YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
2 Glamis Avenue
Toronto, ON M6N 4H4

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, October 5, 2023

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 17, 2023

Dear Gillian Ritchie,

RE: Report No. 7308, v.3
2 Glamis Avenue
Toronto, ON
M6N 4H4

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a certified multi-inspector award-winning 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 International Association of Certified Home Inspectors (CPI # NACHI07020704)
"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 $295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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HIGHLIGHTS:

This 1945 solid masonry home, resting on concrete block foundations, appears well-built and is generally in good condition compared to homes of a similar age and style.
The exterior masonry is in good condition. The electrical service size is 100-amp. The high-quality roofing materials appear to be in the early stage of their lifespan and are in excellent condition. The 4-year-old mini-split air conditioning system is fully operational. While some windows show signs of aging, many feature triple-paned glass units and are in good working order. No significant structural issues were identified during the inspection.
As is typical for homes of this age, there is a mix of newer and older systems and components.

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.
We adhere to the CAHPI Standards of Practice which can be viewed here:
CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS
NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER $1000

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 inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. 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

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report. We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the

information in this report without our onsite review, you are waiving all rights.

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

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Ungrounded
We noted ungrounded outlets in many areas. Ungrounded wiring 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 current requirements.
Location: Various
Task: Upgrade to GFI breakers or outlets less than 1 year and upgrade wiring when/if remodeling

Heating

GAS HOT WATER BOILER \ Life expectancy
Condition: • Aging
Typical lifespan is 20-35 years for this type of boiler with cast iron heat exchanger. The current unit is 20 years old. Service annually and continue to use until replacement is needed.
Location: Basement
Task: Replace
Time: When necessary / Unpredictable
Cost: $5,000 - and up

Plumbing

WATER HEATER \ Life expectancy
Condition: • Near end of life expectancy
Typical life expectancy is 10-15 years. The current unit is 15 years old
Location: Basement Furnace Room
Task: Replace
Time: Soon / Unpredictable
Cost: Rental $25-$35 monthly. Purchase $1500-$2500

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

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

1. *Asphalt shingles*

2. *Asphalt shingles*

Approximate age: • First third of lifespan. Premium quality shingles.

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

General: • Most roofs are susceptible to ice damming 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

Inspection performed: • From roof edge

Age determined by: • Visual inspection from roof surface

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Below grade

Lot slope: • Away from building • Flat

Wall surfaces and trim:

• Insulbrick

At garage

Wall surfaces - masonry: • Brick

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris

Location: Various Exterior

Task: Clean

Time: Less than 1 year

Cost: Regular maintenance item

ROOF DRAINAGE \ Downspouts

Condition: • Downspouts below grade - Toronto.

For more information visit:

https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/basement-flooding/mandatory-downspo

For exemptions visit here:

https://www.toronto.ca/wp-content/uploads/2018/01/9516-15-0028-Mandatory-Downspout-Disconnection-Exemption-AODA.pdf

Location: Throughout Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor

3. *example*

WALLS \ Flashings and caulking

Condition: • Caulking around windows, doors and wall penetrations should be checked regularly for deficiencies and improved as needed.

Location: Various windows, doors, and wall penetrations such as vents

Task: Provide caulking

4. *example caulking needed at vent*

WALLS \ Masonry (brick, stone) and concrete

Condition: • Mortar deterioration

Provide mortar (Repointing, Tuck pointing). This is routine maintenance for homes of this age.

Location: Front Exterior Wall at stone below window

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item

5. *Mortar deterioration*

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

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

We often find windows on older homes that are at or below grade. Modern standards require that bottom of window be above grade by 6-inches or a window well be provided. Provide window well if replacing driveway in the future. In the meantime ensure windows are kept well sealed.

Location: Right Exterior

Task: Monitor / Improve

Time: As Needed

6. *Sill - Near or at Grade Level*

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Sill deteriorated

Location: Rear Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor

7. *Sill deteriorated*

Condition: • At front porch window sill, brick installed on side with hollows facing up.

Location: Front Exterior

Task: Patch

Time: Less than 1 year

Cost: Minor

8.

DOORS \ Exterior trim

Condition: • Sill too low

Threshold less than 6-inch step up from outside.

Location: Right Exterior

Task: Improve

Time: When necessary

9. *Sill too low*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Routine maintenance or improvements required at porch components. Here is a sampling:

Repair localized spalling at brick riser.

Provide routine tuckpoint at mortar and seal gap between porch at house.

Location: Front Exterior Porch

Task: Improve

Time: Regular maintenance

10. *Spalling at brick riser*

11. *Gap where porch meets wall and mortar needed*

LANDSCAPING \ Lot grading

Condition: • Low Areas.

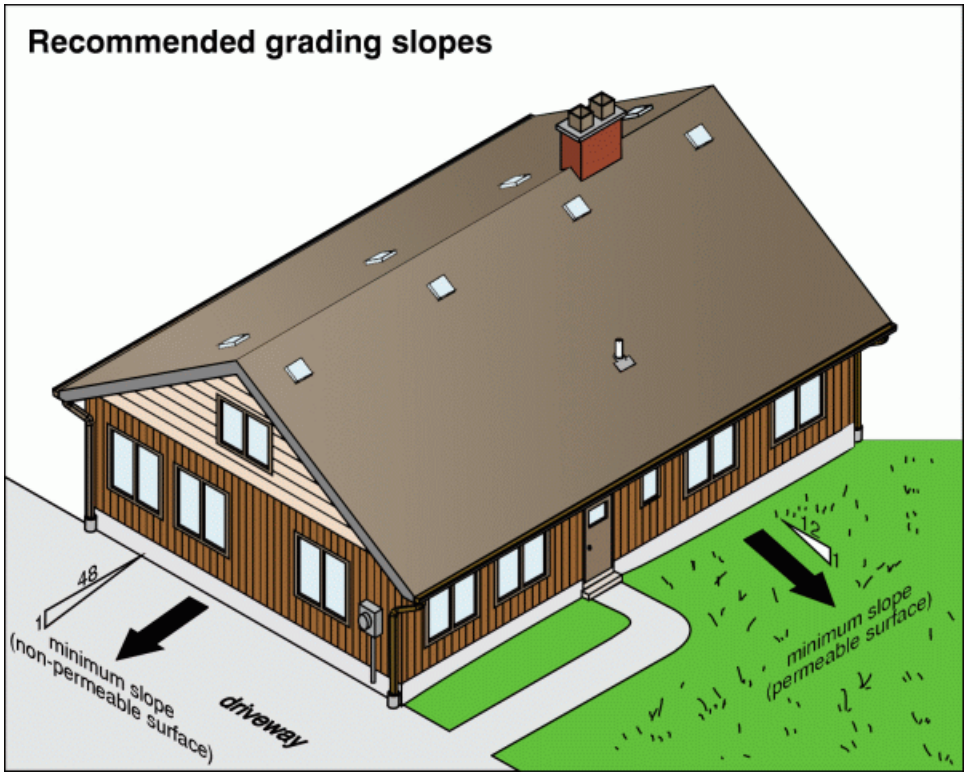
Low areas / settlement was noted at various areas including front planter and left side near front. Improve grade to slope away from home for at least 6 feet to help promote good drainage away from home. This is normal maintenance for ALL homes.

Location: Front raised garden and left side near front

Task: Improve

Time: Ongoing

Cost: Regular maintenance item



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

LANDSCAPING \ Patios

Condition: • Unsealed gap at building

Location: Rear Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor

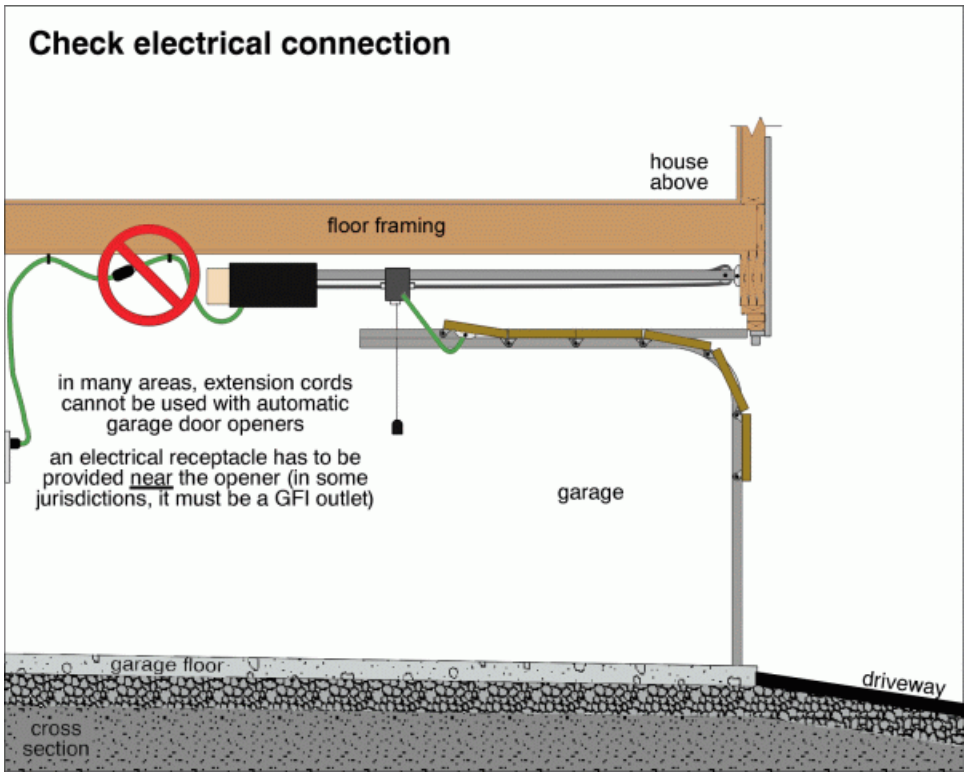
GARAGE \ General notes

Condition: • Aging Garage

This is a typical old garage commonly found in Toronto. The floors are comprised of wood boards. Some areas of the ceiling show prior water intrusion / damage. Repair garage components ongoing as needed.

Location: Garage
Task: Repair
Time: ongoing

GARAGE \ Vehicle door operators (openers)
Condition: • Extension cord for opener
Dedicated Receptacle Required
Location: Garage
Task: Correct
Time: As Soon As Possible
Cost: Minor



Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Geological and soil conditions • Erosion control, earth stabilization measures

Descriptions

General: • No significant structural performance issues were observed in visible areas. • The solid masonry walls and foundations that are visible are in good condition overall.

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Rafters

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

FOUNDATIONS \ General notes

Condition: • Parging damaged or missing

Location: Corner Rear Right Exterior

Task: Repair

Time: Regular maintenance

Cost: Minor Regular maintenance item

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

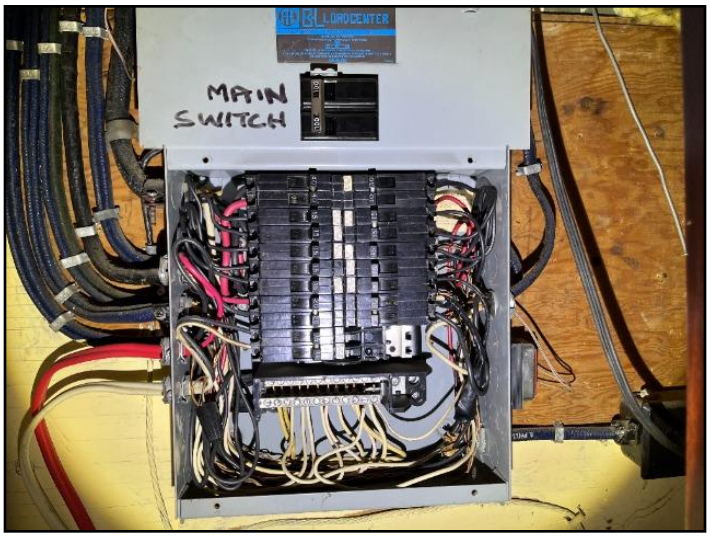
Service size: • 100 Amps (240 Volts)

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

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

• Breakers - basement



12. *Breakers - basement*

Distribution panel rating: • 125 Amps

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

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

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

Smoke alarms (detectors): • Present • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. POTENTIAL worst-case implications are fire and shock hazards. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

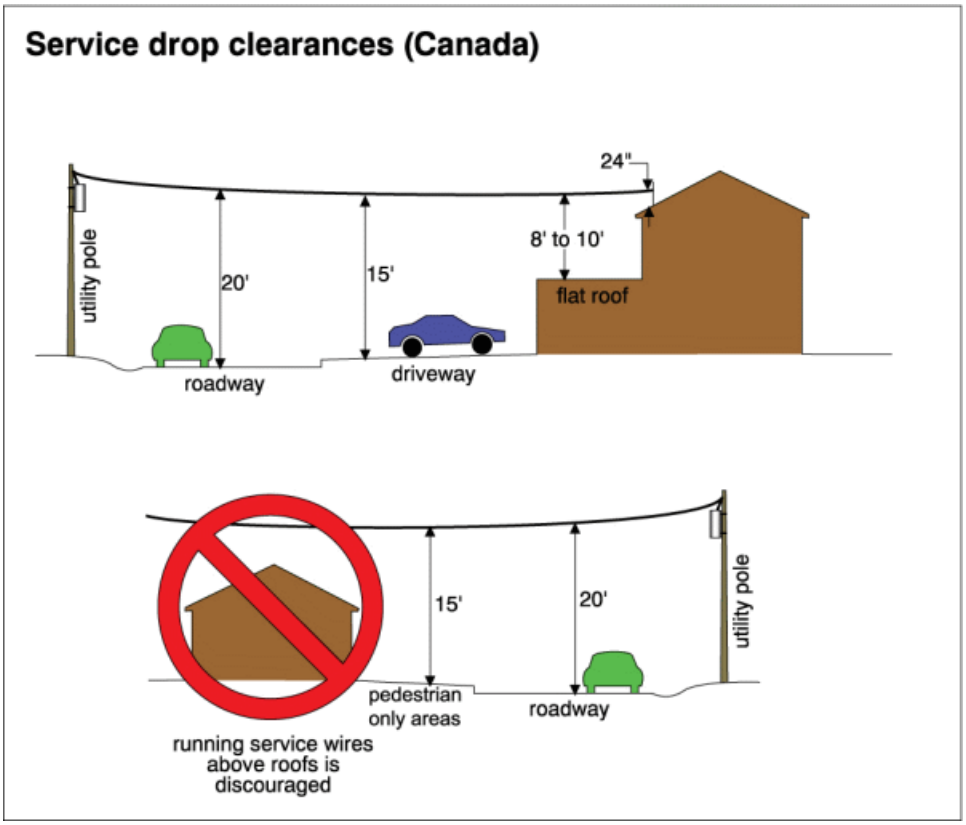
Condition: • Height over walking area

Alternatively provide exterior type wire in conduit. Consult electrician for ideal method.

Location: Rear Exterior Service line from house to garage

Task: Correct

Time: As Soon As Possible
Cost: Minor

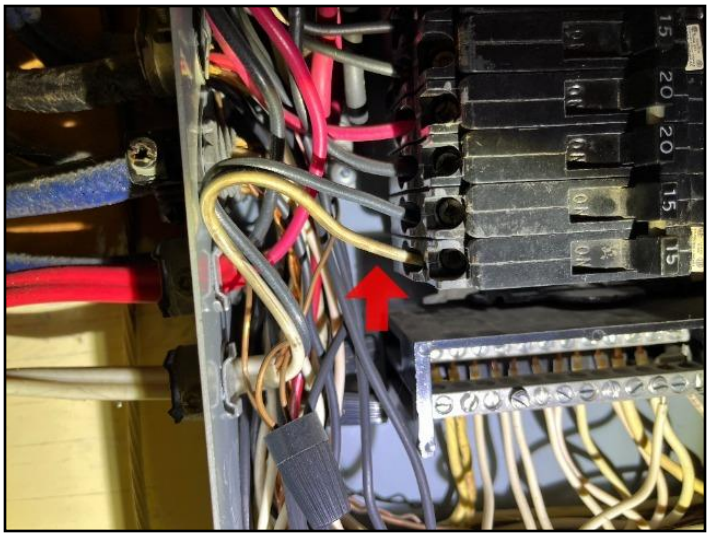


13. *Height over walking area*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

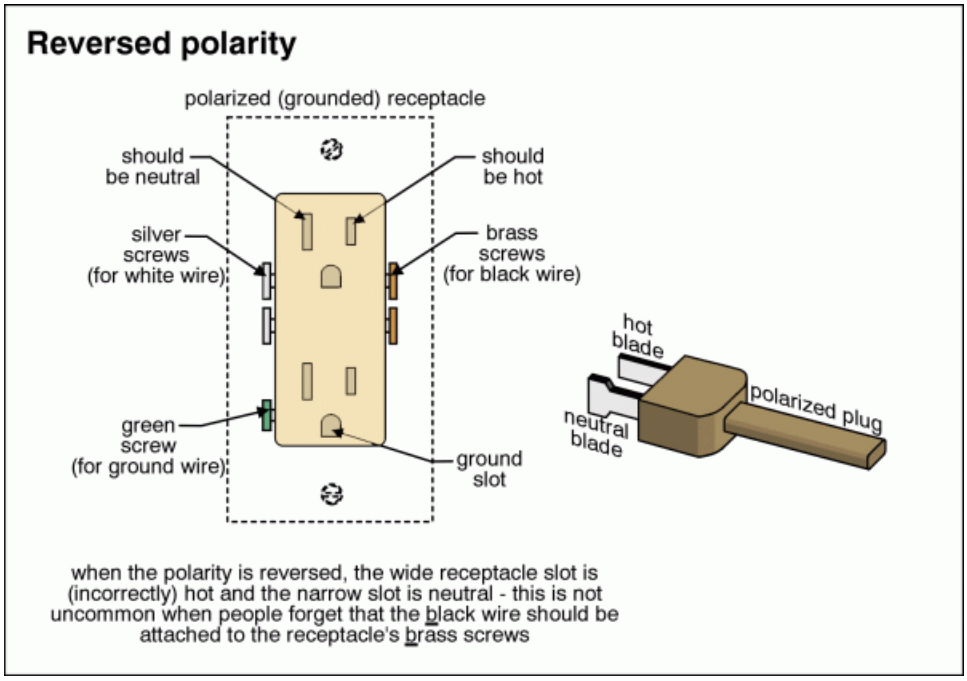
Condition: • White wires connected to breakers not identified as hot/live/ungrounded
White wire used as hot wire not marked

Location: Basement Panel
Task: Cover
Time: Less than 1 year



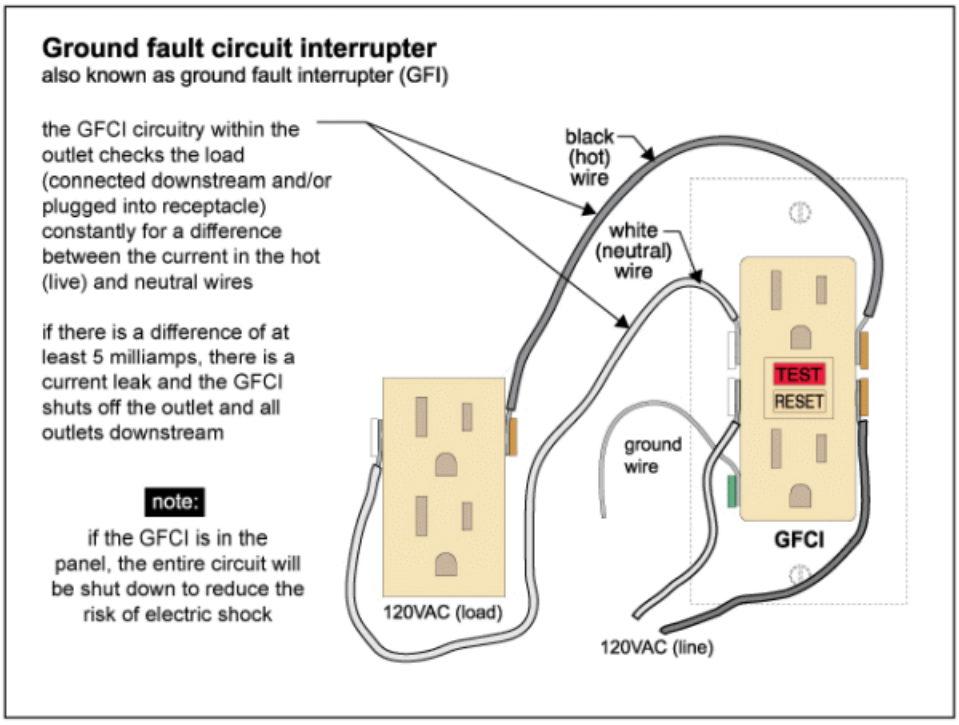
14. *White wires connected to breakers not...*

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Reversed polarity
Location: Various Basement
Task: Correct
Time: Before using
Cost: Minor



Condition: • Ungrounded
We noted ungrounded outlets in many areas. Ungrounded wiring 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 current requirements.
Location: Various
Task: Upgrade to GFI breakers or outlets less than 1 year and upgrade wiring when/if remodeling

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
Required in bathrooms, kitchens (near sink) and all exterior.
Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement. At a cost of roughly $150 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.
Location: Bathrooms, exterior wall, kitchen near sink
Task: Upgrade to GFI outlets
Time: As Soon As Possible
Cost: Minor



DISTRIBUTION SYSTEM \ Smoke alarms (detectors)
Condition: • Missing
Location: Ceilings
Task: Provide

Time: Immediate
Cost: Minor

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

Heating system type: • Boiler

Fuel/energy source: • Gas

Heat distribution: • Radiators

Approximate capacity: • 70,000 BTU/hr

Efficiency: • Conventional

Approximate age: • 20 years

Typical life expectancy: • Boiler (cast-iron) 20 to 35 years

Main fuel shut off at: • Meter

Fireplace/stove: • Gas fireplace

Observations and Recommendations

GAS HOT WATER BOILER \ Life expectancy

Condition: • Aging

Typical lifespan is 20-35 years for this type of boiler with cast iron heat exchanger. The current unit is 20 years old. Service annually and continue to use until replacement is needed.

Location: Basement

Task: Replace

Time: When necessary / Unpredictable

Cost: $5,000 - and up

GAS HOT WATER BOILER \ Venting system

Condition: • Natural gas boilers with draft hoods (<300,000 BTUs, which is 95% of house boilers) need to be inspect ed and tested annually by law to make sure carbon monoxide is not entering the home. Please ensure that this work is included as part of your annual boiler maintenance.

FIREPLACE \ Gas fireplace or gas logs

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Fireplace switch did not operate fireplace at time of inspection.

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

General: • For Your Information -

In the attic, an air handler is present, which is currently serving as a house fan and is connected to ducting leading to ceiling registers on the main level. While a cooling system was previously attached to the air handler and has since been removed, this presents an opportunity in the future to potentially attach a new air conditioner or replace the air handler with a furnace, offering versatile heating and cooling options in addition to the existing hot water boiler and radiator system and air conditioner system located at the family room.

15. *view of air handler and ducting in attic*

Air conditioning type: • Ductless (Mini split) system

Cooling capacity: • 15,000 BTU/hr

Compressor approximate age:

• 4 years

Mini split system with exterior condensing unit and interior evaporator unit were manufactured in 2019

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

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:

• Cellulose

Cellulose fiber blown in over top original Glass fiber

Attic/roof insulation amount/value: • R-32

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

Attic/roof ventilation: • Roof and soffit vents

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Below current standards of R-60 (as of 2016)

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

ATTIC/ROOF \ Hatch/Door

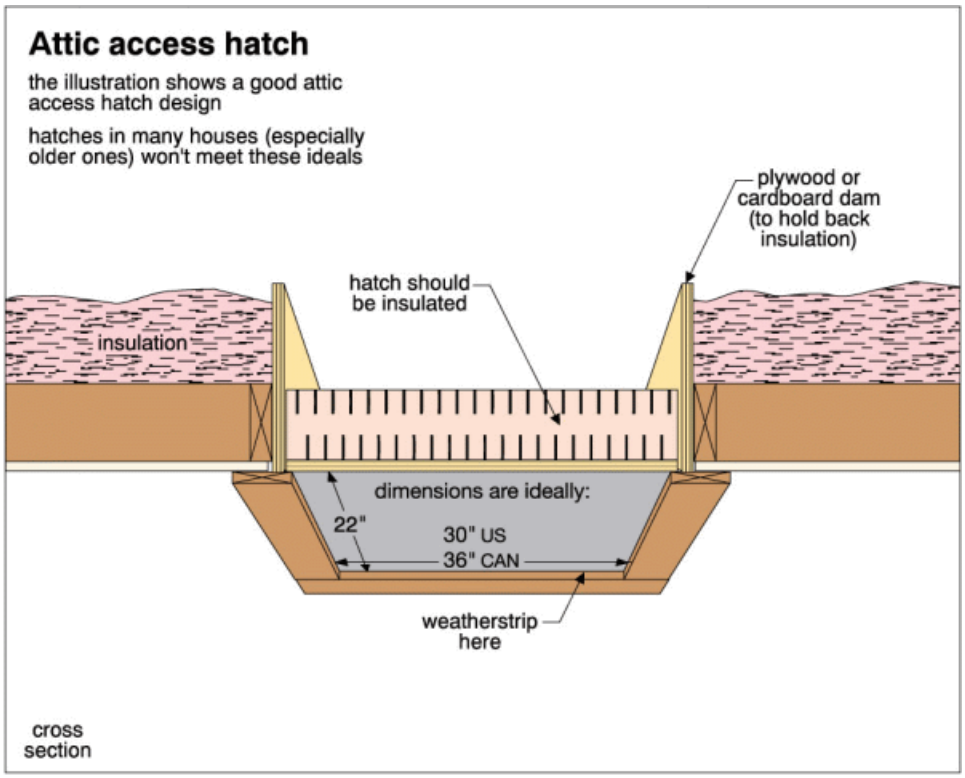
Condition: • Not insulated and not weatherstripped

Location: Attic

Task: Provide

Time: Less than 1 year

Cost: Minor



Inspection Methods and Limitations

Inspection limited/prevented by lack of 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 determined

Supply piping in building: • Copper

Main water shut off valve at the:

• Front of the basement

16. *Main water shut off valve*

Water flow and pressure: • Functional

Water heater type: • Tank

Water heater fuel/energy source: • Electric

Water heater tank capacity: • 170 liters

Water heater approximate age: • 15 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic • Copper

Floor drain location: • Center of basement

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure and health hazards.

RECOMMENDATIONS \ Overview

Condition: • Bathroom fixtures and finishes are old/worn.
Location: Bathrooms
Task: Upgrade

Time: When remodelling
Cost: Highly variable

SUPPLY PLUMBING \ Water service pipe
Condition: • Due to limited accessibility to the water service pipe entering through the floor, we were unable to definitively identify the material type. The possible materials typically used during the era include metal, copper, and lead. For a precise determination of the material and any associated concerns, consult plumber.
Location: Front of basement
Task: Further evaluation by plumber
Time: As necessary

WATER HEATER \ Life expectancy
Condition: • Near end of life expectancy
Typical life expectancy is 10-15 years. The current unit is 15 years old
Location: Basement Furnace Room
Task: Replace
Time: Soon / Unpredictable
Cost: Rental $25-$35 monthly. Purchase $1500-$2500

WASTE PLUMBING \ Drain piping - performance
Condition: • Sewer backup insurance is recommended for ALL homes
Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly $200 to $400, however many companies will rebate the cost if work is to be completed.

FIXTURES AND FAUCETS \ Toilet
Condition: • Slow flush. Old toilet
Location: Basement Bathroom
Task: Upgrade to new toilet
Time: As Required

Inspection Methods and Limitations

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

Descriptions

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

Windows: • Fixed • Single/double hung • Sliders

Windows: • Aging in some areas but in fair condition overall. Upgrades are discretionary

Glazing: • Triple • Primary plus storm

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

Condition: • Typical flaws noted on floors, walls and ceilings. Some of the finishes in home will need eventual updating, however this is discretionary. Renovations are a major expense.

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

WALLS \ General notes

Condition: • Stains

It is common to find stains in old basements. All were tested with moisture meter and were dry at time of inspection.

Location: Basement

Task: For Your Information

EXHAUST FANS \ General notes

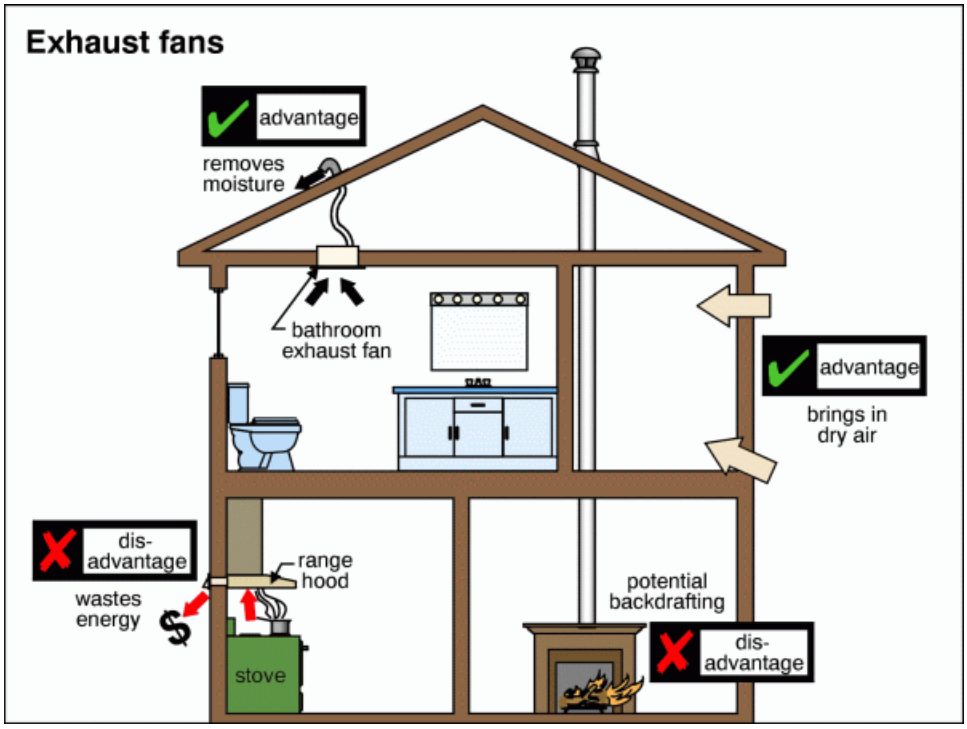
Condition: • Missing

Exhaust Fans in bathrooms are recommended upgrades. (This was not standard when the house was originally built when only windows in bathrooms were required) (This helps remove moisture which could contribute to mildew/mold growth)

Location: Bathroom

Task: Upgrade

Time: When remodelling



BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is 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 $500 to $600 per crack or $300 per 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 / stipple ceilings, glue, insulation around heating ducts and registers, plaster 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. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

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

Basement leakage: • Storage in basement limited inspection • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

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. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components.

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

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.

END OF REPORT

This is a copy of our home inspection contract and outlines the terms,

limitations and conditions of the home inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the 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

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.