



BAKER STREET HOME INSPECTION SERVICES INC.

3335 Yonge Street, Suite 402

Toronto, Ontario M4N 2M1

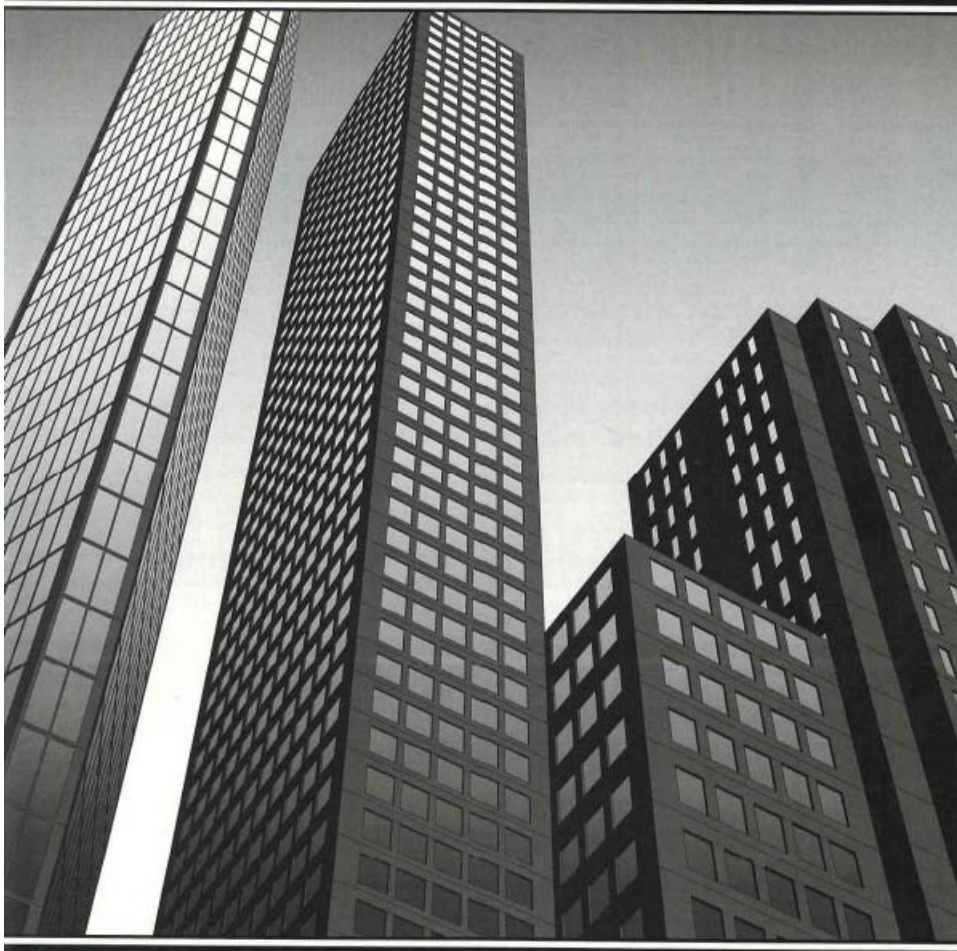
Telephone: 416-483-3535

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Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

HOME INSPECTION REPORT

**Property Address:**

123 Baker Street Ave

Date of inspection:

August 2016

Prepared By:

Ed McCudden, NCH

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INSPECTION SERVICES INC.**

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Attention: Prospective Purchasers

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

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

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

Should you wish clarification, please do not hesitate to contact the undersigned.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.

Ed McCudden

National Certificate Holder

BAKERSTREETHOMEINSPECTIONSERVICESINC.

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Website: www.bakerstreet-hi.caEmail: info@bakerstreet-hi.ca**PRE-PURCHASE SUMMARY**Address: Municipality: Inspection Date: General Information: Inspector: Age of House years. Construction Type: This house is in functional condition in comparison to other similar age and size homes in the neighbourhood.On average; a house of similar age/size and quality will cost you for annual general repairs and on-going maintenance.You will require (minimum) to address the functional concerns listed in the the report over the next years.**MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:**Roofing systems: Secondary roofing system: Exterior wall systems: Secondary wall siding: Windows(general): **Electrical Systems**Main service size amp Predominant branch wiring: **Heating System**Fuel type: Age of central heating appliance: years System type: **Cooling System**System type: Age of cooling equipment: years Approx. tons: **Plumbing System**Main supply: Predominant water lines Interior (general): **HOMEOWNER INSURANCE CONCERNS**☒ None Identified **REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN**

<input type="text" value="See executive summary for approximate costs"/>	Time frame	<input type="text"/>	years	Budget \$	<input type="text"/>
<input type="text"/>	Time frame	<input type="text"/>	years	Budget \$	<input type="text"/>
<input type="text"/>	Time frame	<input type="text"/>	years	Budget \$	<input type="text"/>
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<input type="checkbox"/> <input type="text"/>	Time frame	<input type="text"/>	years	Budget \$	<input type="text"/>

OTHER RECOMMENDATIONS☒ **ADDITIONAL INFORMATION REQUIRED**☐ **IMPORTANT NOTE:**

This report should not be considered as a complete home and property inspection. Please review the entire report prior to proceeding with the next step of the transaction.

PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected Municipality

Inspection Date Time Inspector

SUMMARY (GENERAL COMMENTS)

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

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

It is suggested that the highlighted concerns be considered priorities.

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

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

Comments:

- 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.
- The required repairs to the building include but are not limited to what is reported herein due to the limitations and restrictive nature of the visual inspection. The client is hereby warned that not all 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.
- The inspector's role is principally educational; to provide you with a better understanding of the building. We will not detect all problems.
- The preliminary inspection is partially designed to reduce your 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.
- The client is advised to annually budget at least 1% of the building's value for general maintenance and unforeseen repairs.
- The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner. This is especially the case in matters concerning uncontrolled water/vapour.
- Cost estimates if provided in this report are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment. Obtain accurate cost estimates from contractors immediately.
- The preliminary inspection does not cover code compliance issues set by governments or other regulatory authorities.
- The preliminary inspection does not take into account manufacturer's recalls and eligibility for mortgage insurance, building or homeowners insurance.
- The preliminary inspection process is conducted in a fair and impartial manner. Accordingly this report is not provided as an aid for negotiation in a real estate transaction. We do not overstate or under value any issue to benefit any party.
- 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.
- The client hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense in the event of an unforeseen and/or unreported problem or upon receiving a conflicting opinion and prior to any corrective work.

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

Name of Client (Bus.) (Res.)

Current Address Other

E-mail:

GENERAL CONDITIONS/SPECIAL SITUATIONS & LIMITATIONS

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

DEFINITION OF TERMS USED IN THE PRELIMINARY INSPECTION REPORT:

Functional	(1) system was performing its' intended purpose at the time of the inspection, no significant loss of functionality
Monitor and/or Maintenance	(1) item is marginal; will require future repair or replacement. Owner is advised to monitor. (2) preventative maintenance repairs are required by property owner.
Minor Repair	(1) minor repair is recommended; cost should not exceed \$3000.00 and/or repair is not urgent.
Major Repair	(1) major repair is recommended; cost will exceed \$3000.00. Obtain contractor's estimates immediately.
Good Condition	(1) no defects were discovered that should require repair within the first six months, no significant loss of functionality

Note: Limitations of a visual inspection and visually accessible physical evidence are in effect.

Fair Condition	(1) system or component is performing its intended purpose; but due to its age can fail at any time.
N/A	(1) not applicable/not accessible/not inspected/not installed or does not pertain to the subject property.
(?)	(1) performance/future performance of system or component is unpredictable. Further review is required.

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

WEATHER CONDITIONS

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

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

INACCESSIBILITY

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

RENOVATIONS/REMODELLING

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

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

GENERAL/ORIENTATION

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

TYPE OF INSPECTION/TRANSACTION

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

ATTENDANCE

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

EXCLUSIONS

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

COST ALLOWANCES/TIME FRAMES AND SHORT TERM COURSE OF ACTION

YOUR EXPECTATION LEVEL

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

GENERAL CONDITION AT THE TIME OF THE PRELIMINARY INSPECTION

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

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

YOUR MINIMUM BUDGET ALLOWANCE:

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

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

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

AREAS REQUIRING CONSIDERATION

Roofing Systems:	<input checked="" type="checkbox"/> Roof Coverings	<input checked="" type="checkbox"/> Eavestroughs/down pipes	<input type="checkbox"/> Overhangs	<input checked="" type="checkbox"/> Chimneys/flashings	<input checked="" type="checkbox"/> Skylights
Exterior:	<input type="checkbox"/> Brick/sidings/walls	<input checked="" type="checkbox"/> Windows/doors	<input checked="" type="checkbox"/> Site drainage	<input type="checkbox"/> Porches/decks	<input type="checkbox"/> Painting
	<input type="checkbox"/> Garage/sheds	<input checked="" type="checkbox"/> Driveway/walkway	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Fencing/gates	<input type="text"/>
Structures:	<input type="checkbox"/> Crawlspace	<input type="checkbox"/> Beams/columns	<input type="checkbox"/> Floors	<input checked="" type="checkbox"/> Foundation wall	<input checked="" type="checkbox"/> Retaining wall
Electrical Systems:	<input type="checkbox"/> Main service/panels	<input checked="" type="checkbox"/> Lighting fixtures/switches	<input checked="" type="checkbox"/> Branch wiring	<input type="checkbox"/> Receptacles/outlets	<input type="text"/>
Heat/Cool Systems:	<input checked="" type="checkbox"/> Furnace/boiler	<input type="checkbox"/> Distribution: ducts/rads	<input checked="" type="checkbox"/> AC system	<input type="checkbox"/> Filters/humidifiers	<input type="text"/>
Plumbing Systems	<input checked="" type="checkbox"/> Main water service	<input type="checkbox"/> Distribution piping	<input checked="" type="checkbox"/> Drains/vents	<input checked="" type="checkbox"/> Fixtures/fittings	<input type="text"/>
Interiors:	<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Basement spaces	<input type="checkbox"/> Bathrooms	<input type="checkbox"/> Attic/roof spaces	<input type="checkbox"/> Fireplaces
	<input checked="" type="checkbox"/> Walls/ceilings	<input checked="" type="checkbox"/> Floor coverings	<input type="checkbox"/> Stairs/railings	<input type="checkbox"/> Appliances	<input type="checkbox"/> Decorating
<input checked="" type="checkbox"/> General annual & seasonal exterior/interior building maintenance & small repairs <input type="checkbox"/> <input type="text"/>					

YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION:

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

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

[See separte executive summary for estimated repair and maintenance costs](#)

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

- ☒ Further clarification regarding:

is required of the:

is required of the:

- ☒ Further inspection/evaluation is required regarding:

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

Major Repair
Minor Repair
N/A
Monitor
Functional

METHOD OF ROOF INSPECTION

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

LIMITATIONS

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

ROOF COVERINGS TYPE

☐ Asphalt shingles are the principal roof covering of the building.
☐ Asphalt shingles cover all sloping roof surfaces of the building.
☒ Modified bitumen covers the principal flat roof surfaces of the building.
☒ is the principal roof covering of the building.
☐ covers the roof surface at the
☐

ROOF COVERINGS CONDITION (where visible)

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

Modified bitumen flat roofs = 5+ years ☐ ?

Older tar and gravel = 0-2 years ☐ ?

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

☐ Current repair is required at:
☒ Roof covering replacement is required at: Roof on #68 & 74
☐ High probability of replacement of tar and gravel roof coverings roof coverings within 0-2 years.
☒ Repairs/ roofing tune-up is required soon/ before next application of roof coverings ☒ Annual visual inspection required.
☐ Trim tree branches/ vines away from roof edge. ☐ Tree removal recommended at:
☐

ROOF/WALL FLASHINGS & JOINTS (where visible)

☒ All/most flashings are in ☒ Good condition ☒ Fair condition ☐
☐ Repair/ replace/ install flashings at:
☒ Repair/ replace all flashings with next roof covering replacement. ☐ Caulking rec'd at:
☐ Repairs/ maintenance required before next application of roof coverings: (ie) caulking or tarring

ROOF DRAINAGE

Type: ☒ Aluminum ☐ Galvanized steel ☒ Plastic ☐ Copper ☐ Lead ☒ Hoppers/Scuppers
☒ Roof drainage is in: ☐ Good condition ☒ Fair condition ☒ Seasonal cleaning required
☐ Gutters ☒ Downpipes/ drains require repair/ extending/ painting at: No line clean outs installed
☐ Extend downpipe from upper level roof directly into lower gutter/ eavestrough. ☐ Repair loose gutters; nails.
☐ Extend/ relocate downpipe(s) at corner/ side 4'-6' away from building ☐ Add drainage pads
☒ Replacement/ Installation of gutters/ downpipes recommended at: #74 Roof,no visible drains present
☐ Gutters & downpipes are approaching end of functional life. ☐ Caulking at leaky joints required.
☒ End of line and line cleanouts required on interior drain lines. Improper piping used for rain water leaders

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: All skylights except on Newer roof (#74?)
☒ Signs of previous repairs at most skylights. Recommend replacing when new roof installed
☐ See Additional Comment Page

EXTERIOR (GENERAL CONDITIONS)

Major Repair
Minor Repair
N/A
Monitor
Functional

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

TYPE OF STRUCTURE CONSTRUCTION TYPE OCCUPANCY TYPE

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

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

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

☒ Mortar repair; tuck point recommended at:

☐ Brick repair required at:

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

Wall sidings (inspected at grade level)

Type: ☐ Aluminum ☐ Vinyl ☐ Wood ☐ Insulbrick ☐ ☐ Stucco/ EIFS

☐ Good condition ☐ Fair general condition. ☐ Repair required/ recommended at:

☐ New wall coverings/ re-cladding recommended at:

☒ Application of protective coatings (paint/ stain) recommended to most/ **all** wood/ other surfaces.

☐ Caulking/ minor repairs at trimwork:

Foundation Wall (above grade)

Foundation wall is in: ☒ Good condition ☐ Fair condition ☒ Non-structural cracks noted

☐ Requires tuck pointing at:

☐ Requires parging/ repair at:

Chimneys

Type: ☐ Masonry ☒ Metal ☐ Side wall venting ☐ None required ☐

☐ Good condition ☒ Fair condition ☐ Requires repair/ tuck pointing ☐ Flue cap recommended

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

Exterior Doors

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

☒ Repair/ replace:

☐ Install storm/ screen door at:

☐ Repair/ replace hardware at:

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

Windows (General)

Material Type: ☒ Aluminum ☐ Wood ☒ Vinyl trim ☐ ☐ Wood/ aluminum storms

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

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

☐ Storm/ screen systems are recommended to be upgraded at:

☐ Repair/ replace window frame/ sills at

☐ Window refurbishing/ replacement recommended:

GRADING/SITE DRAINAGE/RETAINING WALLS

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

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

Retaining walls are in: ☐ Good condition ☒ Fair condition ☐

☒ Retaining walls require **repair/** replacement at:

Window wells are in: ☐ Good condition ☐ Fair condition ☐

☐ Window well repair/ install at:

☐ See Additional Comment Page

EXTERIOR (GENERAL CONDITION) continued

Major Repair
Minor Repair
N/A
Monitor
Functional

GARAGE/OUTBUILDING/CARPORT

Attached Garage ☐ Good condition ☐ Fair condition ☐ Poor condition

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

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

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

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

Roof Coverings

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

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

☐

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

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

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

WALKWAYS/DRIVEWAYS

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

☐ Repair work required/ recommended at:

PORCHES/DECKS/BALCONIES (egress to exterior)

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

Structural supports: ☐ Good condition ☐ Fair condition ☐

Decking: ☐ Good condition ☐ Fair condition ☐

Steps/stairs: ☐ Good condition ☐ Fair condition ☐

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

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

Structural supports: ☐ Good condition ☐ Fair condition ☐

Decking: ☐ Good condition ☐ Fair condition ☐

Steps/stairs: ☐ Good condition ☐ Fair condition ☐

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

Handrail/guardrail recommended alongside steps at:

☐

EXTERIOR PLUMBING CONDITIONS ☐ Winterized/ could not test.

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

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

Main vent stack(s)

☐ Good condition ☐ Requires repair/ extending from roof

☐ 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 recommended.

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

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

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

☐ Repair/ replace at: ☐ Installation recommended at:

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

☐ Overhead entrance ☐ Underground/lateral entrance

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

☐

☐ See Additional Comment Page

PREVENTION AND CONTROL OF BASEMENT AND FOUNDATION LEAKS

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

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

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

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

- ☐ Improper grading. Ensure that the ground slopes away from your house.
- ☐ Patios/ walkways slope towards house.
- ☐ Lower grade level at:
- ☐ Inadequate or faulty eavestroughs and downpipe. You should periodically review your rainware during heavy rain to ensure proper function.
- ☐ Dirty/ clogged eavestroughs. Most eavestroughs need to be cleaned twice a year.
- ☐ Inadequate downspout extensions. Downspouts should be extend 4 to 6 feet (1 to 2 metres) away from the house.
- ☐ Relocation of downpipes required at:
- ☐ Faulty downspout connection to rain water leader (at grade level).
- ☐ Probable/ possible deficient or clogged rain water leader (below grade). Disconnect and extend.
- ☐ Non-structural cracks or faults in the foundation wall.
- ☐ Improperly installed window wells.
- ☐ Install window wells at:
- ☐ Porous basement window sill or openings. ☐ Vulnerable door sills at:
- ☐ Improperly sealed through-wall penetrations or wall flashings.
- ☐ Large tree close to the house. Tree roots could adversely affect the foundation.
- ☐ Raised flower bed should be sloped away from the house.
- ☐ Driveway slopes towards house; driveway is in poor/ fair overall condition.
- ☐ Poor improper drainage conditions are present on neighbouring/ adjacent properties
- ☐ Underground sprinkler system outlet is positioned too close to the house.
- ☐ Improperly installed/ clogged areawell drain or catch basin. Must be kept clear at all times.
- ☐ Install areawell drain at: ☐ Back water valve recommended.
- ☐ Back-up pump/back-up battery or power control for sump pump required.
- ☐
- ☐ Probability of foundation leaks should the above not be remediated and/or kept in good state of repair at all times: ☐ HIGH ☐ MEDIUM ☐ LOW
- ☐ Dehumidifier use in basement during spring/summer is required.
- ☐ You are advised to revisit the property before closing to check for any evidence of foundation leakage or retain our company for this task.

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

FOUNDATION MATERIAL TYPE CHARACTERISTICS

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

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

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

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

We cannot detect previous leaking or predict future leaking.

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

FOUNDATION CONSTRUCTION TYPE

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

ACCESS/BASEMENT TYPE

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

FOUNDATION MATERIAL TYPE

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

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

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

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

- ☐ Repairs to support load are required at:

FLOOR (BASEMENT)

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

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

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

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

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

BASEMENT WINDOWS/VENTILATION & INSULATION

- ☐ Good ventilation ☐ Fair natural ventilation supplied to basement/ crawlspace. ☐ None
- ☐ Replacement/ upgrade of all/ some basement windows are recommended. ☐
- ☐ Supply 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:
- ☐
- ☐ Possible major damage to interior finishes as result of ongoing/ previous leaks and moisture. Further review recommended.
- ☐ Previous leaking/seeping which measured dry observed through foundation walls at:
- ☐ All areas of foundation walls not thoroughly inspected due to finished wall coverings and storage of material/etc.
- ☐ See Additional Comment Page

ELECTRICAL SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

- ☐ Ratio/percentage of different wiring types are minimums (if provided). Further review by a licensed electrician is required.
- We cannot detect existence of knob & tube wiring behind walls and within junction boxes/outlet boxes.
- ☐ Access to main panel is restricted. Could not visually access or open main panel.
- ☐ Auxiliary systems not inspected: back-up generators, solar & battery power, low-voltage lighting, pool and spa systems.

MAIN ELECTRICAL STATION

Main disconnect rating: ☐ 60A ☐ 100A ☐ 125A ☐ 200A ☐ 400A ☐ 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:** ☐ Cu ☐ 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

☐

☐ sized main distribution panel is installed. ☐ Labelling of branch circuit panels is recommended.

☐ number of circuits are available to properly distribute intended load. ☐

☐ distribution panel(s) are recommended(for future use). ☐

☐ Spare circuits available at distribution panel: ☐ ☐ No spare circuits are available. Auxiliary panel is recommended.

☐ Double tapping noted at some circuits Possible overloaded circuit situation. Monitor.

DISTRIBUTION Note: Determining branch wiring types is limited to visual inspection only.**Predominant visible branch wiring type:**

- ☐ Knob & tube (old copper) ☐ % ☐ ? ☐ Romex (conventional copper) ☐ % ☐ ?
- ☐ BX (metallic sheathed) ☐ % ☐ ? ☐ Aluminum ☐ % ☐ ? ☐ Ungrounded older romex ☐ % ☐ ?

☐

☐ **Note:** Aluminum wiring is the original/principal branch wire type. ☐ No unsafe conditions identified with outlets tested.

BRANCH CIRCUITS OVERCURRENT PROTECTION:

At main distribution panel(s): ☐ Glass fuses ☐ Cartridge fuses ☐ Breakers ☐

At auxiliary panel(s): ☐ Glass fuses ☐ Cartridge fuses ☐ Breakers ☐

Fuses/breakers

- ☐ Properly sized fuses/ breakers are presently used to protect branch circuits. ☐
- ☐ Arc fault circuit interrupters (A.F.C.I) are recommended to be installed at panel to protect bedrooms/convenience receptacles.

General

☐ lighting source is provided to all habitable areas & service rooms.

☐ Additional lighting recommended at:

☐ number of receptacles is provided to all habitable areas & service rooms.

☐ Additional receptacles recommended at:

REPAIR/UPGRADING RECOMMENDATIONS

Upgrade amperage of main service to: ☐ 100 AMPS ☐ 200 AMPS presently or upon the next home improvement undertaken.

☐ Most/ some convenience receptacles in dwelling do not have secondary ground (i.e. 2 prong); add GFCI receptacles.

Rework poor wiring connections at: ☐ Basement ☐ Garage ☐ Attic ☐ Panel ☐

☐ Repair/replace lighting fixtures/ switches/ ceiling fans at:

☐

☐ Repair/replace receptacles at

☐ Missing coverplates/ loose outlets/ exposed cabling observed at:

☐ Installation/maintenance of smoke/CO alarms at all floor levels of the building/dwelling is required. ☐ A.F.C.I. recommended/ bedrooms.

☐ G.F.C.I. receptacles are req'd at: ☐ kitchen counter ☐ exterior ☐ garage/ outbuilding ☐ bathrooms ☐ spa/ whirlpool bath

☐

☐ See Additional Comment Page

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

- ☐ Determining winter comfort with specific areas 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 = years. ☐ Approximate age of furnace 2 = years.

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

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

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

Furnace room ventilation: ☐ Good ☐ Fair ☐

Thermostat condition: ☐ Good ☐ Requires replacement **Thermostat location:** ☐ Good ☐ Requires relocation

Heat source supplied to habitable areas/zones

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

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

WARM AIR SYSTEM-FURNACE ☐ Good overall condition ☐ Fair overall condition ☐ CO emission test required.

Drive/motor operation: ☐ Good ☐ Fair ☐ Requires repair/ replacement

Clean air/filtration system: ☐ Good ☐ Fair ☐ Requires repair/ replacement/ upgrade

Central humidifier operation: ☐ Good ☐ Fair ☐ Requires repair/ replacement/ removal/ upgrade

Burner(s)/coil condition: ☐ Good ☐ Fair ☐ Requires repair/ replacement

Limit and operating controls ☐ Good ☐ Fair ☐ Requires repair/ replacement

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

☐

☐ Annual servicing and cleaning recommended. ☐ Heating company insurance plan recommended. ☐ Air duct cleaning is recommended.

☐ Carbon monoxide (CO) detector is required.(all levels) ☐ TSSA inspection tag missing. Further review required.

DISTRIBUTION SYSTEM - AIR DUCT SYSTEM

Condition of supply plenum: ☐ Good ☐ Fair ☐ Requires repair

Condition of return plenum: ☐ Good ☐ Fair ☐ Requires repair

Condition of branch ducts: ☐ Good ☐ Fair ☐ Requires repair

Condition of register/grilles: ☐ Good ☐ Fair ☐ Requires repair

Condition of return ducts/inlets: ☐ Good ☐ Fair ☐ Requires repair

Air flow at supply outlets: ☐ Good ☐ Fair ☐ Requires repair

☐

☐

HEATING FUEL STORAGE DISTRIBUTION SYSTEMS

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

☐ Good condition ☐ Paint exterior gas piping ☐ Requires repair/ replacement

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

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

☐ Supplementary heating is recommended at the following areas:

☐ Rooms above unheated space: garages: crawlspaces:

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

☐

☐ See Additional Comment Page

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 tons ☐ ?

Approximate age of cooling system #1 ? ☐

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

Approximate age of cooling system #2 ? ☐

EXTERIOR EQUIPMENT (FOR SPLIT SYSTEMS ONLY)

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

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

Electrical connections satisfactory: ☐ Yes ☐ No ☐

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

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

☐

INTERIOR EQUIPMENT

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

Condition of refrigerant lines: ☐ Good ☐ Fair ☐

Thermostat condition: ☐ Good condition ☐ Requires replacement

Thermostat location: ☐ Good location ☐ Requires relocation

INDEPENDENT SYSTEMS/ATTIC MOUNTED UNITS

Equipment in well ventilated area: ☐ Yes ☐ No ☐

Condition/operation of blower coil: ☐ Good ☐ Fair ☐

Proper condensate drain connection: ☐ Yes ☐ No ☐

Air duct connections at main unit: ☐ Good ☐ Fair ☐

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

COOLING DISTRIBUTION SYSTEM

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

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

☐

Cooling source supplied to habitable areas/room of:

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

☐ Rooms with no cooling outlet:

Functional return-air system on each habitable floor level:

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

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

GENERAL CONDITIONS

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

INTERIOR PLUMBING SYSTEM

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

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

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

MAIN SHUT-OFF VALVE/LEVER

Location: ☐ Basement ☐ 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 renovation to house.

☐ Repairs required to main drain lines at:

☐ Clogged slow draining fixtures at:

☐ Improperly installed fixture drains at:

☐ 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

☐ Location not determined ☐ Floor drain not installed ☐

HOT WATER TANK

☐ Rental ☐ Owned ☐ ? ☐

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

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

Venting condition (gas/oil 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

GENERAL INTERIOR ELEMENTS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

WALL & CEILINGS

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

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

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

☐ Repair required at:

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

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

FLOOR COVERINGS

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

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

☐ Repair required at:

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

PRIMARY WINDOW OPERATION/CONDITION**Function of ventilating windows**

☐ Good condition ☐ Fair condition ☐ Minor adjustment most/ some units

☐ Major refurbishing/ replacement is recommended:

Window glazing/panes:

☐ Thermal windows with highly visible defective seals/ condensed panes at:

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

Window handles/locks/hardware:

☐ Good condition ☐ Fair condition ☐ Some localized repair/ upgrading/ missing

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

PRIMARY DOOR OPERATION/CONDITION**Function of interior doors:**

☐ Good condition ☐ Fair condition ☐ Minor refitting to most/ some doors

Door hardware-general conditions:

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

STAIRWAYS/RAILINGS & BALCONIES

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

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

Condition of primary railings/guards:

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

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

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

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

Condition of basement railings/guards:

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

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

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

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

Condition of 3rd floor/supplementary railings/guards:

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

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

☐ See Additional Comment Page

ATTIC/ROOF SPACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

ACCESSIBILITY

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

VENTILATION

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

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

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

INSULATION

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

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

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

- ☐ Insulation is unevenly distributed on attic floor. Add/ redistribute insulation.

Evidence of vapor retarders:

ROOF STRUCTURES (where visible)

Type: ☐ Rafters/ Collar ties ☐ Trusses ☐ Good condition ☐ Fair condition ☐ Some localized repairs/ defects

- ☐ Additional collar ties/ structural support is recommended.

ROOF BOARDS/SHEATHING (where visible)

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

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

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

- ☐

- ☐ See Additional Comment Page

KITCHEN**COUNTER TOP CONDITION**

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

- ☐ Localized damage around faucets; counter replacement is imminent.

CABINET(S) CONDITION

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

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

STOVE POWER SOURCE

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

EXTRACTION FAN

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

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

ELECTRICAL RECEPTACLES

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

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

SINK/FAUCET CONDITION

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

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

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

- ☐

GENERAL CONDITIONS

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

- ☐ See Additional Comment Page

BATHROOMS

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS

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

SHOWER/BATHTUB ENCLOSURE CONDITION

- ☐ The ceramic tile/ wall surfaces are in good general condition. ☐ The ceramic tile/ wall surfaces are in fair general condition.
- ☐ Sealant and grout touch-ups/ repair required at all/ most shower/ bathtub enclosures.
- ☐ Shower enclosure exhibits no evidence of leaking but is at the end of expected lifespan at:
- ☐ Repair/ replace tile or wall surface at:
- ☐ Complete tile and wall replacement required at:
- ☐ Repair/ install shower door/ curtain assembly at:

FAUCETS/SHOWER HEAD CONDITION

- ☐ Shower faucets/ head assembly are in good/ fair general condition ☐
- ☐ Tub faucets are in good/ fair general condition ☐ Faucets washers/ cartridge are to be replaced.
- ☐ Shower faucets/ head assembly requires repair/ replacement at:
- ☐ Tub faucet requires repair/ replacement at:

BATHTUB CONDITION

- ☐ Bathtubs are in good/ fair general condition ☐ Reglazing/ re-lining of bathtub recommended at:
- ☐ Bathtubs requires repair/ replacement at:
- ☐ Whirlpool bath is functional ☐ Whirlpool bath requires repair at:
- ☐ Whirlpool bath electrical circuit is required to be protected by an accessible GFCI breaker.
- ☐ No access panel/ improper access to mechanical equipment at:

TOILET CONDITION/BIDET CONDITION

- ☐ Toilets are in good/ fair general condition ☐ Toilet requires repair/ replacement at:
- ☐ Toilet is improperly installed to floor (ie) loose at:
- ☐ Bidet in good/ fair general condition ☐ Bidet requires repair at:

WASH BASINS/FAUCET CONDITION & OPERATION

- ☐ Wash basin are in good/ fair general condition. ☐
- ☐ Wash basin requires repair/ replacement at:
- ☐ Faucets are in good/ fair general condition. ☐ Faucet washers/ cartridge are to be replaced.
- ☐ Faucets require repair/ replace at:

ELECTRICAL

- ☐ Receptacles are in functional condition at all/ most bathrooms ☐ None installed.
- ☐ Installation of GFCI receptacle recommended at:
- ☐ Repair/ replace receptacle at: ☐ Ungrounded receptacle at:
- ☐ Repair/ relocate light fixture at:

VENTILATION: WINDOWS/EXHAUST FANS

- ☐ Ventilation is provided by a functional window and/or a functional mechanical exhaust fan.
- ☐ Repair/ replace exhaust fan at:
- ☐ Fan not vented to exterior at: ☐ Could not determine
- ☐ Exhaust fan installation recommended at:
- ☐ Rework window to provide proper operation/ replace window at
- ☐ Window is located in shower enclosure; protection of window is required at:

SAUNAS/SPAS/STEAMER

- ☐ Sauna/ steamer/ hot tub are in good/ fair general condition. ☐
- ☐ System/ components require repair/ replacement at:

GENERAL CONDITIONS

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

☐ See Additional Comment Page

FIREPLACES

Major Repair
Minor Repair
N/A
Monitor
Functional

LIMITATIONS:

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

FIREPLACE TYPE

Masonry fireplace at:

Wood-burning stove at:

Factory-built fireplace at:

Wood/ coal insert at:

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

FIREPLACE CONDITION

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

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

☐ Combustion chamber requires repair at:

☐ Damper requires repair/ replacement at:

☐ Hearth floor requires repair/ extending at:

☐ Smoke chamber requires repair at:

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

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

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

Non-combustible base/lateral clearances from combustible materials of wood burning stoves.

☐ 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 certified as safe.

☐ See Additional Comment Page

LAUNDRY ROOM**CLOTHES DRYER CONNECTIONS**

Power source: ☐ Plug receptacle 240 V ☐ Direct wire; no plug ☐ No electrical connections ☐ Gas dryer connection ☐ Not visible

Dryer venting: ☐ Properly vented to the exterior. ☐ Duct/ 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 available & properly grounded. ☐ No plug receptacle installed/replace receptacle.

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

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

LAUNDRY TUB/FAUCETS ☐ None: Installation recommended

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

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

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

FURTHER INQUIRIES TO SELLER OF PROPERTY

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

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

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

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

☐

☐

☐

☐

☐

☐ See Additional Comment Page

SPECIALIZED INSPECTION SERVICES INFORMATION

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

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

The following is a partial list for your consideration.

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

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



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 home owners. 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.

ED McCUDDEN

National Certificate Holder (CAHPI)

Ed began working in the residential construction industry in 1980. Ed was employed for 14 years by one of the largest property management companies in Canada as a mobile maintenance foreman on their trouble shooting team. During this time Ed maintained systems in many of the largest buildings in Toronto including Scotia Tower, First Canadian Place and the Queen's Quay Terminal. Since then, Ed has owned and operated a small residential renovating firm which specialized in residential remodeling and maintaining the integrity of older homes. Ed is a licensed builder/renovator.

Ed began working with Baker Street Home Inspections in 2002 and has conducted over 5000 independent home inspections.

Ed's licenses and certificates include:

National Certificate Holder as issued by the Canadian Association of Home and Property Inspectors
Qualified steam fitter with comprehensive knowledge of plumbing and mechanical systems.
Certificate in Heating and Ventilation Engineering, City of Guilds of London Institute
Diploma in Property Management
Ministry of Municipal Affairs and Housing, Part 9 – Building Envelope
Ministry of Municipal Affairs and Housing, Part 9 – Health and Safety



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PRELIMINARY BUILDING INSPECTION AUTHORIZATION FORM

Property Inspected _____

Inspection Date _____ Time _____ Inspector _____

1. Type of inspection:

Pre-purchase - buyer's inspection	<input type="checkbox"/>	Base fee:	\$ _____
Pre-offer - buyer's inspection	<input type="checkbox"/>	Additional cost:	\$ _____
Seller's inspection.....	<input type="checkbox"/>	Sub-total:	\$ _____
Homeowner's inspection	<input type="checkbox"/>	H.S.T.	\$ _____
Technical audit/Additional service	<input type="checkbox"/>	TOTAL	\$ _____
Other	<input type="checkbox"/>	Received by:	_____
Revisit prior to closing (\$150 + HST)	<input type="checkbox"/>	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/seller 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 wishes a 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.

Waiving 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 the 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(s) further action or investigation, including, but not limited to: (i) termite inspection; (ii) mold/IAQ inspection; (iii) contractor's estimates for major repairs 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 any 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's 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 drafting 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
2. Purpose and Scope
3. General Limitations and Exclusions
4. Structural Systems
5. Exterior Systems
6. Roof Systems
7. Plumbing Systems
8. Electrical Systems
9. Heating Systems
10. Fireplaces & Solid Fuel Burning Appliances
11. Air Conditioning Systems
12. Interior Systems
13. Insulation and Vapour Barriers
14. Mechanical and Natural Ventilation Systems

Glossary Note: Italicized words are defined in the Glossary.

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-Saskatchewan, CAHPI-Manitoba, OAHI (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

- 2.1** The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection. This does NOT include building code inspections.

These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally 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 occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1. *readily accessible*, visually observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those *systems* and *components* installed on the building inspected which, in the professional opinion or judgement of the *inspector*, *have a significant deficiency* or are unsafe or are near the end of their *service lives*.
2. a reason why, if not self-evident, the *system* or *component* *has a significant deficiency* or is unsafe or is near the end of its *service life*.
3. the 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 remove suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*
16. design adequacy with regards 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, intercom, 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 its *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 covering(s), flashing and trim.
2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, 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 coverings.
2. *readily accessible* roof drainage systems.
3. *readily accessible* flashings.
4. *readily accessible* skylights, chimneys, and roof penetrations.

B. describe

1. roof coverings.

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 the 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) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspirating, 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 area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
 - a. its design, construction, location or atmosphere.
 - b. the materials or substances in it, or
 - c. any other conditions which prevent normal inspection procedure.

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, works or processes.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesman 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 interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating 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 technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe

A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Barrier

Material used in the building envelope to retard the passage 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)

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