YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
316 Park Lawn Road
Toronto, ON M8Y 3K2

PREPARED FOR:
WENDY HAMMOND

INSPECTION DATE:
Thursday, August 29, 2019

TIP THE INSPECTION PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

August 30, 2019

Dear Wendy Hammond,

RE: Report No. 2525
316 Park Lawn Road
Toronto, ON
M8Y 3K2

Thank you for choosing The Inspection Professionals to perform your Home Inspection.

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a member of the Ontario Association of Home Inspectors and International Association of Certified Home Inspectors.

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."
-Adam

BUYERS -
An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer.
The fee for this service is only $249. (A minimum savings of $175)

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.
It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.
Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS
NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER $500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list every minor flaw or deficiency. The focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.
1)OBSERVABLE STRUCTURAL DEFECTS
2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.
3)OBSERVABLE ELECTRICAL DEFECTS
4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

For Ballpark costs of various home components, please click here:
http://www.inspectionlibrary.com/costs.htm

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop
Condition: • Height over walking area
Implication(s): Electric shock
Location: Front Right Exterior
Task: Correct
Time: Immediate
Cost: Consult with Specialist

SERVICE DROP AND SERVICE ENTRANCE \ Service size
Condition: • Inadequate service size
Most Insurance Companies have stopped offering insurance to homes with a 60-amp service size. Depending on the work needed, the cost to upgrade from 60-amp varies from $1500 - $3000 ($3000 would typically include the cost of new 100-panel)

Implication(s): Interruption of electrical service
Location: Service Entrance
Task: Upgrade
Time: As Soon As Possible
Cost: $1500-$3000

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Obsolete
Many Insurance companies have stopped insuring fuse box panels. We noted issues with overfusing, double tapping and overcrowding of both the service box and panel. As noted in Service size inadequate, upgrade service size and panels to new combination breaker panel
Implication(s): Electric shock | Fire hazard
Location: Basement Panel
Task: Upgrade
Time: Immediate
Cost: See cost note in Service Size Inadequate

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical with homes of this era, as conductors did not include a ground wire. For purposes of occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended. Also, we recommend that you consult with your insurance company for their requirements.

Heating

GAS FURNACE \ Life expectancy
Condition: • Old
The typical lifespan for this type of furnace is 18-25 years. The current unit is 28 years old and was functional at time of inspection. Service unit by HVAC technician PRIOR TO USING. Have Licensed HVAC technician check heat exchanger for cracks / holes / corrosion. Plan for replacement
Implication(s): Equipment failure | No heat for building
Location: Basement Furnace
Task: Replace
Time: When necessary / Unpredictable
Cost: $4,000 - and up

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Old
Typical life expectancy for a/c units are 10-15 years. The current unit is 30 years old and is beyond its life expectancy. The unit was functional during the inspection. Service annually. Plan for replacement.
Implication(s): Equipment failure | Reduced comfort
Location: Rear Exterior

Task: Replace
Time: When necessary / Unpredictable
Cost: $3,000 - and up

Interior

POTENTIALLY HAZARDOUS MATERIALS \ General
Condition: • Possible asbestos containing materials
Old 9"x 9" resilient floor tiles or the mastic glue may contain asbestos. This type of floor tile is commonly found in older homes. Further evaluation is recommended before removing/disturbing these tiles.
More information can be found here:
https://www.canada.ca/en/health-canada/services/publications/healthy-living/asbestos-home-infographic-2018.html AND here https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html
Location: Various Basement
Task: Further evaluation
Time: Prior to removing / disturbing / or if desired
Cost: Consult with specialist. Outside our scope of work

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

http://www.inspectionlibrary.com/wtgw.htm

Descriptions

The home is considered to face : • East

Sloped roofing material: • Asphalt shingles

Approximate age:
• 10 years
As per seller

Observations and Recommendations

RECOMMENDATIONS \ Overview
Condition: • When replacing a roof covering, it is common to apply a second layer over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended. It is common when re-roofing to find concealed damage to roofing boards, these and other hidden components. There is no practical way to predict the presence or extent of the damage

Condition: • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather

SLOPED ROOFING \ Asphalt shingles
Condition: • Vulnerable to ice damming
Large roof overhangs are more prone to ice damming. This cannot be determined at a home inspection. Monitor
Location: Various
Task: Monitor
Time: Ongoing / Unpredictable

SLOPED ROOF FLASHINGS \ General
Condition: • Inspect during annual tune-up.
Implication(s): Chance of water damage to contents, finishes and/or structure

Inspection Methods and Limitations

Inspection performed: • From roof edge

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Towards building • Flat

Wall surfaces - masonry: • Stone

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Aging - Wear and tear noted. Fasteners loose in some areas
Monitor joints for leakage and seal
Location: Various Exterior
Task: Replace
Time: Less than 2 years
Cost: $5-$10 per linear ft.

1. *Aging - Wear and tear noted. Fasteners...*

2. *Aging - Wear and tear noted. Fasteners...*

WALLS \ Flashings and caulking

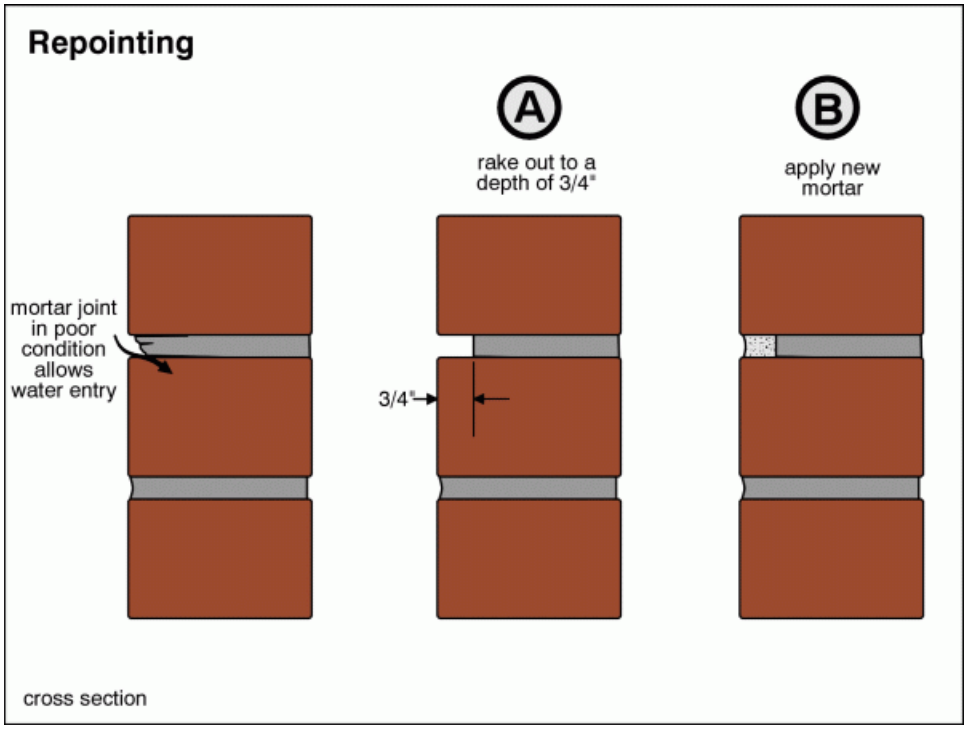
Condition: • Regular Caulking Maintenance is required at all windows, doors, and wall penetrations. Deficiencies with caulking in these areas should be checked and improved annually.

WALLS \ Masonry (brick, stone) and concrete

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

Condition: • Mortar deterioration
Provide mortar (Repointing, Tuck pointing) at Various exterior wall and window sill control joints. This is normal maintenance for all homes.
Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement
Location: Various Exterior
Task: Improve

Time: Regular maintenance
Cost: Regular maintenance item



3. *Mortar deterioration*

WINDOWS \ General
Condition: • Paint and Caulking - deteriorated / missing
Implication(s): Increased heating and cooling costs | Reduced comfort
Location: Various Exterior
Task: Improve
Time: Regular maintenance
Cost: Regular maintenance item

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Location: First Floor

Task: Replace

Time: Discretionary

Cost: $200 - $400

4. *Lost seal on double or triple glazing*

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window sill is at or below grade.
Window well covers recommended.

Location: Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor

5. *Window sill is at or below grade.*

6. *Window sill is at or below grade.*

Condition: • Window sill is at or below grade.

Location: Exterior

Task: Improve
Time: Less than 1 year
Cost: Minor

7. *Window sill is at or below grade.*

LANDSCAPING \ Lot grading

Condition: • During rainfall, walk the exterior to view if any water is draining towards the home. Improve these areas as needed
THIS IS NOTED ON ALL REPORTS

GARAGE \ Vehicle doors

Condition: • Old Garage door
Location: Exterior Garage
Task: Upgrade
Time: Discretionary

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

Descriptions

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Rafters

Observations and Recommendations

FOUNDATIONS \ General

Condition: • Typical minor settlement

Location: Various

Task: Monitor

Time: Ongoing

WALLS \ Solid masonry walls

Condition: • Masonry too close to grade

Click the link to read more information. Some types of brick can be installed at or below grade. We can not distinguish brick type during a home inspection. Considering the masonry is 50+ years old and is in good overall condition it would be prudent to monitor for now.

Implication(s): Chance of damage to structure

Location: Front Exterior Wall

Task: Click link to read more information / Correct

Time: As Required

8. *Masonry too close to grade*

WALLS \ Arches

Condition: • Mortar deteriorated

Implication(s): Weakened structure | Chance of structural movement

Location: Exterior Wall

Task: Patch
Time: Regular maintenance
Cost: Minor

9. *Mortar deteriorated*

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection

Attic/roof space: • Inspected from access hatch

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 60 Amps (240 Volts)

Main disconnect/service box type and location: • Fuses - basement

Distribution panel type and location:

• Fuses - basement

10. *Fuses - basement*

Distribution panel rating: • 60 Amps

Auxiliary panel (subpanel) type and location: • Breakers - basement

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded and ungrounded - minimal

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • Provide New

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • A few electrical defects were noted during the inspection. We recommend a general clean-up of the electrical system, which may reveal additional conditions. Correcting individual issues typically costs $75 - $250

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • Height over walking area

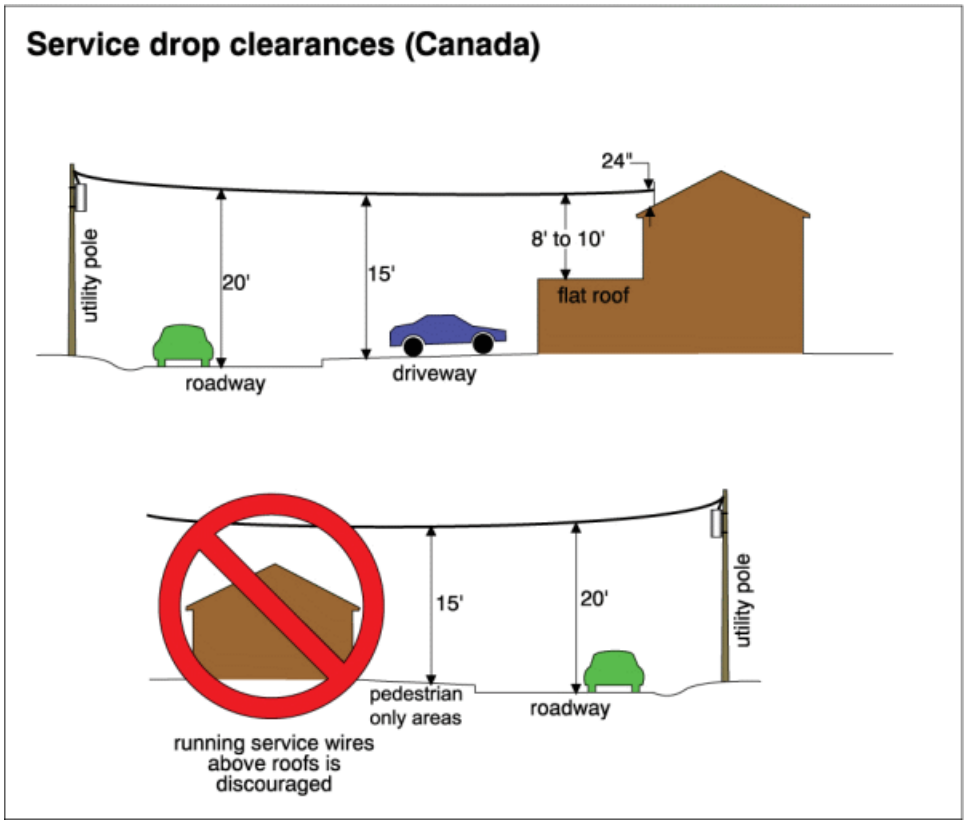
Implication(s): Electric shock

Location: Front Right Exterior

Task: Correct

Time: Immediate

Cost: Consult with Specialist



11. *Height over walking area*

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • Inadequate service size

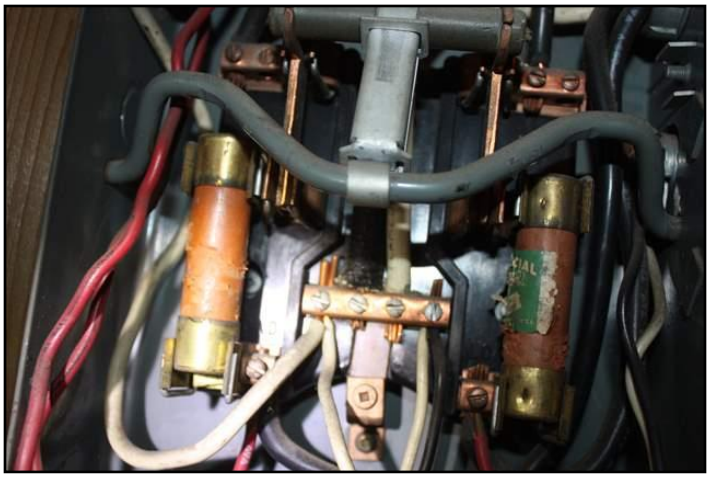
Most Insurance Companies have stopped offering insurance to homes with a 60-amp service size. Depending on the work needed, the cost to upgrade from 60-amp varies from $1500 - $3000 ($3000 would typically include the cost of new 100-panel)

Implication(s): Interruption of electrical service

Location: Service Entrance

Task: Upgrade
Time: As Soon As Possible
Cost: $1500-$3000

12. *Inadequate service size*



13. *Inadequate service size*

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Obsolete
Many Insurance companies have stopped insuring fuse box panels. We noted issues with overfusing, double tapping and overcrowding of both the service box and panel. As noted in Service size inadequate, upgrade service size and panels to new combination breaker panel
Implication(s): Electric shock | Fire hazard
Location: Basement Panel
Task: Upgrade
Time: Immediate
Cost: See cost note in Service Size Inadequate

14. *Double taps and overfusing.*

15. *double taps*

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical with homes of

this era, as conductors did not include a ground wire. For purposes of occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended. Also, we recommend that you consult with your insurance company for their requirements.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Inspection Methods and Limitations

System ground: • Quality of ground not determined

Descriptions

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 110,000 BTU/hr

Efficiency: • Mid-efficiency

Approximate age: • 28 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • Wood-burning fireplace - not in service • Gas fireplace

Observations and Recommendations

GAS FURNACE \ Life expectancy

Condition: • Old

The typical lifespan for this type of furnace is 18-25 years. The current unit is 28 years old and was functional at time of inspection. Service unit by HVAC technician PRIOR TO USING. Have Licensed HVAC technician check heat exchanger for cracks / holes / corrosion. Plan for replacement

Implication(s): Equipment failure | No heat for building

Location: Basement Furnace

Task: Replace

Time: When necessary / Unpredictable

Cost: $4,000 - and up

FIREPLACE \ General

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca.

The fireplace on the main floor has not been used in over 30 years. If you plan to use for burning wood, inspect and repair prior.

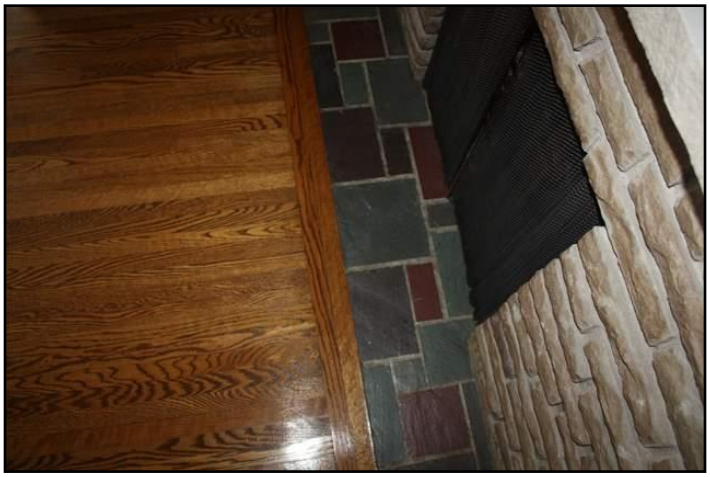
Location: Second Floor

Task: Further evaluation

Time: Prior to first use

16. *Fireplace, flue and chimney should be...*

FIREPLACE \ Hearth and extension
Condition: • Too small
Implication(s): Fire hazard
Location: First Floor
Task: Upgrade
Time: Prior to first use
Cost: Consult with Specialist



17. *Too small*

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Descriptions

Air conditioning type: • Air cooled

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 30 years

Typical life expectancy: • 10 to 15 years

Failure probability: • High

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Old

Typical life expectancy for a/c units are 10-15 years. The current unit is 30 years old and is beyond its life expectancy. The unit was functional during the inspection. Service annually. Plan for replacement.

Implication(s): Equipment failure | Reduced comfort

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: $3,000 - and up

AIR CONDITIONING \ Compressor

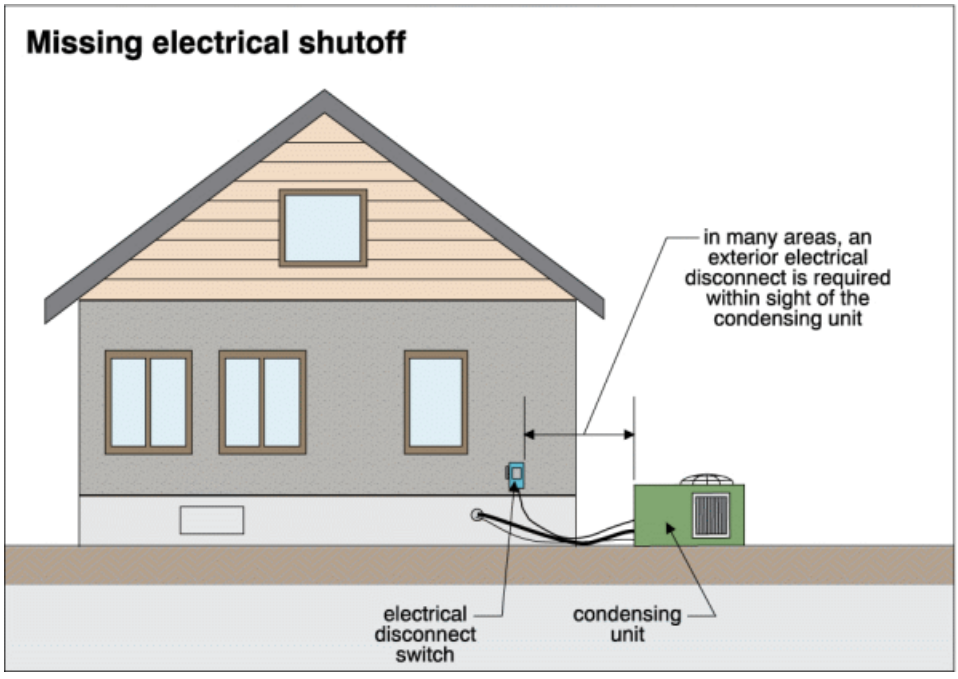
Condition: • Missing electrical shutoff

Implication(s): Difficult to service

Location: Exterior

Task: Provide

Time: Less than 1 year



Inspection Methods and Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

Descriptions

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-20 • R-24 • R-28 • R-32

Attic/roof air/vapor barrier: • Spot Checked Only

Attic/roof air/vapor barrier: • Kraft paper

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not visible

Foundation wall insulation material: • Not determined

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Below current standards of R-50 (as of 2012) The current level in the attic approximately between R-20 and R-32

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

18. *Amount less than current standards*

19. *Amount less than current standards*

Inspection Methods and Limitations

Inspection prevented by no access to: • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • Not visible

Supply piping in building: • Copper

Main water shut off valve at the: • Furnace Room

Main water shut off valve at the: • Basement

Water flow and pressure: • Functional

Water heater type: • Tank

Water heater fuel/energy source: • Electric

Water heater tank capacity: • 184 liters

Water heater approximate age: • 11 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic • Copper

Floor drain location: • Near laundry area

Observations and Recommendations

WATER HEATER \ Tank

Condition: • Rust

potential leak

Implication(s): System inoperative | No hot water

Location: Basement

Task: Service

Time: As Soon As Possible

20. *Rust*

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended.

Implication(s): drainage and/or leakage problems

Location: Basement
Task: Provide
Time: Immediate

Condition: • Drain line video camera inspection recommended
THIS IS RECOMMENDED ON ALL HOMES BUILT PRIOR TO 1970
Implication(s): Drainage and/or leakage problems
Location: Basement
Task: Camera inspection
Time: Immediate

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.
Location: Basement
Task: Replace
Time: As Needed
Cost: Consult with Specialist

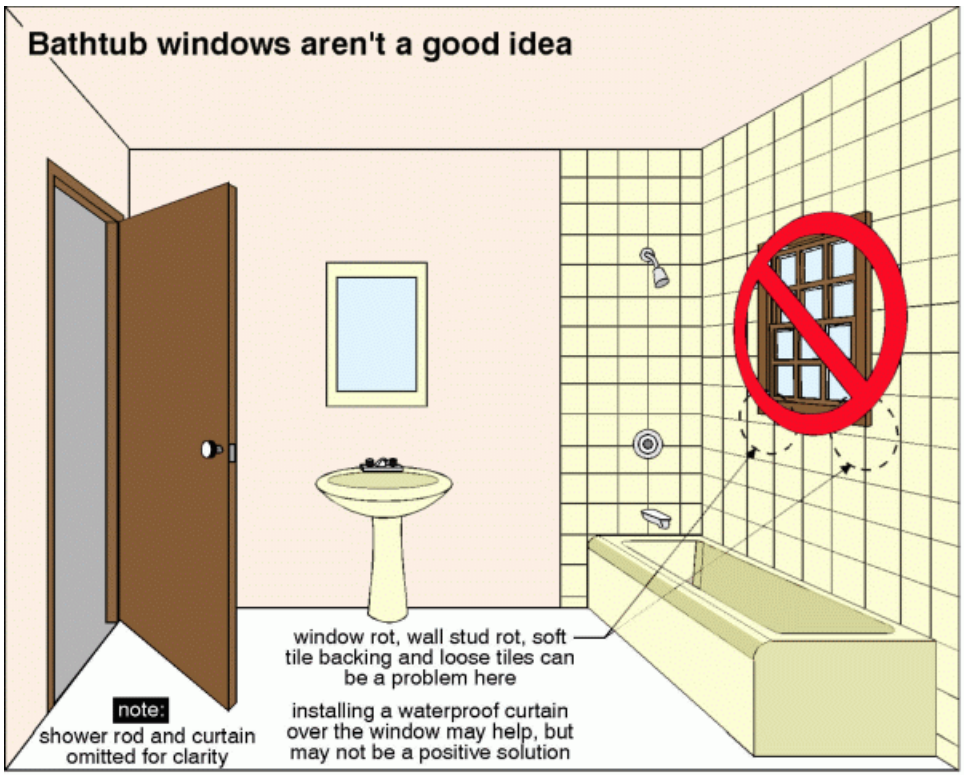
21. *The cast iron waste piping is near the end...*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Surface defects
Old tub. Cracks in tub
Implication(s): Hygiene issue
Location: Basement Laundry Area
Task: Replace
Time: When necessary

FIXTURES AND FAUCETS \ Bathtub
Condition: • Surface defects
Implication(s): Physical injury
Location: First Floor Bathroom
Task: Repair / Replace

Time: As Needed
Cost: Depends on approach

FIXTURES AND FAUCETS \ Bathtub enclosure
Condition: • Unprotected window
Keep protected from water. Shower Curtain can provide a temporary solution.
Implication(s): Chance of damage to finishes and structure
Location: First Floor Bathroom
Task: Protect



Inspection Methods and Limitations

Items excluded from a building inspection: • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

Descriptions

Major floor finishes: • Hardwood • Vinyl

Major wall and ceiling finishes: • Plaster/drywall • Paneling • Stucco/texture/stipple

Windows: • Fixed • Sliders • Casement

Glazing: • Double • Primary plus storm

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

• OVERALL - We noted flaws on floors, walls, and ceilings typical of an older home. The home finishes, kitchen and bathrooms will need eventual updating. This is obviously an expense which is highly dependant on personal preferences with finishes. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics.

WALLS \ General

Condition: • Cracks

Hairline cracks noted in block wall. No displacement. Considering the age of the home, these are typical flaws.

Implication(s): Chance of structural movement | Damage or physical injury due to falling materials

Location: Basement Furnace Room

Task: For Your Information / Monitor

Time: Ongoing

22. *Minor Cracks*

WINDOWS \ General

Condition: • We noted windows of varying ages. We typically recommend replacement only when inoperative or leaky windows are found. Replacement of functioning windows, however old, are discretionary.

we observed old windows in basement. The main floor contained varying ages - old, 1991, 1994, 2001, etc.

Location: Various

Task: Upgrade

Time: Discretionary
Cost: $500 - $1,500 per window as needed

DOORS \ Hardware
Condition: • Does not latch properly
Implication(s): System inoperative or difficult to operate
Location: Various First Floor Bedrooms
Task: Adjust
Time: Regular maintenance

BASEMENT \ Leakage
Condition: • We inspected for basement leakage and did not observe any active leaks during the inspection. The seller noted that over 35 years, they have not encountered any leakage problems.

Condition: • ***FOR FUTURE REFERENCE*** Basement Leakage 4-step method.
Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost

BASEMENT \ Wet basement - evidence
Condition: • Mildew
Minor dampness and the appearance of Mildew / Mold was noted near the laundry tub. This is fairly common in older homes. Clean area and monitor.
Implication(s): Chance of water damage to contents, finishes and/or structure | Contaminants may enter building air
Location: Basement Laundry Area
Task: Clean
Time: Regular maintenance

23. *Mildew*

BASEMENT \ Wet basements - vulnerability

Condition: • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials
Old 9"x 9" resilient floor tiles or the mastic glue may contain asbestos. This type of floor tile is commonly found in older homes. Further evaluation is recommended before removing/disturbing these tiles.
More information can be found here:
https://www.canada.ca/en/health-canada/services/publications/healthy-living/asbestos-home-infographic-2018.html AND here https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html
Location: Various Basement
Task: Further evaluation
Time: Prior to removing / disturbing / or if desired
Cost: Consult with specialist. Outside our scope of work

24. *Example*

Inspection Methods and Limitations

General: • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco ceilings, glue, insulation around heating ducts and registers and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing.

General: • The evaluation of Mold is outside the scope of a home inspection. If the appearance of mold is observed during the normal procedure of the home inspection, it will be noted for further evaluation. If mold is not observed, it does not mean it is not present. It may be in an area that was not observed during the inspection.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 80 %

Basement leakage: • Monitor the basement for leaks in the Spring.

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.