areas

☑ Brick repair required at: localized areas, front porch columns

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

☐ ☑ ☐ ☐ ☐ **Wall sidings (inspected at grade level)**

Type: ☐ Aluminum ☐ Vinyl ☐ Wood ☐ Insulbrick ☑ asphalt sh…es/ wood shingles …o/ EIFS

☐ Good condition ☑ Fair general condition. ☐ Repair required/ recommend…t:

☐ New wall coverings/ re-cladding recommended at:

☐ Application of protective coatings (paint/ stain) recommend… most/ a…od/ othe…faces

☑ Caulking/ minor repairs at trimwork:

☑ ☐ ☐ ☐ ☐ **Foundation Wall (above grade)**

Foundation wall is in: ☑ Good condition ☐ F… condition… ☐ N…tructural cracks noted

☐ Requires tuck pointing at:

☐ Requires parging/ repair at:

☑ ☐ ☐ ☐ ☐ **Chimneys**

Type: ☑ Masonry ☐ Metal …all venting ☐ None …ed ☐

☑ Good condition ☐ Fair condition… ☐ Re… repair… ck pointing ☐ Flue cap recommended

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

☑ ☐ ☐ ☑ ☐ **Exterior Doors**

Exterior doors at: ☐ Front … ide ☑ Rear … in: ☑ Good condition ☐ Fair condition

☑ Repair/ replace: rea… or skin

☐ Install storm/ screen … ☐ Repair/ replace hardware at:

☐ …pgrade/ caulking/ paint ☐ Upgrade weather stripping ☐ Upgrade locks at:

☑ ☐ ☐ ☑ ☐ **Windows (Gener…)**

Material … ☐ …minum ☑ Wood ☐ Vinyl trim ☐ ☐ Wood/ aluminum storms

…ant styles: ☐ Single/Double-hung ☑ Casement ☐ Sashless ☐ Horizontal sliding ☐

Windows are in: ☐ …ood condition ☑ Fair condition ☑ Upgrade caulking/ painting

☐ Stor… …stems are recommended to be upgraded at:

☑ Repair/ replace window frame/ sills at all sills/inward sloping

☐ 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

1/2-Yr. Priority Key

EXTERIOR (GENERAL CONDITION) continued

Functional | Monitor | N/A | Minor Repair | Major Repair

GARAGE/OUTBUIDING/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/ cellings.

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

Structural supports: ☑ Good condition ☐ Fair condition ☐

Decking: ☐ Good condition ☐ Fair condition ☑ replace few deck boards

Steps/stairs: ☑ Good condition ☐ Fair condition ☐

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

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

Structural supports: ☑ Good condition ☐ Fair condition ☐

Decking: ☐ Good condition ☑ Fair condition ☑ requiring rec

Steps/stairs: ☑ Good condition ☐ Fair condition ☐

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

☐ ☐ ☑ ☐ ☐ Handrail/guardrail recommended alongside steps at:

☐

☑ ☐ ☐ ☐ ☐ **EXTERIOR PLUMBING CONDITIONS** ☐ winterized/ could not test.

Garden hose connection location: ☐ Rear ☑ Side ☐ Garage ☐ None ☐

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

Main vent stack(s)

☐ Good condition ☐ Requires repair/ extending from roof

☑ Good 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 recommened.

☐ 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 ☑ shed

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.

- [x] Improper grading. Ensure that the ground slopes away from your house.
- [ ] Patios/ walkways slope towards house.
- [ ] Lower grade level at:
- [x] Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
- [x] Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
- [x] 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.
- [x] Non-structural cracks or faults in the foundation wall.
- [ ] Improperly installed window wells.
- [x] Install window wells at: front
- [ ] 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.
- [x] Raised flower bed should be sloped away from the house.
- [ ] Driveway slopes towards house; driveway is in poor/ fair overall condition.
- [x] Poor improper drainage conditions are present on neighbouring/ adjacent properties.
- [ ] Underground sprinkler system outlet is positioned too close to house.
- [ ] Improperly installed/ clogged areawell drain or catch basin. Must be kept clear at all times.
- [ ] Install areawell drain at: [x] Back water valve recommended.
- [ ] Back-up pump/back-up battery or power source for sump pump required.
- [ ]

- [x] **Probability of foundation leaks should above not be remediated and/or kept in good state of repair at all times:** [ ] **HIGH** [x] **MEDIUM** [ ] **LOW**
- [x] Dehumidifier use in basement during spring/summer is required.
- [x] **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 should you discover any. 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 exterier 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.
- [x] Brick foundations are very absorbant and will lead to very damp and humid basement spaces. Should leakage occur localized exterior excavation is recommended.
- [x] 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 [x] No [x] ?

- [ ] **Please note that if dry basement living conditions are desired the basement foundation wall must be completely waterproofed at the exterior.**
- [x] **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

1/2-Yr. Priority Key

Functional
Monitor
N/A
Minor Repair
Major Repair

FOUNDATIONS BASEMENTS & STRUCTURES

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 recommened.

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 ☐ Accessible crawlspace recommended

☐ Repairs/ improvements are required at:

☑☐☐☐☐ **INTERIOR COLUMNS & BEAMS/INTERIOR LOAD BEARING 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, painted or other) ☑ Good condition ☐ Fair condition

☐ Unfinished/ exposed soil ☑ Raised wood floor (limited locations) ☑ Removal of raised wood sub-floor is recommended.

☐

☑☐☐☐☐ **FLOOR JOISTS/FLOOR STRUCTURE**

Type (floor & ceiling joists where visible):

☑ Wood joists ☐ Wood Trusses ☐ Steel joists/concrete deck ☐ EWP ☐

Floor appears to be: ☑ Good condition where visible ☐ Fair condition where visible

☐ Some localized repairs/ deficiencies ☐ Repair/ replace floor joists at:

☐☐☐☑☐ **BASEMENT WINDOWS/VENTILATION & INSULATION**

☐ Ventilation ☐ Fair natural ventilation supplied to basement/ crawlspace. ☐ None

☑ Replacement/ upgrade of all/ some basement windows are recommended. ☐

☐ Supplemental ventilation 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: rear storage room

☑ remove all finished material from rear storage room

☐ 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 finsihed wall coverings and storage of material/etc.

☐ See Additional Comment Page

1/2-Yr. Priority Key

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 ☐ ____ A

Main panel service rating: ☐ 60A ☑ 100A ☐ 125A ☐ 200A ☐ 400A ☐ ____ A

Main power disconnect type: ☑ Circuit breaker ☐ Knife switch/cartridge fuse

Supply voltage: ☐ 120V ☑ 120V/240V ☐ 347V/600V **Service entrance conductors:** ☑ C… ☐ Al ☐ Not visible

Grounding conductor: ☑ Good condition ☐ Not Determined ☐ Requires repair/replacement

Location 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 bra… ircuit panels is recommende…

Adequate ▾ number of circuits are available to properly distribute intended load…

Additional ▾ distribution panel(s) are recommended(for future …

☑ Spare circuits available at distribution panel: No ▾ ☑ N… pare circuits … available. …ilia… nel is recommended.

☑ Double tapping noted at some circuits -5- Possible over…aded circuit situation. Monitor.

☑ ☐ ☐ ☐ ☐ **DISTRIBUTION Note: Determining branch wiring types is …ted to v… n inspection only.**

Predominant visible branch wiring type:

☐ Knob & tube (old copper) ____ % ☐ ? ☐ …mex (conv… nal copper) ____ % ☐ ?

☐ BX (metallic sheathed) ____ % ☐ ? ☐ …umi… ____ ☐ ? ☐ Ungrounded older romex ____ % ☐ ?

☐ **Note:** Aluminum wiring is the …nal branch …ire type. ☑ No unsafe conditions identified with outlets tested.

BRANCH CIRCUITS OVERCURRE… PROTE… ON:

At main distribution panel(s): ☐ Glass … ☐ Car… fuses ☑ Breakers ☐ ____

At auxiliary panel(s) …ss fuses ☐ Ca…dge fuses ☑ Breakers ☐ ____

Fuses/breakers

☑ Properly sized fuses/ …akers … prese…d to protect branch circuits. ☐ ____

☑ A… circuit interru… .F.C.I) are recommended to be installed at: panel/ bedrooms.

☑ ☐ ☐ ☐ ☐ **…eral**

Good ▾ lighting …ource is p…ided to all habitable areas & service rooms.

☐ Additi… …ghting … omme…ed at: ____

… ▾ number of re…tacles is provided to all habitable areas & service rooms.

☐ Additional recepta… recommended at: ____

☐ ☐ ☐ ☑ ☐ **REPAI… …NG 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: replace open bulb fixtures in closets

☐

☐ 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

1/2-Yr. Priority Key

Functional
Monitor
N/A
Minor Repair
Major Repair

CENTRAL HEATING SYSTEM - FURNACE/FORCED AIR SYSTEMS

LIMITATIONS

☑ Determining winter comfort with specific areas is beyond the scope of a visual inspection.

☑ The heat exchanger is concealed within the furnace and cannot be reviewed.

☑ The outdoor temperature was too high to sufficiently review the heating system/ductwork and winter comfort.

GENERAL COMMENTS

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

Furnace type: ☐ conventional warm air furnace ☐ mid-efficiency warm air furnace ☑ high-efficiency warm air furnace

☐ HWT/Combo system ☐ Commercial roof top unit ☐ Ground source heat pump ☐ Fan/coil unit ☐

☐

☑ Approximate age of furnace 1 = 12 years. ☐ Approximate age of furnace 2 = years.

☑ ☐ ☐ ☐ ☐ **Probability of furnace 1 replacement within the next** 5 years ☐ high ☑ Medium ☐ Low ☑ ?

Probability of furnace 2 replacement within the next years ☐ high ☐ Medium ☐ ☐ ?

Chimney flue interior: ☐ Clay lined ☐ Metal lined ☐ Brick lined ☑ Direct vent ☐ lining ue required.

Furnace room ventilation: ☑ Good ☐ Fair ☐

Thermostat condition: ☑ Good ☐ Requires replacement **Thermostat location:** ☑ Good ☐ ires re ation

☑ ☐ ☐ ☐ ☐ **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:

☑ ☐ ☐ ☑ ☐ **WARM AIR SYSTEM-FURNACE** ☐ Good overall con on ☑ Fai erall cond emission test required.

Drive/motor operation: ☑ Good ☐ Fair ☐ Requ epair/ replacer

Clean air/filtration system: ☑ Good ☐ Fair ☐ Requires / rep ment/ upgrade

Central humidifier operation: ☐ Good ☐ Fair ires repai acement/ removal/ upgrade

Burner(s)/coil condition: ☑ Good ☐ Fair ☐ qu epair/ rep ment

Limit and operating controls ☑ Good ☐ Fair ☐ R ires / replace t

Venting condition: ☑ G Fair ☐ Req s repai lacement

☐

☐ Annual servicing and cleaning recomm d. ☐ mpany insurance plan recommended. ☐ Air duct cleaning is recommended.

☐ Carbon monoxid detector is required levels) ☐ TSSA inspection tag missing. Further review required.

☑ ☐ ☐ ☑ ☐ **DISTRIBUTION SY TEM UCT SYSTE**

Condition of supply pl m: ☑ air ☐ Requires repair

Condition of return plenu ☑ Good ☐ Fair ☐ Requires repair

dition of branch ducts: ☑ Good ☐ Fair ☐ Requires repair

Condition of les: ☑ Good ☐ Fair ☐ Requires repair

or return duct lets: ☑ Good ☐ Fair ☑ Requires repair 3rd floor

Air flow at supply out ☑ Good ☐ Fair ☐ Requires repair

☐

☐

☑ ☐ ☐ ☑ ☐ **HEATING FUEL STORAGE DISTRIBUTION SYSTEMS**

☑ Location of gas shut off/ gas meter/oil tank valve: side: exterior ☐ Approximate age of oil tank

☑ Good condition ☐ Paint exterior gas piping ☑ Requires repair/ replacement repair rear gas bbq connection/loose pipe

☐ ☐ ☑ ☐ ☐ **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: 2nd floor bath: does not work

☐ 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

1/2-Yr. Priority Key

CENTRAL AIR CONDITIONING SYSTEM

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 _____ B.T.U.'s or 3 tons

Approximate age of cooling system #1 6 ☐ ?

Approximate estimated cooling capacity of system #2 3rd fl. ductless B.T.U.'s or 1 ☐ ?

Approximate age of cooling system #2 5 ☐ ?

☑ ☐ ☐ ☐ ☐ **EXTERIOR EQUIPMENT (FOR SPLIT SYSTEMS ONLY)**

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

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

Electrical connections satisfactory: ☑ Yes ☐ No

Condition of condenser fins: ☑ Good ☐ Fair ☐ Cleaning req

Condition of insulation of low-pressure refrigerant line (where vi accessibl ☑ Good ☐ Fa ☐ Repair required

☐

☑ ☐ ☐ ☐ ☐ **INTERIOR EQUIPMENT**

Condition (operation) of condensate line: ☑ Goo ☐ Fair

Condition of refrigerant lines: ☑ Good ☐ Fair

Thermostat condition: ☑ Good condition ☐ Requ s rep ment

Thermostat location: ☑ Good ☐ Require location

☐ ☐ ☑ ☐ ☐ **INDEPENDENT SYSTEMS/ATT OU D UNIT**

Equipment in well ventilated area: ☐ ☐ N

Condition/operation wer coil: ☐ Goo ☐ Fair ☐

Proper condensate dra conn ☐ Yes ☐ ☐

Air duct connections at n unit: ☐ Fair ☐

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

☑ ☐ ☐ ☐ ☐ **C ISTRIBUTI YSTEM**

☐ Using existing heat ducts heat distribution system). ☐ Using separate air duct system

Condition o m: ☐ Good condition ☐ Fair condition ☐ Seasonal duct balancing required.

☐

☑ ☐ ☐ ☐ ☐ **Cooling source suppli o habitable areas/room of:**

Basemen ☑ Y ☐ 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

1/2-Yr. Priority Key

Major Repair
Minor Repair
N/A
Monitor
Functional

INTERIOR PLUMBING SYSTEM

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 ☐ 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 excluded.

☐ Fair functional flow is evident ☐ Poor functional flow is evident ☐ Upgrade of main water service is recommended.

☑ ☑ ☐ ☐ ☐ **TYPES AND VISIBLE CONDITIONS OF INTERIOR WASTE/DRAIN LINES**

Predominant type: ☐ Cast iron/lead ☐ Copper piping ☑ ABS/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 street.

☐ Repairs required to main drain lines at:

☐ Clogged slow draining fixtures at

☐ Improperly installed fixture drain

☐ Leaking fixture drains at:

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

☐

☑ ☐ ☐ ☐ ☐ **BASEMENT/CRAWLSPACE FLOOR DRAIN (visible conditions)**

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

☐ Not determined ☐ Floor drain not installed ☐

☑ ☐ ☐ ☐ ☐ **HOT WATER TANK** ☑ Rental ☐ Owned ☐ ? ☐

Energy source: ☐ Gas ☐ Electric **Type:** ☑ Tank ☐ Tankless ☐ Combination

Tank is in: ☑ Good condition ☐ Fair condition ☐ Requires repair/ replacement ☐ Old; replace

Venting condition (gas only): ☑ Good/ fair condition ☐ Metal lining recommended ☐

☐ ☐ ☑ ☐ ☐ **SUMP PUMP/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

1/2-Yr. Priority Key

GENERAL INTERIOR ELEMENTS

Functional | Monitor | N/A | Minor Repair | Major Repair

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:** ☐ pended/ acoustic tile

☐ Water stains noted at which wer easured dry. Monitoring required.

☑ ☐ ☐ ☐ ☐ **FLOOR COVERINGS**

Predominant material type: ☑ Carpet ☑ Hardwood ☐ Wood ☐ Vinyl ☐ Laminate ile/Stone

General condition of surfaces: ☑ No hazardous defects exist(normal wear) ☐ Substantial re shi commended

☑ Repair required at: main floor tile: multiple cracks

☐ 2nd/ 3rd level floor system was not originally intended for habitable use and is presently limited in its abi su a normal load.

☐

☑ ☐ ☐ ☑ ☐ **PRIMARY WINDOW OPERATION/CONDITION**

Function of ventilating windows

☑ Good condition ☐ Fair condition ☐ Minor adjustment some un ☐

☐ Major refurbishing/ replacement is recommended:

☐

Window glazing/panes:

☑ Thermal windows with highly visible defective s lensed pa t: few

☐ Various cracked glass panes are noted. ☑ Most/ me s are sing ss only; improvement recommended

Window handles/locks/hardware:

☑ Good condition ☐ Fair cond me localiz epair/ u ling/ missing ☐

☐ All/most operating windows have t scr w/ most insect screens are required to be repaired/ installed

☑ ☐ ☐ ☐ ☐ **PRIMARY DOOR OPERATION/CONDI ON**

Function of interior s:

☑ Good condition Fai ion ☐ Mino tting to most/ some doors ☐

☐

Door hardware-general ndi :

☑ G dition ☐ F dition ☐ A few missing handles/ repairs required ☐ Most require improvement

☑ ☐ ☐ ☑ ☐ **AIRWAYS/RAILINGS ALCONIES**

Condition of aircas : ☐ Limited headroom and/ or clearances. ☐

☐ G dition ☐ ir condition ☐ Loose treads/ minor repair ☐ Major repair/ replacement recommened

Condition of primary ings/guards:

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

☑ Insta ety 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 recommened

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 recommened

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

1/2-Yr. Priority Key

ATTIC/ROOF SPACES

Functional | Monitor | N/A | Minor Repair | Major Repair

LIMITATIONS:

☑ The inspection process cannot predict the ability of the roof stucture 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 ☐ ed 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 at eaves se .

☐ ☐ ☑ ☐ ☐ **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. ☐ Addi l insulation recommended ar und air ducts.

☐ Insulation is unevenly distributed on attic floor. Add/ redistribute i **Ev ce of vapor ret ers:**

☐ ☐ ☑ ☐ ☐ **ROOF STRUCTURES (where visible)**

Type: ☐ Rafters/ Collar ties ☐ Trusses ☐ Good co on ☐ Fair c tion ☐ calized repairs/ defects

☐ Additionalcollar ties/ structural support is recommended

☐ ☐ ☑ ☐ ☐ **ROOF BOARDS/SHEATHING (where visible)**

Type: ☐ Plywood ☐ Board sheathing ☐ Good on ☐ Fa dition

☐ Probability of replacement of some/ most sheathi wit xt shingle cement

☐ Fair/ poor condition due to inadequate ventilation. P sible / mildew esidue developing on sheathing.

☐

☐ See Additional Comment Page

KITCHEN

☑ ☐ ☐ ☐ ☐ **COUNTER TOP C TION**

Counter top is in: ☑ Good ion ☐ Fair c ion ☐ Requires repair/ replacement

☐ Localized damage a nd faucets eplacement is imminent. ☐

☑ ☐ ☐ ☐ ☐ **CABINET(S) CONDIT**

Cab on installati operation is in ☑ Good condition ☐ Fair condition

☐ Repairs required to drawe door fronts/ shelving/ cabinet mounting. ☐

☑ ☐ ☐ ☐ ☐ **STOVE PO CE**

☐ P ptacle insta l/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

1/2-Yr. Priority Key

BATHROOMS

Functional | Monitor | N/A | Minor Repair | Major Repair

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 ☐ Faucets washers/ cartridge are to be replac

☐ 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 mmended at:

☐ Bathtubs requires repair/ replacement at:

☐ Whirlpool bath is functional ☐ Whirlpool bath requires at:

☐ Whirlpool bath electrical circuit is required to be protect an accessibl CI breaker.

☐ No access panel/ improper access to mechanical uipment

☑ ☐ ☐ ☐ ☐ **TOILET CONDITION/BIDET CONDITION**

☑ Toilets are in good/ fair general condition ☐ T es repair/ cement at:

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

☐ Bidet in good/ fair general con ☐ Bidet requi epair a

☑ ☐ ☐ ☑ ☐ **WASH BASINS/FACUET CONDIT & ATIO**

☑ Wash basin are in good/ fair general ition.

☑ Wash basin requi air/ replacement at floor

☑ Faucets are in goo fair g ondition. cet washers/ cartridge are to be replaced.

☐ Faucets require repa replace at

☑ ☐ ☐ ☐ ☐ **ELECTRICAL**

☑ s are in funct condition at all/ most bathrooms ☐ None installed.

☐ Installation of GFCI recep e recommended at:

☐ Repair/ acle a ☐ Ungrounded receptacle at:

relocate ligh xture at:

☑ ☐ ☐ ☑ ☐ **VENTILATION: W OWS/EXHAUST FANS**

☑ Vent ded by a functional window and/or a functional mechanical exhaust fan.

☑ Repair/ replace exhaust fan at: basement and 3rd floor

☐ 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 remodelling is recommended in the near future.

☐ See Additional Comment Page

1/2-Yr. Priority Key

Functional | Monitor | N/A | Minor Repair | Major Repair

FIREPLACES

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: living room and 2nd floor ☐ 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: gas fireplaces share same flue: do not use simultaneously or add fi

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

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

☐ Roughed-in fireplace installed at: fireplace is complete/ disconnect at:

☐ ☐ ☑ ☐ ☐ **Non-combustible base/lateral clearances from combustible materials of wood burning s**

☐ 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 until verified as safe.

☐ See Additional Comment Page

LAUNDRY ROOM

☐ ☐ ☐ ☑ ☐ **CLOTHES DRYER CONNECTIONS**

Power source: ☑ Plug receptacle ☐ Direct wire; no plug ☐ No electrical connections ☐ Gas dryer connection ☐ Not visible

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

☑ Replace with metal duct. ☐ Vented through window; rework. ☐

☑ ☐ ☐ ☐ ☐ **WASHING MACHINE CONNECTIONS**

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

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

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

☑ ☐ ☐ ☐ ☐ **LAUNDRY TUB/FAUCET** ☐ None: Installation recommended

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

☑ 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.

☐

☐

☐ 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 grill[illegible]ay be required [illegible]he 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 leak[illegible]/d[illegible]ness in th[illegible]sement:

☐ High ☑ Medium to High ☐ Medium ☐ Medium to Low ☐ L[illegible]

Additional Information

EXTERIORS GENERAL COMMENTS

APPENDIX

Garage/Outbuildings

- [ ] Repairs to roof overhangs/ exterior walls/ windows/ doors required.
- [ ] Garage/ outbuilding requires new foundation support/ major restructuring.
- [ ] Repairs/ replacement of garage floor slab required.
- [ ] Repair storage shelving/ supports in garage.
- [ ] Remove unsafe under supported shelving in garage.
- [ ] Animal activity evident-preventative measures required.
- [ ] Removal of garage recommended/ major repairs.
- [ ]
- [ ]

Sheds, Cabannas, Pergolas and Trellises

- [ ] Install vermin skirt around base of shed to prevent animal activity.
- [x] Repairs to shed walls/ windows/ doors are required.
- [x] New roof shingles/ roof coverings to shed(s) is required.
- [x] remove debris beside shed
- [x] install vermin skirt under rear deck

Fences/gates

- [x] Repair/ install fencing at rear/ back yard of property.
- [ ] Repair/ replace/ install gates/ gate hardware.
- [ ] Repair/ install fencing around pond/ pool for child safety.
- [ ] Install spring-loaded hinges to pool gate for additional safety.
- [ ]
- [ ]

General wall conditions

- [ ] Most/ all exterior wall vents require repair/ replacement/ loose/ caulki
- [ ] General repairs to walls and trim is required and caulking at dissimilar m rials/
- [ ] Major refurbishing of masonry parapet walls/ flashi equired.
- [ ] Major tuck pointing and brick repair/ replacement is ired
- [ ] Power washing/ tuck pointing/ recoating/ sealing of brick is requ
- [ ]
- [ ]

General window conditions

- [ ] Windows are approaching end of lifespan inor rs require o prolong life.
- [x] Most 2nd floor win quire replace as frame is inward sloping.
- [ ] Windows requi otal sanding; glazing and p to prolong lifespan.
- [ ] Windows req total replac or ref shing.
- [x] Wood window repairs/ clad g.
- [ ] Wood rot present in windows, repairs/ or replacement required.
- [ ]
- [ ]

Driveway, walkways, on-ground ramp

- [ ] Add driveway sealer to prolong life/ fill voids in driveway with asphalt patch.
- [ ] Regrade driveway away from garage threshold/regrade and add aggregate under driveway pavers.
- [ ] Repair driveway around catch basin/repair catch basin.
- [ ] Install full length catch basin at base of driveway.
- [ ]
- [ ]

EXTERIORS GENERAL COMMENTS (2)

APPENDIX

Automatic Irrigation Systems

Note: We do not check overall function of the automatic irrigation system. Ensure that system is prepared for seasonal use/winterization by an irrigation company and obtain verifcation of this from the seller.

- [x] System has been provided with a water cross-connection control device (backflow preventer)
- [ ] System requires repair/requires a water cross-connection control device (backflow preventer)
- [ ]
- [ ]

Swimming Pool Areas

Note: The inspection of swimming pools and related equipment is beyond the scope of a visual home inspection.

- [ ] A professional pool inspection is recommended as part of the conditional agreement of purchase and sale
- [ ] The seller should professionally open/close the swimming pool as a condition of the agreement of purchase and sale. Obtain written verifcation from seller.

Swimming Pool Areas: General Conditions

General Drainage Conditions ☐ Good Condition ☐ Fair Condition ☐

Pool Fencing,Gates ☐ Good Condition ☐ Fair Condition ☐

- [ ]

General Safety Issues

- [ ]
- [ ]

Retaining walls and constructed planters, basement walkouts

- [ ] Movement detected-monitoring required of retaining wall. Major cost in future may be required.
- [ ] Unable to determine ownership of retaining wall. Consult with surveyor or se
- [ ] Repair/ replace area well/ walkway stairs/ retaining wall.
- [ ] Install, repair drain at base of basement walkout.
- [ ]
- [ ]

General Comments

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Required Capital Improvements (1)

APPENDIX

Your older house has a combination of existing and recently upgraded systems and components. That which is original to the house must be scheduled for replacement or upgrading in the future. These capital improvements are essential to prolong the safe operation of an older home. The costs to replace will be much less and can be retrofitted more effectively when undertaken with other renovations. The following are visually identifiable or original systems or components which are to be scheduled for replacement. The only subjective question on the matter is when the work should be done.

Exteriors

☐ Wall sidings and brickwork

Masonry walls will require brick repairs; tuck-pointing and/or chemical washing. Wood exterior elements may require replacement or repairs prior to painting.

☐ Windows

Original wood windows should be replaced to increase the occupants comfort of a house. Energy efficiency; ease of operation and security are other main factors for window replacement.

☐ Chimneys

Chimneys in use may require repairs or rebuilding; obsolete chimneys should be removed. Chimney flues servicing wood burning fireplaces should be retrofitted with a steel liner.

☐ Roof Coverings

Old roof coverings should be removed and repairs should be made to the roof decking or sheathing before installing new roof shingles.

Structures

☐ Foundation walls

Older foundation walls may have material loss over the years and will require repair to restore structural integrity. Masonry repairs will involve pointing of joints and parging of general surfaces to curtail future material loss.

☐ Basement floor slab

Original basement floor slabs may be cracked and uneven. Most older basement floor slabs are very thin and do not have 4 inch of gravel underneath for drainage and support. Replacement of the concrete floor slab should be considered in conjunction with sewer line/soil line replacement.

☐ Crawlspaces

Older crawlspaces are invariably poorly constructed. Crawlspaces should be upgraded so that walls are insulated; floors have a proper ground cover; the space is heated(preferably with the central heating distribution system) and that adequate access is provided.

☐ Point loading/Settlement

Inward settlement; point loading and main structural beams should be evaluated and the appropriate repairs carried out. All wood columns in basement should be replaced with steel or masonry.

☐ Waterproofing

Waterproofing of the foundations is required to reduce the possibility of water infiltration; especially if the basement is a finished space. There is no older basement foundation system which is constructed like the hull of a ship: all surfaces have faults where water will infiltrate.

Plumbing

☐ Main drain lines

The original main drain soil lines could be obstructed or cracked; replacement is recommended. These original lines are usually made of clay and have a limited lifespan.

☐ Main vent stack

Cast iron vent stacks are susceptible to corrosion and leaking. Replacement during major bathroom and/or kitchen renovation is recommended.

☐ Water supply main

Original water mains may be constructed of undesirable material and should be replaced. Upgrading the water service (we recommend 1 inch copper) will greatly improve your water pressure.

☐ Supply pipes

Older water supply pipes; especially galvanized water pipes; may corrode and leak. These pipes also adversely affect water pressure.

Required Capital Improvements (2)

APPENDIX

Electrical systems

☐ Main panel/service

Upgrading the service wires and main electrical panel will better suit the requirements of a modern dwelling.

Old distribution wiring

☐ Original knob and tube (wiring pre 1950) should be replaced with modern wiring. This is also a safety and insurance concern.

☐ Ungrounded two conductor wiring (1945 - 1958) should be replaced with modern wiring as it has common characteristics with knob and tube wiring, especially the oil clothed variety.

Heating systems

☐ Hot water heating

Addition of radiators in spaces currently heated by other means; including crawlspaces and basements; will reduce your overall heating cost and increase occupant comfort.

☐ Air ducts

Removal of all original gravity based air ducts and improve with modern pipe ducting will reduce operating cost and improve occupant comfort. Please note that there is a high probability that the ducts within the wall cavities are lined with asbestos paper. Installation of air returns on upper floors will increase performance of system.

☐ Obsolete material

Removal of obsolete material; such as old gas lines and storage tanks is required.

Interiors

☐ Walls and ceilings

Older plaster and lath walls and ceilings should be removed or dry walled; depending on their condition.

☐ Stairs and railings

Older stairs and railings may require repairs and additional support to ensure the safety and integrity of the system.

☐ Floors

Noisy and loose subfloors should be fastened to the floor joists prior to replacing the finished floor material.

☐ Exterior wall cavities

Wherever possible the exterior wall cavities should be insulated or measures taken to reduce air leakage. An energy audit/air leakage test is recommended to determine the most cost-effective improvements to reduce your energy consumption and to improve overall comfort.

Attic spaces:

☐ Soffit venting

The addition of soffit venting systems will increase attic ventilation and the life of roof sheathing and coverings. Improved soffit venting will reduce the likelihood of ice damming and condensation problems during the winter months.

☐ Additional support

Older roof structures will require additional support. Structural improvements to the rafters; ridge and collar ties is recommended.

☐ Roof sheathing

Repairs or replacement of the roof sheathing; prior to installing new roof coverings; is recommended.

☐ Insulation

Upgrading insulation levels in the attic space (we recommend R-50) will increase occupant comfort and reduce energy costs. This must be done in conjunction with improved soffit ventilation.

☐ Vapor retarders

Installation of vapor retarders on attic floor; if possible; should be considered prior to replacement of attic insulation.

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 cove sks that f outside of the home inspection contract and scope of services.

The following is a partial list for your consideration.

Termite - Pest Control Inspection:	tna Pest Control	(416) 469-4111
	P ORKIN	(905) 712-0095
Fire Code Consultant and Inspection	The Guy	(905) 884-4423
	ichae iele	(905) 826-8846
Asbestos Inspection and Laboratory Analysi	nchin En mental	(905) 363-1385
	ischer 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	aradise Pools	(416) 222-4734
	Premier Pool Group	(416) 895-6717
Camera Inspections of Sev n	Canadian Drains	(416) 652-3535
	Roto Rooter	(416) 503-4444
Phase 1 Environmental Assessm	Graham Fisher	(905) 475-0951
	Winchurch Environmental	(905) 841-5074
Structural Engine	Atkins & Van Groll	(416) 489-7888
Mold/IAQ Inspec ns	Pollution Free Home	(416) 626-0582
	moldguy.ca	(416) 273-6858
B d O Tank/Me Detection and Inspection	Davidson Locate	(905) 432-0222
ried Oil Tank (Rem l verification process)	Winchurch Environmental	(905) 841-5074
	Envirotank	(905) 907-1700
oves/Fire ace Inspection (WETT certification)	Carlton Chimney Services	(905) 479-5778
Aborist	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.

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 certifications in the building and renovation industry include:
Certificate of Qualification for General Carpentry
National Certificate Holder as 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 proper[illegible]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 understa[illegible]g of the [illegible]served condition of the house you intend to purchase. We caution you that we will not be able to detect all deficiencies or sho[illegible]with the hou[illegible]due to the restrictiveness of a visual inspection.

It should also be noted that our inspections are principally concerned with th[illegible]operational aspects of th[illegible]es and do not cover matters of a "cosmetic" or aesthetic nature.

The home inspection is similar to a "general review" performed by [illegible]ntant o[illegible]"regular chec[illegible]p" by a doctor. The inspection is not "an audit" or a "complete physical with blood tests and [illegible]ys". T[illegible]nspectio[illegible]rocess [illegible]reduce your risk in buying an older house, but it will never eliminate it. **You can expect our inspec[illegible] to reveal [illegible]% of the [illegible]first year repairs: not 100%.** Accordingly, the inspector and/or Baker Street Home Inspection Se[illegible]s Inc. will n[illegible]ssume your [illegible]associated with buying a "used" house or with the future performance of the house. The inspection an[illegible]ort is n[illegible]rovided to you as a warranty of present or future conditions and is not an insurance policy of any kind. As such, the maxi[illegible]li[illegible]ity incurred by the inspector and/or Baker Street Home Inspection Services Inc. for Errors and/or Omissions during [illegible]pection c[illegible]ntained in the report shall be limited to the amount of the fee paid for the inspection.

THE [illegible] STREE[illegible]EXTEN[illegible]ED SERVICE POLICY

The staff of Baker Street H[illegible]e Inspection Serv[illegible] Inc. will remain available to you over the telephone, or by e.mail, at no further expense, to address your concerns. [illegible]ded service p[illegible]m is in effect for as long as you live in the house. We will be more than happy to review the recommendatio[illegible]hat we [illegible]ussed dur[illegible]the inspection or provide any other assistance you require.

Should you experience a prob[illegible]n un[illegible]icipated [illegible]not noted in the report, contact us immediately. We will address your concerns promptly and help yo[illegible]d any unnec[illegible]cost associated with the repairs. Upon request, we will revisit the property at no further expense to you. T[illegible]mutual contractual [illegible]igation is an important part of the process. Please be advised that we cannot provide any assistance nor a[illegible]pt any responsibility fo[illegible]mages once repairs have been effectuated or contracted.

If we c[illegible]be of [illegible]urther a[illegible]stanc[illegible], please do not hesitate to call.

Sincerely,
BAKER STREET HOM[illegible]INSP[illegible]TION SERVICES INC.

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

BAKER STREET HOME INSPECTION SERVICES INC.

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PRELIMINARY BUILDING INSPECTION AUTHORIZATION FORM

Property Inspected _____

Inspection Date _____ Time _____ Inspector _____

1. Type of inspection:

Pre-purchase - buyer's inspection	☐	Base fee:	$ _____
Pre-offer - buyer's inspection	☐	Additional cost:	$ _____
Seller's inspection	☐	Sub-total	$ _____
Homeowner's inspection	☐	H.S.T.	$ _____
Technical audit/Additional service	☐	TOTAL	_____
Other	☐	Received by:	_____
Revisit prior to closing ($150 + HST)	☐	HST #R100381029	

2. Client's specific concerns about house/special needs/health concerns and expectations: _____

_____

_____

3. Contemplated work/change of use over the next two years/five years: _____

_____

_____

Estimated budget: $ _____

4. Seller's representations/other disclosures: _____

_____

_____

5. Terms of this agreement:

Baker Street Home Inspection Services Inc. is not able to contract with you that all functional problems will be detected, predicted or fully diagnosed solely on the basis of a visual inspection of the physical evidence available. The parties agree that the maximum liability of the Inspector and home inspection company, in any dispute with the Client, is limited to an amount equal to the inspection fee. **Please see reverse side for further explanations.**

Initial here: _____

6. Authorization:

I have read, understood and agree to the terms, conditions and exclusions contained in this agreement.

Client Name(s): _____ Contact Numbers: _____

Client Address: _____

Client Signature: _____ Date: _____

Please deliver the electronic version of the full report to: _____

In addition please forward the report to: _____

GENERAL TERMS OF THIS AGREEMENT

The visual inspection has limits:
The Parties accept that the full scope of the Visual Inspection may not be able to be conducted and problems with the Property may not be identified due to the following factors: seasonal conditions when this Visual Inspection is conducted; the weather conditions in the days preceding and on the day of the Visual Inspection; the interaction of weather conditions and materials used in home construction; the fact that the Client is not the existing owner of the Property; the existence of hidden or latent conditions; and, other limitations and exclusions caused by the non-intrusive, visual nature of this Visual Inspection.

Mold, pests, environmental hazards not included:
The Parties accept that the Inspector is not responsible for discovering/or reporting on the presence or absence of mold, mildew and fungi, termites and other wood destroying organisms or any other environmental hazards as it is not within the scope of this Visual Inspection. Furthermore, the Parties accept that the Inspector is not responsible for any damages that arise from or is related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which the Inspector is required to report as set forth in this Agreement. The Parties all accept that the Inspector is not carrying out an indoor air quality inspection and will not report on the indoor air quality of the Property.

The visual inspection is not exhaustive:
The fee charged for this general Visual Inspection is less than that of a technically exhaustive inspection which would involve a number of professionals, a longer inspection and a significant increase in the cost of the inspection. If the Client requires more comprehensive inspection or reporting, which would require more time or a specialized or detailed review, the Client would be required to pay additional fees for such services with the appropriate professional with a separate contract. (Ask your inspector for a specialized inspection service information sheet). The inspector will re-evaluate the subject property for evidence of new water leaks and/or items not previously inspected due to seasonal limitations prior to closing for an additional fee.

Waving conditions:
At the conclusion of the Visual Inspection, or within the agreed upon time, the Inspector will provide the Client a written report of the Visual Inspection (hereinafter the "Report"). The Client agrees to read the Report in its entirety to put the Visual Inspection, its terminology and its terms, conditions, limitations and exclusions in proper context prior to taking any further step in dealing with the Property or relying on the Report or Visual Inspection, including prior to waiving any conditions in a purchase transaction of the Property and/or proceeding with a purchase transaction of the Property. The client acknowledges that the inspection is preliminary in actual fact. After the inspection, the client is required to consult with their realtor, lawyer, contractor and other consultants. The client is advised that it is common for real estate agreements to be amended, extended or terminated as a result of a preliminary home inspection.

Further action and review is necessary:
If the Inspector and/or the Report recommend further action or investigation, including, but not limited to: (i) termite inspection; (ii) mold/IAQ inspection; (iii) contractor's estimate for major defects noted; (iv) camera inspection of drains; (v) re-inspection of systems/components not accessible at the initial inspection; and (vi) consulting with other specialized expert(s), the Client agrees to do so at his or her expense prior to taking further step in dealing with or relying on the Report or Visual Inspection, including prior to waiving any conditions in a purchase transaction of the Property and/or proceeding with a purchase transaction of the Property.

Code Compliance/new work:
With reference to retrofit of multi-purpose buildings, new construction, renovations, extensions and repairs/upgrades of electrical, plumbing, structural, heating/cooling and other components, you should request the seller to produce:
- Copies of work permits and final inspection certificates by the appropriate authority having jurisdiction;
- Code compliance certificate;
- Worker and/or manufacturer warranties along with contractor's name, license number, telephone number and address;
- Retrofit status certification for multi-unit residential and commercial occupancies.

Notice of Claim:
The Client acknowledges and agrees that any claim(s), refunds or complaint(s) arising out of or related to any alleged act or omission of the Inspector in connection with this Visual Inspection shall be reported to the Inspector upon its discovery. Unless there is an emergency condition, the Client agrees to allow the Inspector a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, allowing a re-inspection of the Property by the Inspector before the Client, or anyone acting on the Client's behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim or complaint. The Client acknowledges and agrees that any failure to so notify the Inspector and allow the Inspector adequate time to investigate the claim(s) or complaint(s) shall be deemed to have destroyed evidence that would have assisted the Inspector in providing any type of assistance or relief to the client.

Limitation of liability.
The Parties accept that the Inspector has not had the opportunity to carry out an exhaustive inspection of the Property and, as a result, the Inspector will not be able to foresee or determine potential problems or damages in the event of an actual or perceived error, omission, negligence or breach of this Agreement by the Inspector. The liability/liquidated damages of the Home Inspector and Home Inspection Company arising out of this inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection. Parties accept that if this Agreement did not contain this limitation of liability, the inspection would be more technically exhaustive, with a number of specialists and a higher fee for the work. (See Specialized Inspection Services Information Sheet).

Canadian Association Of Home & Property Inspectors

2012 National Standards of Practice

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the reporting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades and professions, according to context.

INDEX

1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-British Columbia., CAHPI-Alberta, CAHPI-Saskatchewa CAHPI-Manitoba, OAHI (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to pr e excellence within the profession and con improvement of inspection services to the

2. PURPOSE AND SCOPE

2.1 The purpose of these National S dar of Practice is to establish professi l and uniform Standards f r private, fee-pa home inspectors who are rs of one of t provincial/regional anizat of CAHP Home Inspections pe rmed t National Standards of Practice in ded to p vide informa garding t ndition of the syste and compone f the building as ins cted at the time of th Home Inspection. Th does NO bui g code inspections.

These National Stand ds of Practice enable the building being insp ed to be compared with a building t constructed in accordance with the gen ally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of *functionality.*

It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi unit residential building
- residential building held in divided or undivided co ownership
- residential building occupied in part for a residential occup y and in part for a commercial occu ncy, as long as the latter use does not e ed 40% of the building's total area, exclu g the base t.

2.2 THE INSPECTOR SHA

A. inspect:

1. *readily accessible,* vis y obs able *installed s ems*, and *compone* ildings listed in the National Standards o Practice.

B. report:

those *stems* and *mponents* installed on t building nspe d which, in the professional o ion or ju ent of the *inspector, have a ificant deficiency* or are unsafe or are near e end of their *service lives.*
2. a reason why, if not self-evident, the *system* or *component has a significant deficiency* or is nsafe or is near the end of its *service life.*
3. inspector's recommendations to correct or monitor the reported deficiency.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 *These National Standards of Practice are not intended to limit inspectors from:*

A. including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified and willing to do so.

B. excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

A. Inspections performed in accordance with these National Standards of Practice

1. are not *technically exhaustive.*
2. will not identify concealed conditions or latent defects.

3.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:
1. condition of *systems* or *components* which are not *readily accessible*.
2. remaining life of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any *system* installed or methods utilized to control or remediate suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*
16. design adequacy with regard to location of the home, or the elements to which it is exposed.

C. *Inspectors* are NOT required to offer or perform:
1. any act or service contrary to law, statute or regulation.
2. *engineering*, *architectural* and technical services.
3. work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. *confined spaces*.
3. spaces which are not readily accessible.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not readily accessible in accordance with these National Standards of Practice.
5. detached structures.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, satellite/cable/internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or it's *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these National Standards of Practice.

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

1. *structural components* including visible foundation and framing.
2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. *Probing* is NOT required when *probing* would damage any finished surface or where no deterioration is visible.

B. describe:

1. foundation(s).
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

C. report:

1. on conditions limiting access to structural components.
2. methods used to *inspect* the *under-floor crawl space*
3. methods used to *inspect* the attic(s).

4.2 THE INSPECTOR IS NOT REQUIRED TO:

A. provide any *engineering service* or *architectural service.*

B. offer an opinion as to the adequacy of any *structural system* or *component.*

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

1. exterior wall coverings, flashing and trim.
2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches and their associated railings.
4. eaves, soffits, and fascia where accessible from the ground level.
5. vegetation, grading, drainage and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

B. describe

1. exterior wall covering(s).

C. report:

1. the method(s) used to inspect the exterior wall elevations.

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities.*
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL

A. inspect:

1. *readily accessible* roof covering
2. *readily accessible roof drainage systems.*
3. *readily accessible* flashings
4. *readily accessible* skylights, chimneys, and roof penetrations.

B. describe

1. roof covering

C. report:

1. method(s) used to inspect the roof(s).

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof system(s).

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution *systems.*
6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

7.2 The inspector is NOT required to:

A. inspect:

1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire and lawn sprinkler *systems*.
6. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 The inspector shall:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:

1. amperage and voltage rating of service.
2. location of main disconnect(s) and subpanel(s).
3. *wiring methods*.

C. report:

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

8.2 The inspector is NOT required to:

A. inspect:

1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

9. HEATING SYSTEMS

9.1 The inspector shall:

A. inspect:

1. *readily accessible* components of *installed* heating equipment.
2. vent systems, flues and chimneys.
3. fuel storage and fuel distribution *systems*.

B. describe:

1. energy source(s).
2. heating method(s) and extinguishing characteristics.
3. chimney(s) and/or vent(s) material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspiring, induced draft, direct vent, direct vent sealed combustion).

9.2 The inspector is NOT required to:

A. inspect:

1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. electronic air filters.
5. solar heating *systems*.

B. determine:

1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

10.1 The inspector shall:

A. inspect:

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances
2. chimneys

10.2 The inspector is NOT required to:

A. inspect:

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires

C. determine draught characteristics

D. move fireplace inserts, stoves, or firebox contents

11. AIR CONDITIONING SYSTEMS

11.1 The inspector shall:

A. inspect

1. permanently *installed* central air conditioning equipment.

B. describe:

1. energy source.
2. cooling method by its distinguishing characteristics.

11.2 The inspector is NOT required to:

A. inspect

1. electronic air filters.
2. portable air conditioner(s).

B. determine:

1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS

12.1 The inspector shall:

A. inspect:

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. walls, doors and ceilings separating the habitable spaces and the garage.

B. describe:

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

C. report

1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

12.2 The inspector is NOT required to:

A. inspect:

1. decorative finishes.
2. window treatments.
3. central vacuum systems.
4. household appliances.
5. recreational facilities.

13. INSULATION AND VAPOUR BARRIERS

13.1 The inspector shall:

A. inspect:

1. insulation and *vapour barriers* in unfinished spaces.

B. describe:

1. type of insulation material(s) and *vapour barriers* in unfinished spaces.

C. report

1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

13.2 The inspector is NOT required to:

A. disturb

1. insulation.
2. *vapour barriers*.

B. obtain sample(s) for analysis

1. insulation material(s).

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 The inspector shall:

A. inspect:

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchen, bathrooms, laundry rooms.

B. describe:

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchens, bathrooms and laundry rooms.

C. report:

1. absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

14.2 The inspector is NOT required to:

1. determine indoor air quality.
2. determine system adequacy or distribution balance.

GLOSSARY

Adjacent
Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems
Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Architectural Service
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls
Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component
A part of a *system*.

Confined Spaces
An enclosed or partially enclosed space
1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to enter due to
a. its design, construction, location, atmosphere.
b. the materials or substances in it.
c. any other conditions which prevent normal inspection entrance.

Decorative
Ornamental; not required for the operation of the essential *systems* and *components* of a building.

Describe
To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*.

Determine
To find out, or come to a conclusion by investigation.

Dismantle
To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

Engineering Service
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, work or processes.

Functionality
The purpose that something is designed or expected to fulfill.

Further Evaluation
Examination and analysis by a qualified professional, tradesperson or service technician beyond that provided by the *home inspection*.

Home Inspection
The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building and which *describes* those *systems* and *components* in accordance with these National Standards of Practice.

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect
To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector
A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed
Set up or fixed in position for current use or service.

Monitor
Examine at regular intervals to detect evidence of change.

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate
To cause to function, turn on, to control the function of a machine, process, or system.

Probing
Examine by touch.

Readily Accessible
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report
To communicate in writing.

Representative Number
One *component* per room for multiple similar interio *components* such as windows and electric outlets; o *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems
Components used to carry water off a roof and a y from a building.

Sample
A representative portion selected for in ction.

Service Life/Lives
The period during which meth ntinues function fully as intended.

Significant D ncy
A clearly nable hazard or learly definable potenti or failure or is unsa r not functioning.

Shut D
A state in which a *system component* cannot be operated by *normal oper ng controls*.

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Structural Component
A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System
A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive
An inspection is technica exhaustive when it is done by a specialist w may make extensive use of measurements, inst ents, testi , calculations, and other means to d lop sc tific or engineering findings, conclusions, a mmendatio

Under-floor Crawl Space
The are ithin the confines o undation and between ound and the unde ide of the floor.

[illegible]
A condi n in a *readily accessible, installed system* or *comp ent* whic dged to be a significant risk of pers al injury dur ng normal, day-to-day use. The risk y be due to damage, deterioration, missing improper installation or a change in accepted re ential construction Standards.

Vapour Barrier
aterial used in the building envelope to retard the p age of water vapour or moisture.

Visually Accessible
Able to be viewed by reaching or entering.

Wiring Methods
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)

(AUGUST 22/12 VER. F)