YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
771 Indian Road
Toronto, ON M6P 2E4

PREPARED FOR:
WENDY HAMMOND

INSPECTION DATE:
Tuesday, October 9, 2018

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

October 10, 2018

Dear Wendy Hammond,

RE: Report No. 2347
771 Indian Road
Toronto, ON
M6P 2E4

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 all the minor deficiencies. But rather, 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

Heating

GAS FURNACE \ Life expectancy
Condition: • Near end of life expectancy
The Typical life expectancy is 15-20 years. The current unit is 16 years old and appeared in working order at time of inspection. Service the unit and have HVAC licensed technician check heat exchanger for cracks or holes. If the heat exchanger is in good condition, continue to use until replacement is needed.
Implication(s): No heat for building | Equipment failure
Location: Basement Furnace
Task: Replace
Time: When necessary / Unpredictable
Cost: $4,000

GAS FURNACE \ Cabinet
Condition: • Rust

Rust noted inside furnace cabinet. Evidence of prior leakage noted on the inside and exterior of furnace. Unknown if condensate leak is still active or intermittent. Dry at time of inspection. Service furnace and have HVAC technician check heat exchanger for rust.
Implication(s): Reduced system life expectancy | Material deterioration
Location: Basement Furnace
Task: Service
Time: As Soon As Possible

Interior

WINDOWS \ General
Condition: • The windows are old but generally function. At some point soon they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly $30 to $50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.
We noted many windows manufactured between 1988-1992. The sliding door was manufactured 1976. We were not able to determine the age of some of the older windows.
Location: Throughout
Task: Upgrade
Time: Discretionary
Cost: $15,000 - and up

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

Sloped roofing material: • Asphalt shingles • Strip when reroofing

Flat roofing material:

• Modified bitumen membrane

1. *Modified bitumen membrane*

2. *Modified bitumen membrane*

3. *Modified bitumen membrane*

4. *Modified bitumen membrane*

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

FLAT ROOFING \ Modified bitumen

Condition: • For Your Information - Professional roofer onsite noted that the flat roof was in good condition. We also observed roof from roof edge and determined that there are several years of service remaining. With flat roofs it is recommended to inspect annually

Inspection Methods and Limitations

Inspection performed: • With binoculars from the ground • From roof edge

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Flat

Wall surfaces and trim: • Metal siding

Wall surfaces - masonry: • Brick

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Clogged

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

5. *Clogged*

WALLS \ Flashings and caulking

Condition: • Flashings incomplete or ineffective

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Provide

Time: Less than 1 year

Cost: Minor

6. *Flashings incomplete or ineffective*

WALLS \ Metal siding
Condition: • Loose or missing pieces
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Rear Exterior Wall
Task: Improve
Time: Less than 1 year
Cost: Minor

7. *Loose or missing pieces*

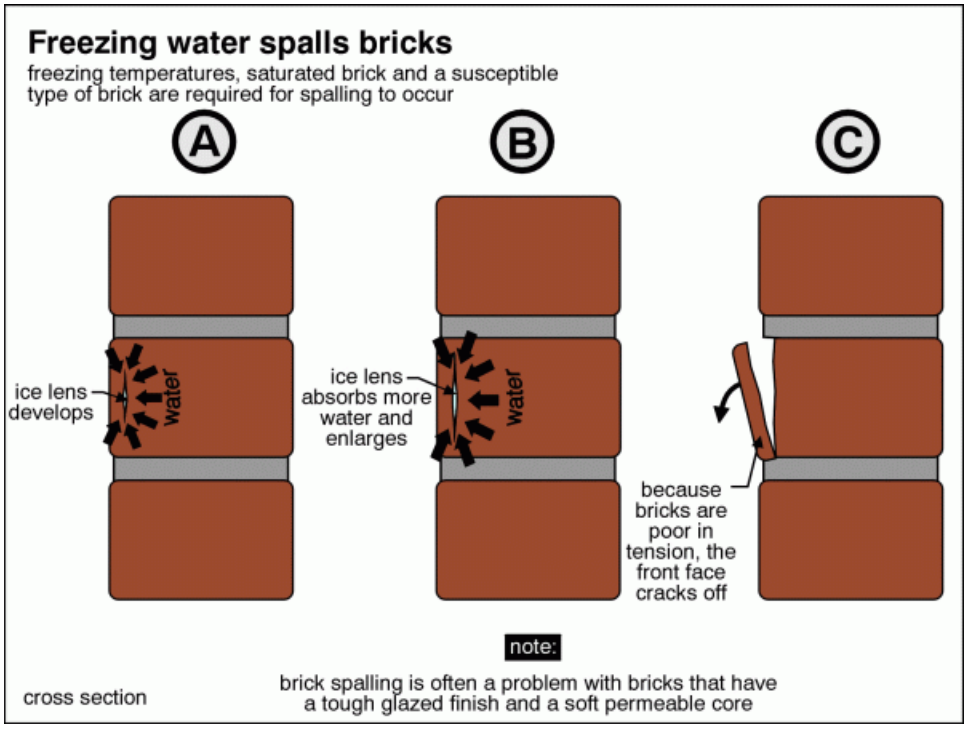
WALLS \ Brick, stone and concrete
Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

Condition: • Cracked
It is common to see differential settlement type cracks on walls below and above windows. Patch cracks to prevent water entry and damage. It is not possible on a one-time visit to know if cracks are active. Repair / Patch and monitor for activity.

Implication(s): Weakened structure | Chance of movement | Chance of water entering building
Location: Rear Exterior Wall
Task: Patch
Time: Less than 1 year
Cost: Regular maintenance item

8. *Minor cracking*

Condition: • Spalling
Spalling/ masonry deterioration noted at various areas. Repair / Replace / Tuck point masonry. This is regular maintenance for a home of this age.
Implication(s): Chance of structural movement | Weakened structure
Location: Various Exterior Wall
Task: Repair / Replace
Time: Regular maintenance
Cost: Regular maintenance item



9. *Spalling*

10. *Spalling*

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Sill deteriorated

Minor crack at sill noted. Patch to prevent further damage. Typical Maintenance

Implication(s): Material deterioration

Location: Exterior

Task: Patch

Time: Regular maintenance

Cost: Regular maintenance item

11. *Sill deteriorated*

DOORS \ Doors and frames
Condition: • Stiff
Implication(s): Chance of damage to finishes
Location: Right Side Door
Task: Adjust
Time: Regular maintenance
Cost: Regular maintenance item

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts
Condition: • Spalling
Spalling bricks and mortar deterioration. Tuckpoint mortar and repair/replace bricks.
Implication(s): Chance of movement | Weakened structure
Location: Front Exterior Porch
Task: Repair / Replace
Time: Less than 2 years
Cost: Regular maintenance item

12. *Spalling*

13. *Spalling*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Rot

Some of the boards have already been replaced.

Implication(s): Material deterioration | Chance of movement | Weakened structure

Location: Rear Deck Balcony

Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item

14. *Rot*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Rust

Old Railings. Rusted at bottom of railings.

Implication(s): Fall hazard

Location: Front Exterior Porch

Task: Repair / Replace

Time: Discretionary

Cost: $500 - and up

15. *Rust*

16. *Rust*

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

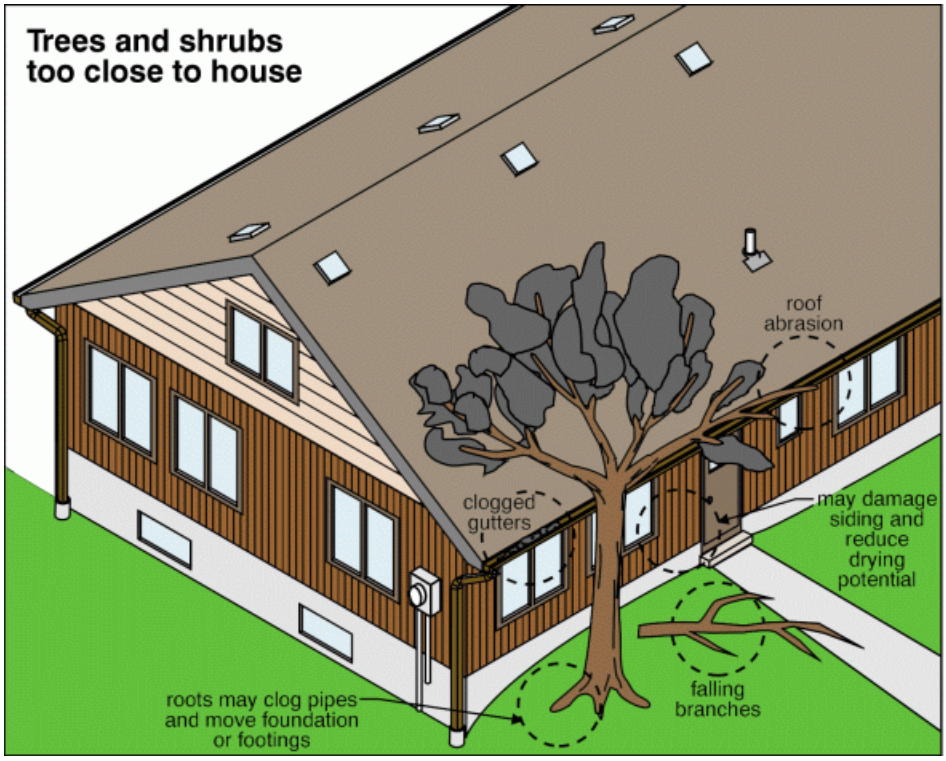
Tree is in contact with top of garage and roof.

Implication(s): Chance of pests entering building | Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: Exterior Garage

Task: Monitor/Improve

Time: Less than 2 years

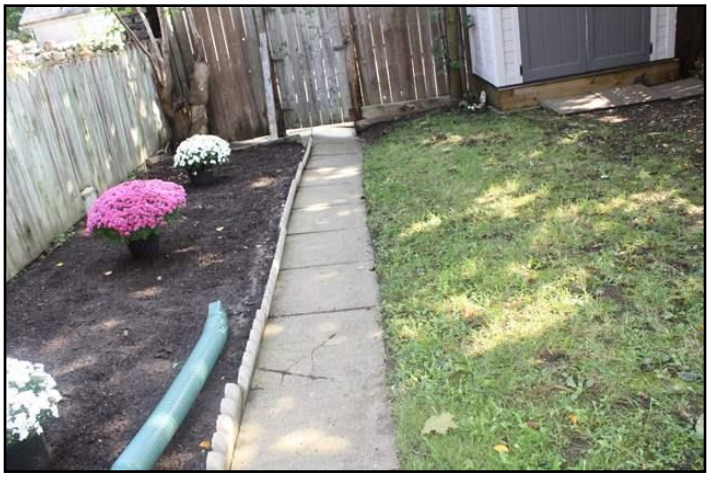


17. *Trees or shrubs too close to building*

18. *Trees or shrubs too close to building*

LANDSCAPING \ Lot grading
Condition: • During rainfall, walk the exterior to view if any water is draining towards the home. Improve these areas as needed

LANDSCAPING \ Walkway
Condition: • Uneven (trip hazard)
Implication(s): Physical injury
Location: Rear Exterior
Task: Improve
Time: Less than 1 year


19. *Uneven (trip hazard)*


20. *Uneven (trip hazard)*

LANDSCAPING \ Fence
Condition: • Leaning
Implication(s): Damage or physical injury due to falling materials | Chance of movement
Location: Rear Exterior Yard
Task: Improve
Time: Discretionary
Cost: Regular maintenance item


21. *Prior temporary repair*

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • Basement

Foundation material: • Not visible

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Not visible

Observations and Recommendations

WALLS \ Solid masonry walls

Condition: • Prior repairs

It is common to find a multitude of wall repairs on homes of this age.

Implication(s): Weakened structure

Location: Various Exterior Wall

Task: For Your Information

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 99 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • Overhead copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location:

• Breakers - basement

22. *Breakers - basement*

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 125 Amps

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior

Smoke detectors: • Present

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Openings in panel

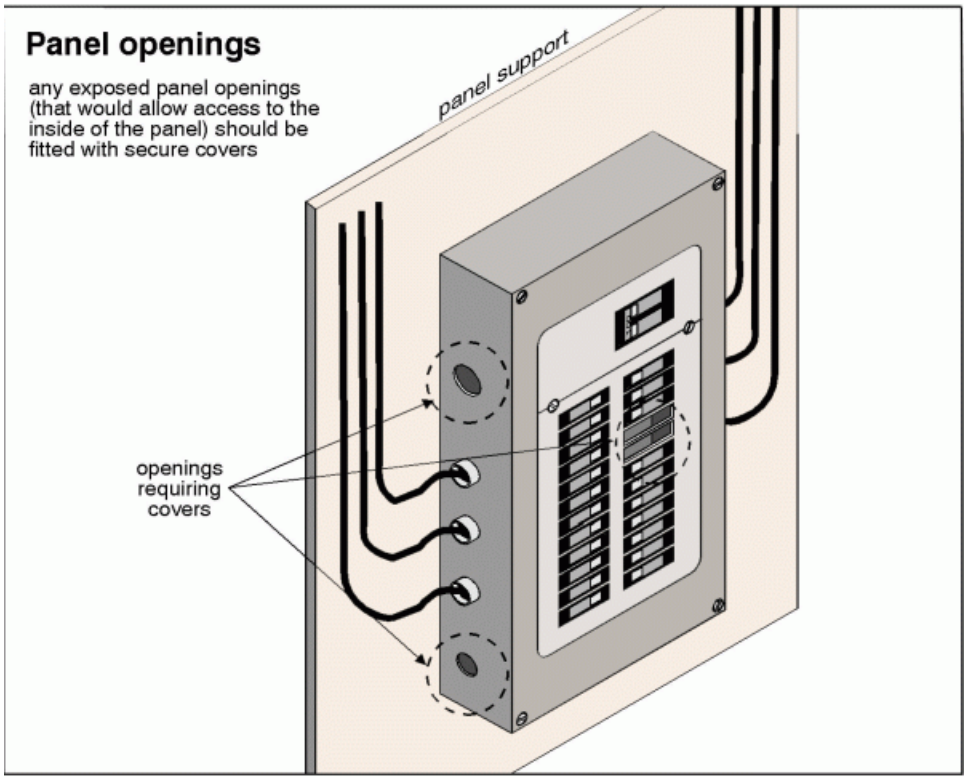
Implication(s): Fire hazard | Electric shock

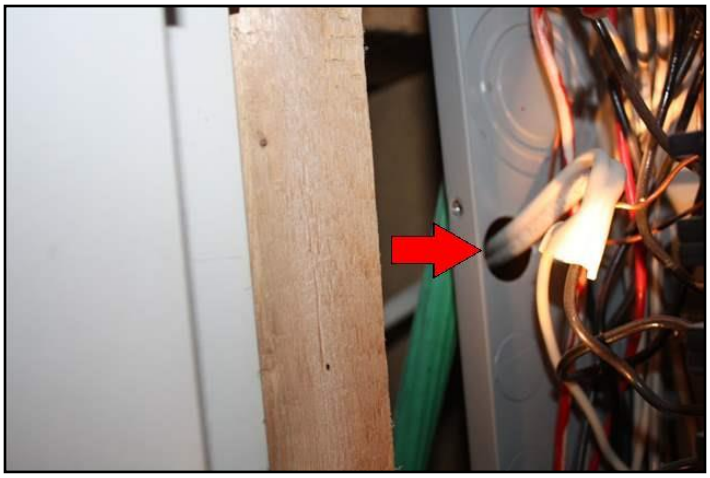
Location: Basement Panel

Task: Correct

Time: Immediate

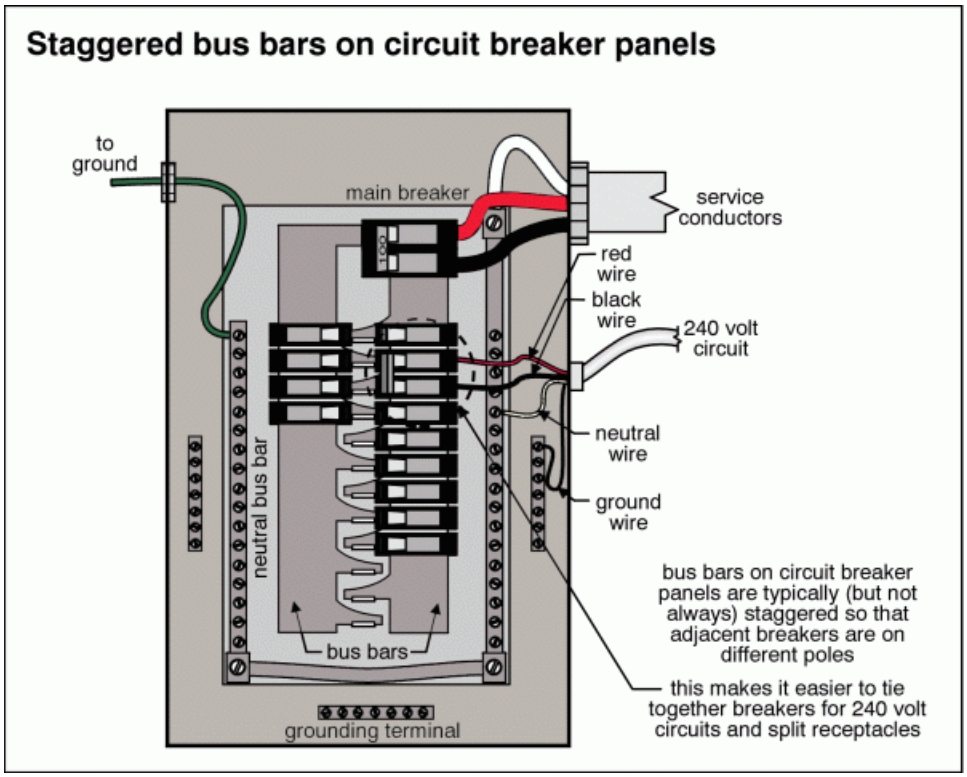
Cost: Less than $100





23. *Openings in panel*

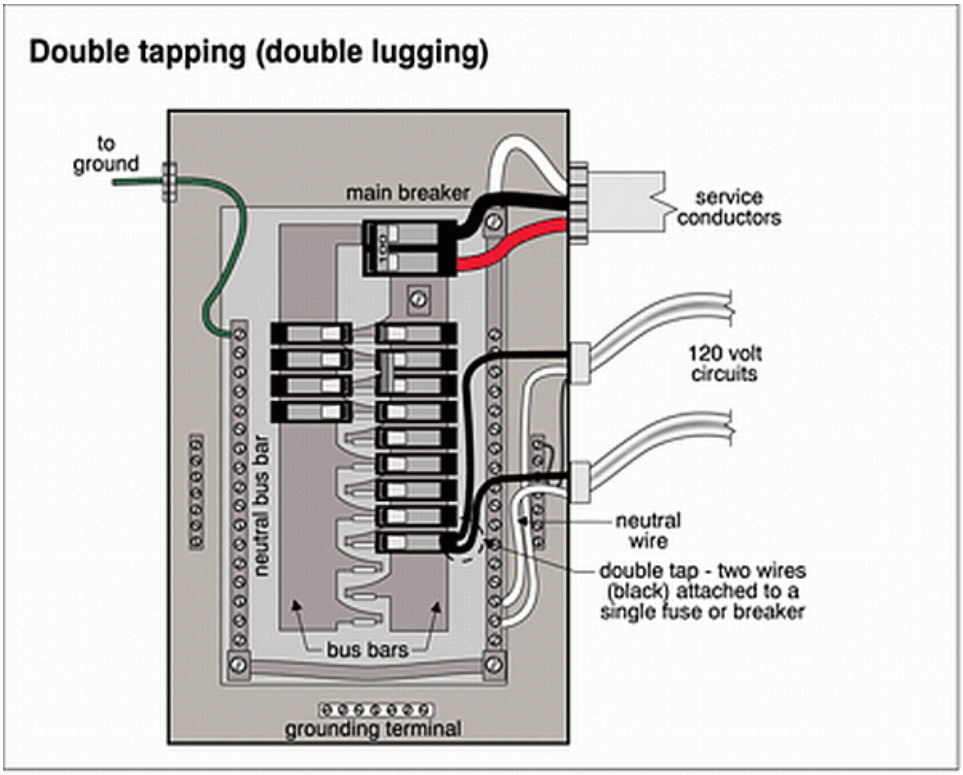
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers
Condition: • No links for multi-wire circuits
Implication(s): Electric shock
Location: Basement Panel
Task: Correct
Time: Immediate
Cost: Less than - $200

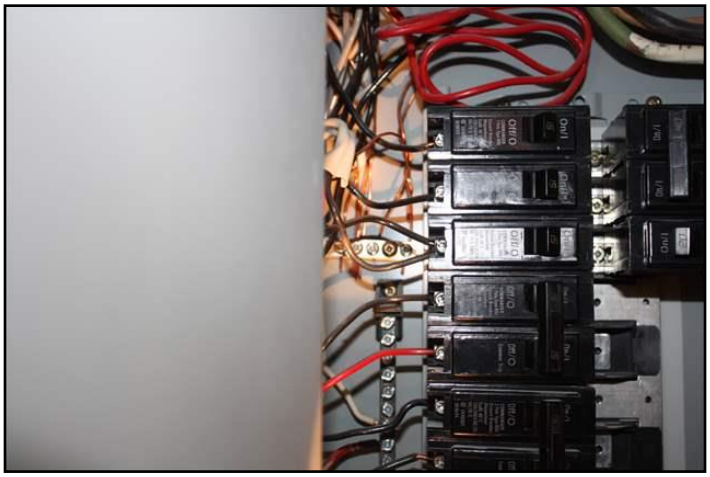


24. *No links for multi-wire circuits*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Double taps
Implication(s): Fire hazard
Location: Basement Panels
Task: Correct
Time: Immediate
Cost: Minor





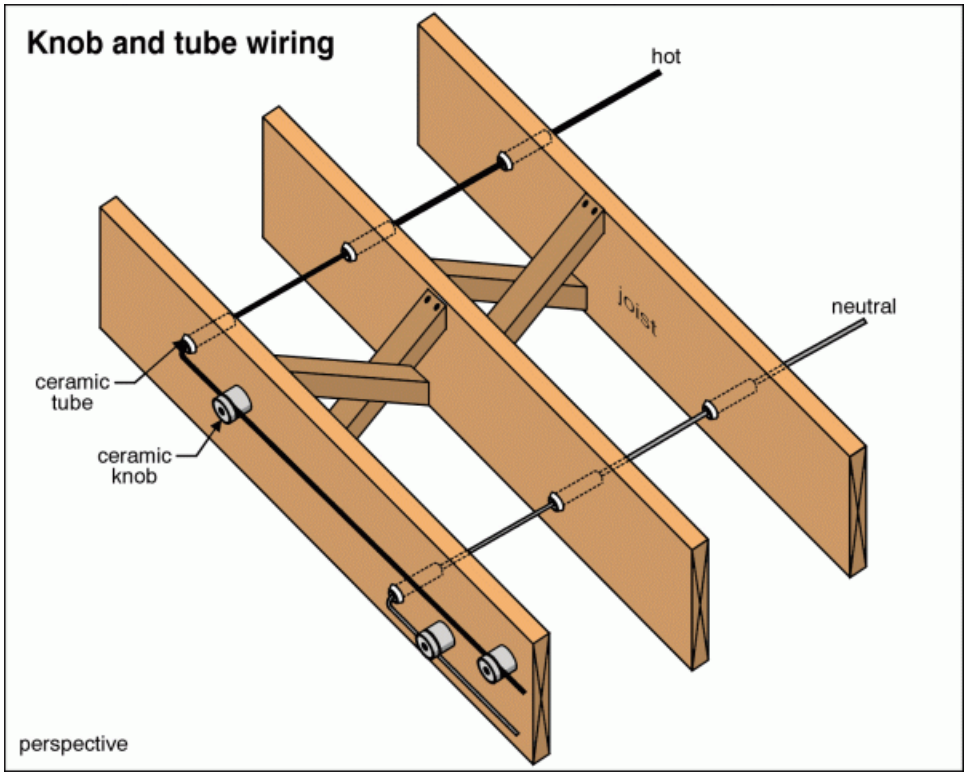
25. *Double taps*

26. *Double taps*

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Replace when renovating

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies. Many insurance companies will require an electrical audit to determine if there is knob and tube present.



DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Open splices

Various electrical issues noted in Garage. Have electrician clean up connections, and provide junction boxes.

Implication(s): Fire hazard | Electric shock

Location: Various Garage

Task: Correct

Time: Immediate

27. *Open splices*

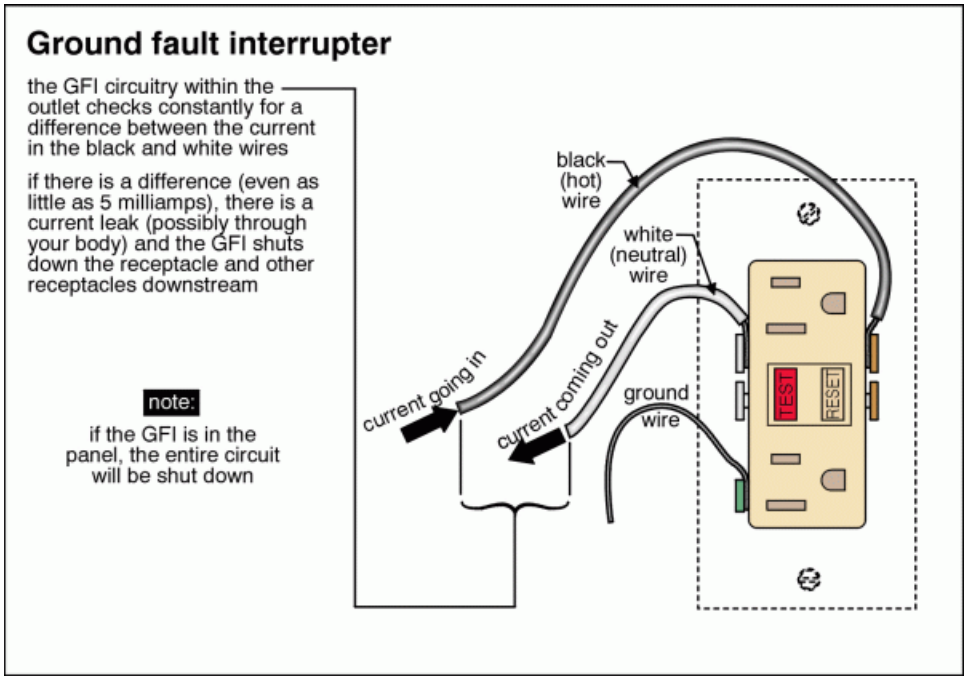
28. *Open splices*

29. *Open splices*

Condition: • Not well secured
Implication(s): Fire hazard | Electric shock
Location: First Floor
Task: Correct
Time: Immediate

30. *Outlets not well secured*

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
Implication(s): Electric shock
Location: Exterior Wall
Task: Replace
Time: Prior to first use
Cost: Minor



31. *GFCI/GFI needed (Ground Fault Circuit...*

DISTRIBUTION SYSTEM \ Smoke 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: • 100,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 16 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

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

Observations and Recommendations

General

• Set up annual service plan which includes coverage for parts and labour.
Location: Basement Furnace Room
Task: Service annually
Time: Ongoing
Cost: Regular maintenance item

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy
The Typical life expectancy is 15-20 years. The current unit is 16 years old and appeared in working order at time of inspection. Service the unit and have HVAC licensed technician check heat exchanger for cracks or holes. If the heat exchanger is in good condition, continue to use until replacement is needed.
Implication(s): No heat for building | Equipment failure
Location: Basement Furnace
Task: Replace
Time: When necessary / Unpredictable
Cost: $4,000

GAS FURNACE \ Cabinet

Condition: • Rust
Rust noted inside furnace cabinet. Evidence of prior leakage noted on the inside and exterior of furnace. Unknown if condensate leak is still active or intermittent. Dry at time of inspection. Service furnace and have HVAC technician check heat exchanger for rust.
Implication(s): Reduced system life expectancy | Material deterioration
Location: Basement Furnace
Task: Service
Time: As Soon As Possible

32. *Rust*

33. *Rust*

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: • None present

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

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

Descriptions

Attic/roof insulation material: • Not determined • Not visible

Attic/roof insulation amount/value: • Not visible

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • Roof vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

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

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: • Basement

Water flow and pressure: • Functional

Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Tank capacity: • 189 liters

Water heater approximate age: • 14 years

Typical life expectancy: • 10 - 15 years

Waste and vent piping in building: • Plastic • Copper

Floor drain location:
• Near heating system

34. *Near heating system*

Observations and Recommendations

WATER HEATER \ Life expectancy
Condition: • Medium failure probability
Typical life expectancy for this unit is 10-15 years. The current unit is 14 years old. Replace when necessary.
Implication(s): No hot water
Location: Basement Furnace Room
Task: Service annually

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
We make this recommendation on all homes built prior to 1970
Implication(s): Drainage and/or leakage problems
Location: Basement
Task: Camera inspection
Time: Immediate

FIXTURES AND FAUCETS \ Faucet
Condition: • Shower diverter inoperative or defective
Implication(s): Equipment failure
Location: Third Floor Bathroom
Task: Replace
Time: Regular maintenance
Cost: Minor

35. *Shower diverter inoperative or defective*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Slow drains
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Basement Bathroom
Task: Clean trap
Time: Regular maintenance

Inspection Methods and Limitations

Inspection limited/prevented by:
• Water supply turned off
basement toilet

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: • Carpet • Hardwood

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

Windows: • Fixed • Sliders

Glazing: • Single • Double • Primary plus storm

Exterior doors - type/material: • Hinged • Sliding glass

Observations and Recommendations

General

• Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear Flaws typical for a home of this age.

CEILINGS \ Plaster or drywall

Condition: • Patched

All patches were tested with a moisture meter. Dry at time of inspection. Repaired ceilings are common in homes of this age.

Implication(s): Chance of damage to contents, finishes and/or structure

Location: Various Third Floor

Task: Monitor

WALLS \ Plaster or drywall

Condition: • Bulging

Implication(s): Damage or physical injury due to falling materials | Material deterioration

Location: Basement

Task: Improve

Time: Discretionary

36. *Bulging*

FLOORS \ General

Condition: • Worn

Implication(s): Material deterioration
Location: Second Floor
Task: Repair / Replace
Time: Discretionary
Cost: Regular maintenance item

37. *Worn*

FLOORS \ Ceramic tile, stone, marble, etc
Condition: • Tiles cracked
Implication(s): Trip or fall hazard
Location: Basement bathroom and kitchen
Task: Replace
Time: Regular maintenance
Cost: Regular maintenance item

38. *Tiles cracked*

39. *Tiles cracked*

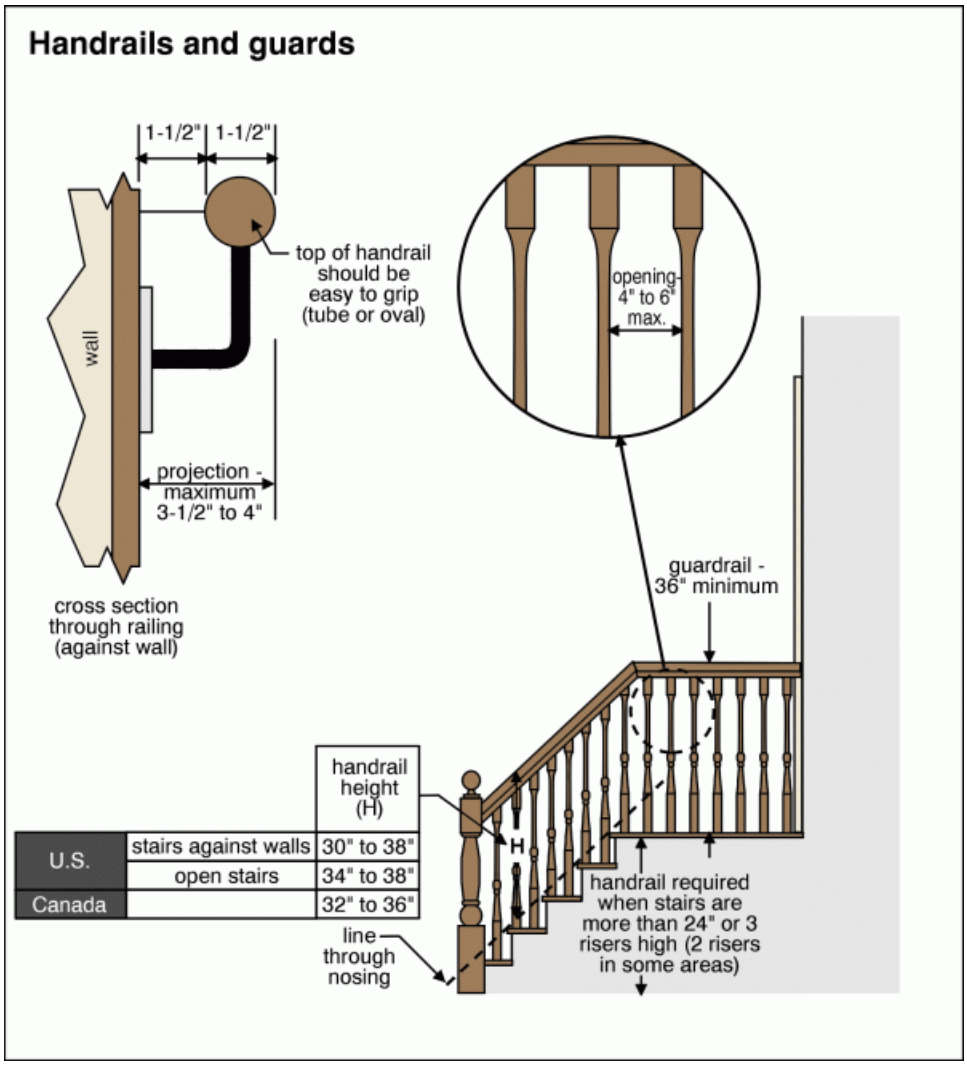
WINDOWS \ General
Condition: • The windows are old but generally function. At some point soon they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly $30 to $50/sq. ft.

installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.
We noted many windows manufactured between 1988-1992. The sliding door was manufactured 1976. We were not able to determine the age of some of the older windows.
Location: Throughout
Task: Upgrade
Time: Discretionary
Cost: $15,000 - and up

CARPENTRY \ Cabinets
Condition: • Drawers - missing or defective stops
Implication(s): Damage or physical injury due to falling materials
Location: First floor Kitchen
Task: Provide drawer stops
Time: Less than 1 year
Cost: Minor

Condition: • Stained, worn, damaged
Implication(s): Material deterioration
Location: Various Basement Kitchen
Task: Repair / Replace
Time: Discretionary

STAIRS \ Handrails and guards
Condition: • Missing
Implication(s): Fall hazard
Location: Basement Staircase
Task: Provide Handrail
Time: Less than 1 year
Cost: Minor


Handrails and guards
1-1/2"
1-1/2"
top of handrail should be easy to grip (tube or oval)
wall
projection - maximum 3-1/2" to 4"
cross section through railing (against wall)
opening - 4" to 6" max.
guardrail - 36" minimum
handrail height (H)
H
U.S.
stairs against walls
30" to 38"
open stairs
34" to 38"
Canada
32" to 36"
line through nosing
handrail required when stairs are more than 24" or 3 risers high (2 risers in some areas)

40. *Missing*

BASEMENT \ Leakage

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 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.

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.

Inspection limited/prevented by:
• Storage/furnishings
• New finishes/paint
• New finishes/paint
Recent painting. Still drying in many areas.
• Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide 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: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Descriptions

General: • The Inspection Professionals Website

General: • Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.

General: • Serious structural problems in houses are not very common, but when they occur they are never cheap to fix. Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

General: • There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.

General: • (Life Cycles and Costs)

General: • This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.

General: • Common Building Technical Terms Explained

Descriptions

General: • pictures taken during inspection

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • 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.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Insulation Amounts - Current Standards: • Attic and roof space: R-40 (R-50 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • Click for more information.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • Ballpark estimates based on a typical three-bedroom home.

Priority Items for Home Buyers: • A list of things you should do when moving into your new home and a few regular maintenance items.

Maintenance: • Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.

When Things Go Wrong: • Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.

Standards of Practice: • This document sets out what a professional home inspection should include, and guides the activities of our inspectors.

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.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS