

Inside-Out Home Inspectors

Toronto, ONTARIO

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Inspected By: Peter Sansom



Home Inspection Report

Prepared For:

Demo Inspection Report

Property Address:

Toronto, ONTARIO

Inspected on Wed, Nov 25 2020 at 1:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

General

1) Comment 3: In the report, the orange triangle symbol means "deficiency" or something that needs your attention.

Walkways

2) Comment 5: During the inspection of the flagstone walkway at the front west side of the house, it was determined that the slope was back towards the building. No water was observed at the time of this inspection. This condition can cause water, snow and ice to flow toward the house. It is recommended that the walkway grading slope toward the street. Correcting this condition will ensure for adequate runoff and would reduce the possibility of water infiltration into the foundation at the front of the house.

Steps/Stoops

3) Comment 6: The brick columns on the front porch were observed to be in need of repair. No standing or running water was observed during inspection. Correction of this defect by repairing the tuck pointing in the lower area of the columns would correct this condition. Further investigation of the source of moisture is recommended.

Walkway - North Side

4) Comment 7: The walkway at the north side of the building shared with the home to the north, showed signs of cracking and settling. This defect can cause moisture intrusion into the foundation. Water backup in the area due to the drain clogging from leaves and debris can create an unsafe condition such as ice formation in winter. Correction of this condition with the installation of a French drain would be recommended. Creating a larger drainage surface would provide better flow of rain water and snowmelt ensuring correct operation of the system.

(Report Summary continued)

Exterior Covering

5) Comment 10: The front of the house has aluminum siding with no defects observed. The back (east facing second story wall) aluminum siding paint covering appeared weathered with no signs of any missing pieces or cracks. This is a minor defect. The north side of the home has wood shingles that are showing some weathering and are in need of maintenance. This minor defect requires correction. Paint or stain and repair of loose or damaged shingles is required.

Windows

6) Comment 11: The exterior of the windows was found not to have any current defects. As described in the "interior" section of this report, a recommendation to replace the single hung aluminum windows with a more efficient window system was noted. Modern high-efficiency windows, trim and caulking provide superior performance by reducing heat loss, maintaining cooling during summer months and reducing air and moisture penetration into the home. It is recommended that an energy audit be performed by a licensed provider.

Railings

7) Comment 12: A guard rail and railing on the rear deck and patio were not installed. This is an unsafe condition. Missing these components is a significant risk for injury in day-to-day use due to falls. Installation of the components noted will ensure proper function of the system.

Vent Stacks

8) Comment 15: The plumbing vent boot was observed to have loose and cracked caulking. This seal is required to prevent water leakage through the roof and into the building. Installation of additional flashing, caulking or boot is recommended.

Chimney

9) Comment 16: The chimney cap and the metal seal surrounding the chimney liner are missing. This defect will cause rain to enter the chimney. The area is also not protected from pest intrusion. Installation of an aluminum cap and cover over the chimney flue with high temperature silicone connections to the aluminum vent liner is recommended.

(Report Summary continued)

10) Comment 18: Loose brick and substandard tuck pointing on the chimney was observed. Loose bricks and insufficient chimney tuck pointing can cause leaks and moisture penetration into the building through the chimney stack. It's recommended that a professional mason assess the chimney for structural soundness and make the required repairs.

11) Comment 19: Moisture and efflorescence of the chimney brick base was observed. A moisture reading of 58% was recorded at the base of the chimney near the basement floor. Thermographic imaging showed a change in temperature at the same location identified via moisture meter. A high moisture reading is anything above 20% where a normal reading is +/- 1.5 %. This defect may be related to the missing chimney cap or insufficient tuck pointing.

Soffit and Fascia

12) Comment 20: Peeling paint on the north gable was observed. This minor defect could allow moisture and insect damage to occur. Priming and painting the exposed wood is required. This area should be covered with aluminum to provide a long term solution.

Gutters & Downspouts

13) Comment 21: The front gutter was incorrectly sloped away from downspout. This condition would allow water to pool and debris to collect. The gutter should slope toward the downspout to allow water to drain.

Foundation Material

14) Comment 22: Investigation of the foundation walls was limited to an area of the west wall near the water metre. The area was defect free. This small area did not provide enough access to make accurate observations on the integrity of the entire foundation.

(Report Summary continued)

Signs of Water Penetration

15) Comment 23: Evidence of moisture on the trim in the back of the basement beside the laundry was observed. A moisture reading 41.1% was observed at the baseboard. Thermographic imaging shows activity behind the drywall, however no satining on the drywall was observed. This area is directly in front of the soil down pipe and below the exterior sidewalk grouting connection at the wall. Mold and mildew development can be a major safety concern. Repair of the seal on the plumbing stack at the roof may remove this as a source of moisture. Further investigation of the seal between the house and the sidewalk to the north is recommend.

Structure

16) Comment 24: Portions of the floor structure were not inspected due to finished walls and flooring. An area in the laundry room provided limited visual access the the floor joists. 2x8 joists appeared to be structurally sound. No evidence of wood rot was found when a probe test was performed.

Attic Entry

17) Comment 25: Attic access was permanently closed. The attic was not inspected.

Service Panel Location

18) Comment 26: The exposed wires to the right of the service panel are a minor defect and a potential hazard for electrical shock. It is recommended that a closure over this area be installed to prevent possible electrical shock.

GFCI/AFCI Breakers

19) Comment 28: GFCI protected outlets were present in bathrooms but not in the kitchen. This is a major defect. GFCI's should be installed where water is within 5 feet of the outlet. A licensed electrician should assess this and any other outlets in the house for safety and repair to return them to a safe state of operation.

(Report Summary continued)

Type of Distribution

20) Comment 33: During the inspection of the furnace, an unused exhaust vent from the furnace to the chimney was identified. It is not needed as the furnace is vented directly outside versus up the chimney. Correction of this condition is required. Thermographic imaging showed heated air present in the duct. Piping removal and installation of a covering plate is recommend. This service should be provided b a licensed furnace repair technician.

HVAC: Cooling

21) Comment 34: Portions of the cooling were not inspected as the condenser unit was mounted on the wall on the north side of the house. Outdoor temperature was below 16°C therefore air-conditioning system was not tested. Operation below this temperature can cause damage to the unit.

Sink(s)

22) Comment 38: A minor defect in the vanity tailpipe was discovered. There was evidence of mineral deposits around the tailpipe seal and connection to the P trap. This is a result of water leakage through the tailpipe connection. It is recommended that the seals or tailpipe be repaired or replaced to avoid further damage to the interior of the sink base and possible mold development.

Ventilation Type

23) Comment 40: The laundry room contained a toilet, vanity and laundry sink. This area measures approximately 10' x 12' or 120 square feet. The existing window was small and difficult to open. It was determined that the ventilation in the bathroom/laundry room area was not adequate. Moist air from the washer, dryer and bathroom fixtures require adequate ventilation to reduce risk of moisture build up. It is estimated that for every square foot of floor space, 1 CFM (cubic feet per minute) of ventilation required. Therefore this area would require the installation of a ventilation system of 120 CFM capacity at minimum, vented to the exterior.

(Report Summary continued)

Sink

24) Comment 41: A minor defect was observed at the connection of the counter top and under-counter sink. Infiltration of water from underneath the sink and counter connection can cause damage to the cabinet below. The caulking between the sink and the countertop needs to be repaired and replaced.

Dryer Venting

25) Comment 44: Dryer vent should have a solid 90° angle to go through the house exterior. The buildup of lint from poor flow of the dryer exhaust is a fire hazard. Installation of a solid pipe system is required to ensure safe and correct function of this system.

Washer

26) Comment 45: Both the washer and dryer are approximately 20 years old. These appliances are reaching the end of their life expectancy ranging from 10 to 15 years of service. Cost of repairs to older appliances can be expensive when related to the value of the appliance. Replacement of these appliances within one year should be considered.

Window Types

27) Comment 47: The windows on the first and second floors are made up of aluminum double glass units. No apparent leaking of air was observed at the time however they are not efficient. This installation appears to be near the end of the estimated life expectancy. Further evaluation by an energy consultant is required.

Railings

28) Comment 49: A railing between first and second floor main staircase was not present. This is an unsafe condition could cause injury due to falls Installation of a railing or bannister is required to ensure the system functions normally and safely.

General

Client's Signature:

Demo

Fees for services provided:	Demo \$
Property Type:	Semi-Detached
Stories:	Two
Approximate Age:	80 Plus
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	1.5
Door Faces:	West
Furnished:	Yes
Occupied:	Yes



Comment 1:

COVID-19 protocol was followed as per the guidelines set out by the province for essential services and discussed with the customer prior to the inspection. Masks, eye protection and gloves are used as recommended. All surfaces are wiped down with disinfectant wipes. A signed COVID 19 assessment form was received before the start of the inspection and a copy is included in this report.

Weather:	Overcast
Soil Condition:	Damp, Wet
Temperature:	Cold
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Owner



Comment 2:

Thank you for choosing INSIDE-OUT Home Inspectors to inspect your property today. By electronically signing this document, you agree to the terms stated in the inspection agreement attached to this report. Fees and payment terms are agreed to.

(General continued)



Comment 3:

In the report, the orange triangle symbol means "deficiency" or something that needs your attention.



Comment 4:

In the report, the round blue circle symbol indicates more information provided on a specific area of the report. No action is required.

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Sloped Toward Structure

Condition: Further Evaluation Required

Vegetation:

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

Retaining Walls:

Not Present

Driveway:

Concrete

Condition: Repair or Replace



(Site continued)

Walkways: Concrete , Stepping Stones
Condition: Marginal



Comment 5:

During the inspection of the flagstone walkway at the front west side of the house, it was determined that the slope was back towards the building. No water was observed at the time of this inspection. This condition can cause water, snow and ice to flow toward the house. It is recommended that the walkway grading slope toward the street. Correcting this condition will ensure for adequate runoff and would reduce the possibility of water infiltration into the foundation at the front of the house.



Figure 5-1



Figure 5-2

Steps/Stoops: Wood
Condition: Marginal

(Site continued)



Comment 6:

The brick columns on the front porch were observed to be in need of repair. No standing or running water was observed during inspection. Correction of this defect by repairing the tuck pointing in the lower area of the columns would correct this condition. Further investigation of the source of moisture is recommended.



Figure 6-1



Figure 6-2



Figure 6-3

Patios/Decks:

Stone

Condition: Satisfactory

Walkway - North Side:

Walkway

Condition: Repair or Replace

(Site continued)



Comment 7:

The walkway at the north side of the building shared with the home to the north, showed signs of cracking and settling. This defect can cause moisture intrusion into the foundation. Water backup in the area due to the drain clogging from leaves and debris can create an unsafe condition such as ice formation in winter. Correction of this condition with the installation of a French drain would be recommended. Creating a larger drainage surface would provide better flow of rain water and snowmelt ensuring correct operation of the system.



Figure 7-1



Figure 7-2



Comment 8:

A French drain with patio pavers provides good drainage and a more stable surface for the sidewalk.

(Site continued)



Figure 8-1

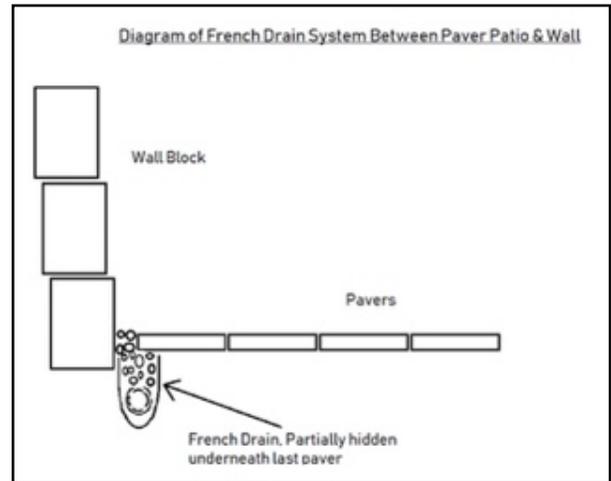


Figure 8-2



Comment 9:

Termites are known to be active in this area of the city. It is recommended to check with the local exterminator companies to provide further information.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Brick, Aluminum Siding, Wood shake siding
Condition: Satisfactory

(Exterior continued)



Comment 10:

The front of the house has aluminum siding with no defects observed. The back (east facing second story wall) aluminum siding paint covering appeared weathered with no signs of any missing pieces or cracks. This is a minor defect. The north side of the home has wood shingles that are showing some weathering and are in need of maintenance. This minor defect requires correction. Paint or stain and repair of loose or damaged shingles is required.



Figure 10-1

Exterior Trim Material:

Aluminum

Condition: Satisfactory

Windows:

Vinyl, Aluminum

Condition: Repair or Replace

(Exterior continued)



Comment 11:

The exterior of the windows was found not to have any current defects. As described in the "interior" section of this report, a recommendation to replace the single hung aluminum windows with a more efficient window system was noted. Modern high-efficiency windows, trim and caulking provide superior performance by reducing heat loss, maintaining cooling during summer months and reducing air and moisture penetration into the home. It is recommended that an energy audit be performed by a licensed provider.



Figure 11-1

Entry Doors:

Steel

Condition: Satisfactory

Balconies:

Not Present

(Exterior continued)

Railings:

Not Present



Comment 12:

A guard rail and railing on the rear deck and patio were not installed. This is an unsafe condition. Missing these components is a significant risk for injury in day-to-day use due to falls. Installation of the components noted will ensure proper function of the system.



Figure 12-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From Ground with Binoculars, Walked Roof/Arms Length
Roof Design: Gable, Flat
Roof Covering: 3 Tab Shingle, Roll Roofing
Condition: Satisfactory



Comment 13:

The front west facing gable roofing was observed to be functioning normally. Previous shingles were completely removed and a new single layer was applied. The average lifespan of a three tab shingle roof is 20 to 25 years. As the majority of the building faces west, sun damage may advance the rate of wear.



Figure 13-1



Figure 13-2

(Roofing continued)



Figure 13-3



Comment 14:

The flat portion of the roof was inspected. It is composed of a modified bitumen roofing material, which appeared to be correctly installed and in good repair. The life expectancy of a flat roof is up to 20 years.



Figure 14-1

Approximate Roof Age:	10 Years
Ventilation Present:	Roof
	Condition: Satisfactory
Vent Stacks:	Metal
	Condition: Marginal

(Roofing continued)



Comment 15:

The plumbing vent boot was observed to have loose and cracked caulking. This seal is required to prevent water leakage through the roof and into the building. Installation of additional flashing, caulking or boot is recommended.



Figure 15-1

Chimney :

Masonry

Condition: Repair or Replace



Comment 16:

The chimney cap and the metal seal surrounding the chimney liner are missing. This defect will cause rain to enter the chimney. The area is also not protected from pest intrusion. Installation of an aluminum cap and cover over the chimney flue with high temperature silicone connections to the aluminum vent liner is recommended.

(Roofing continued)



Figure 16-1



Comment 17:

Proper installation of cap on the masonry chimney should include a cap and a seal. This is an example of a properly installed cap and vent.



Figure 17-1

(Roofing continued)



Comment 18:

Loose brick and substandard tuck pointing on the chimney was observed. Loose bricks and insufficient chimney tuck pointing can cause leaks and moisture penetration into the building through the chimney stack. It's recommended that a professional mason assess the chimney for structural soundness and make the required repairs.



Figure 18-1



Figure 18-2



Comment 19:

Moisture and efflorescence of the chimney brick base was observed. A moisture reading of 58% was recorded at the base of the chimney near the basement floor. Thermographic imaging showed a change in temperature at the same location identified via moisture meter. A high moisture reading is anything above 20% where a normal reading is +/- 1.5 %. This defect may be related to the missing chimney cap or insufficient tuck pointing.

(Roofing continued)



Figure 19-1



Figure 19-2



Figure 19-3



Figure 19-4

(Roofing continued)



Figure 19-5

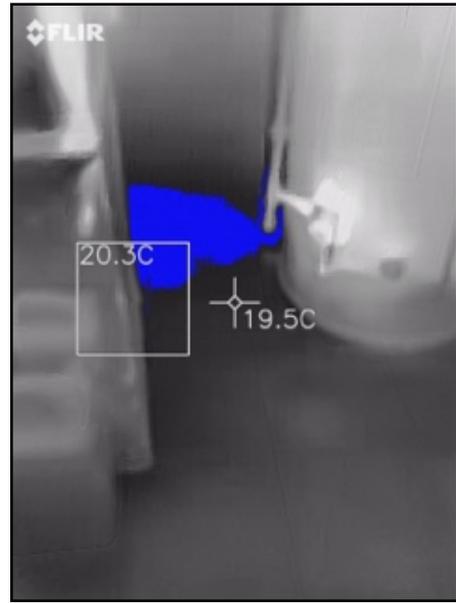


Figure 19-6

Sky Lights:

Yes

Condition: Satisfactory



Flashings:

Metal

Condition: Satisfactory

Soffit and Fascia:

Aluminum

Condition: Satisfactory

(Roofing continued)



Comment 20:

Peeling paint on the north gable was observed. This minor defect could allow moisture and insect damage to occur. Priming and painting the exposed wood is required. This area should be covered with aluminum to provide a long term solution.



Figure 20-1



Figure 20-2



Figure 20-3

(Roofing continued)

Gutters & Downspouts:

Metal

Condition: Repair or Replace



Comment 21:

The front gutter was incorrectly sloped away from downspout. This condition would allow water to pool and debris to collect. The gutter should slope toward the downspout to allow water to drain.



Figure 21-1



Figure 21-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:

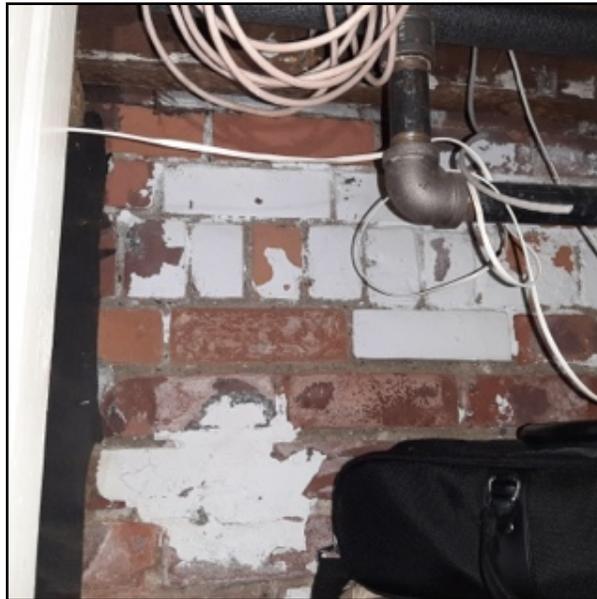
Basement

(Structure continued)

Foundation Material:

Double Brick

Condition: Further Evaluation Required



Comment 22:

Investigation of the foundation walls was limited to an area of the west wall near the water metre. The area was defect free. This small area did not provide enough access to make accurate observations on the integrity of the entire foundation.

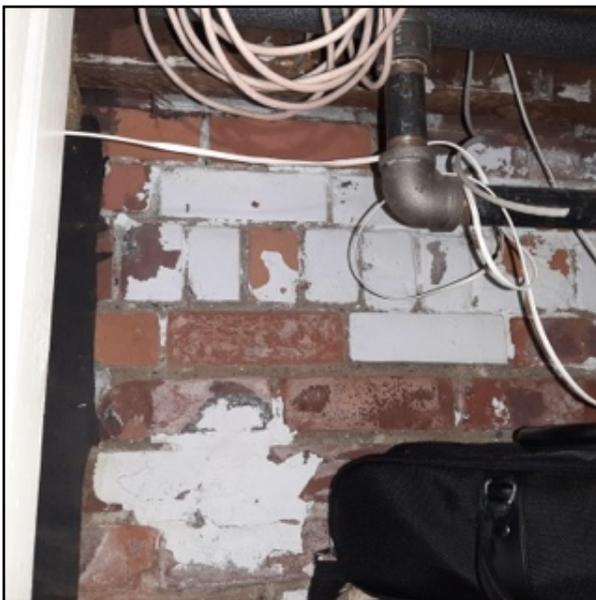


Figure 22-1

(Structure continued)

Signs of Water Penetration:

Moisture, Dampness

Condition: Further Evaluation Required



Comment 23:

Evidence of moisture on the trim in the back of the basement beside the laundry was observed. A moisture reading 41.1% was observed at the baseboard. Thermographic imaging shows activity behind the drywall, however no satining on the drywall was observed. This area is directly in front of the soil down pipe and below the exterior sidewalk grouting connection at the wall. Mold and mildew development can be a major safety concern. Repair of the seal on the plumbing stack at the roof may remove this as a source of moisture. Further investigation of the seal between the house and the sidewalk to the north is recommend.



Figure 23-1



Figure 23-2

(Structure continued)

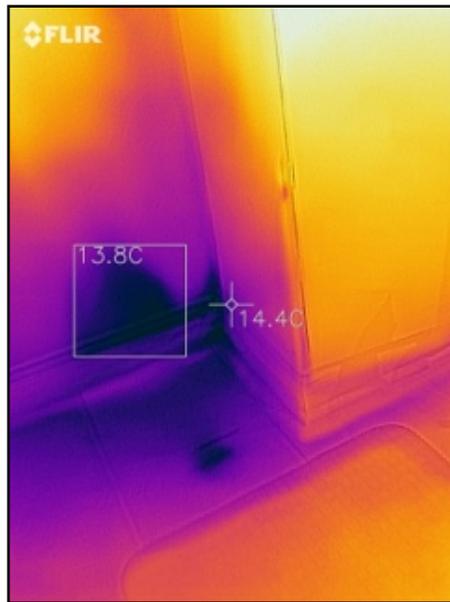


Figure 23-3

Prior Waterproofing:	Not Present
Floor Structure:	Not Inspected
Subflooring:	Solid Wood Plank
	Condition: Satisfactory
Wall Structure:	Not Inspected



Comment 24:

Portions of the floor structure were not inspected due to finished walls and flooring. An area in the laundry room provided limited visual access the the floor joists. 2x8 joists appeared to be structurally sound. No evidence of wood rot was found when a probe test was performed.

Attic

Attic Entry: Not Inspected



Comment 25:

Attic access was permanently closed. The attic was not inspected.

Roof Framing Type: Not Inspected

(Attic continued)

Roof Deck Material:	Not Inspected
Vent Risers:	Not Inspected
Insulation:	Not Inspected

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement



(Electrical continued)



Comment 26:

The exposed wires to the right of the service panel are a minor defect and a potential hazard for electrical shock. It is recommended that a closure over this area be installed to prevent possible electrical shock.

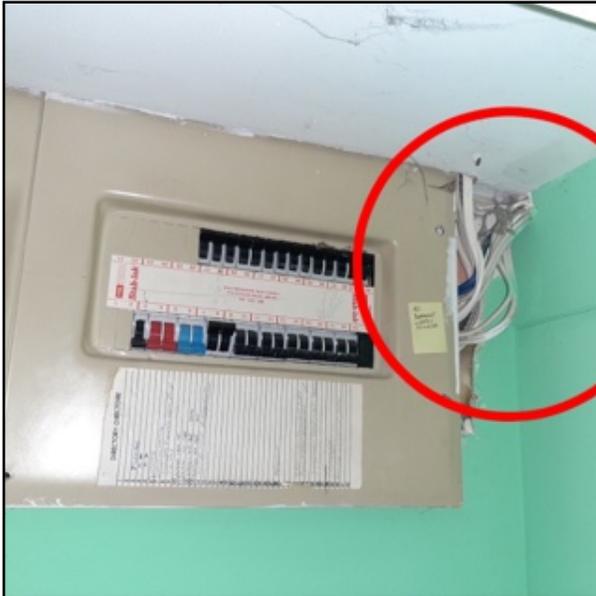


Figure 26-1

Service Panel Manufacturer: Federal Pioneer
Condition: Satisfactory



Comment 27:

There is some controversy over the safety of the Federal Pioneer panel known as Federal Pacific in the United States. Underwriter's laboratories have maintained the safety standards and changed safety readings of these panels, however some may have problems with the breakers themselves. They have the tendency to not trip when under load. This could mean overloaded circuits and the potential for fire due to excess heat generated in the conductors. A licensed electrician should be consulted and have the panel assessed. It was operating normally during this inspection.

Service Line Material: Copper
Condition: Satisfactory

Service Voltage: 240 volts

(Electrical continued)

Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory



Comment 28:

GFCI protected outlets were present in bathrooms but not in the kitchen. This is a major defect. GFCI's should be installed where water is within 5 feet of the outlet. A licensed electrician should assess this and any other outlets in the house for safety and repair to return them to a safe state of operation.



Figure 28-1

(Electrical continued)



Comment 29:

Ground fault circuit interrupters (GFCI's) are required in all areas where a sink or water source and electrical outlets are within 5 feet of each other.

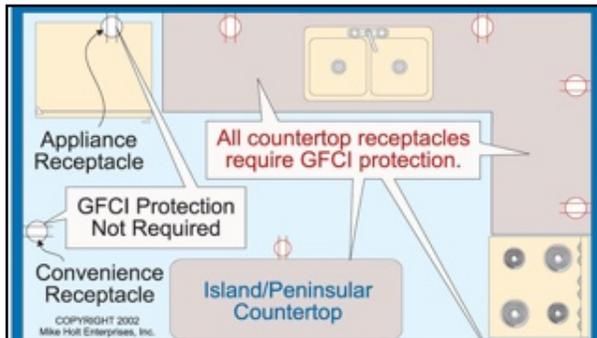


Figure 29-1

Smoke Detectors:

9 volt Battery Type
Condition: Satisfactory

HVAC

HVAC System Type:

Central Split System



Comment 30:

Furnace and hot water heater are located in the laundry room in the basement on the east side of the house.

Thermostat:

Digital
Condition: Satisfactory



Comment 31:

A SMART thermostat was located on the wall between the kitchen and the dining room. It was functioning normally at the time of the inspection.

Thermostat Location:

Dining Room

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Basement

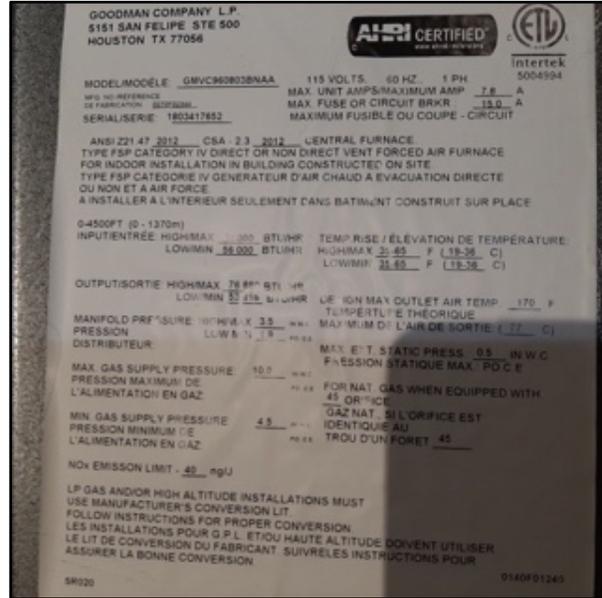
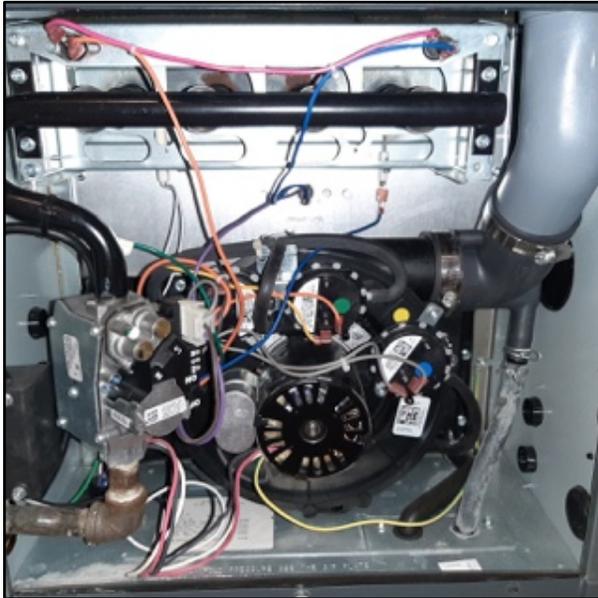
Type of Equipment:

Forced Air

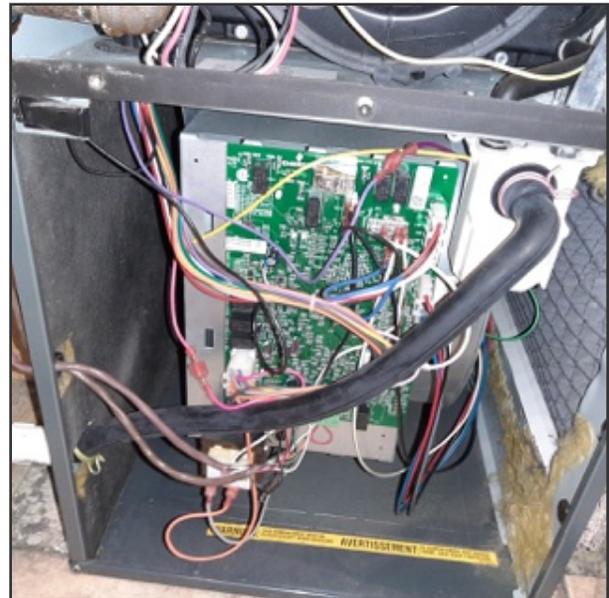
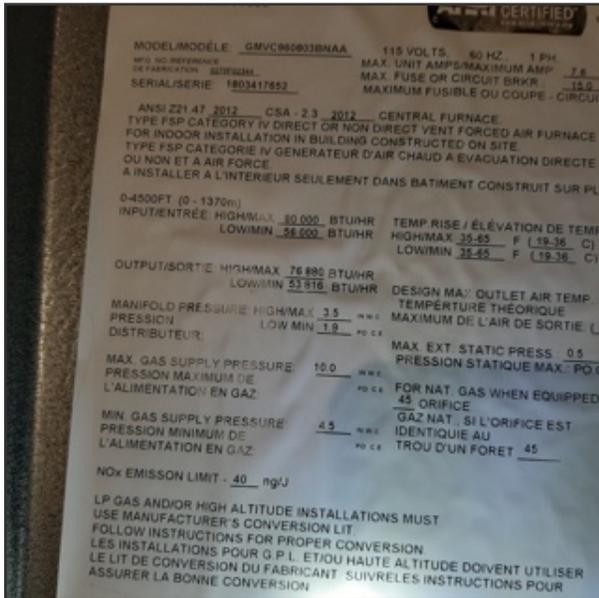
Condition: Satisfactory

Manufacturer:

Goodman



(Heating continued)



Comment 32:

Furnace was manufactured by Goodman. Model number GMVC 960803BNAA. Furnace serial number 1803417652. This will be useful information for any future service or repair.

Heating Fuel:

Gas

Input BTUs:

Condition: Satisfactory

Output BTUs:

HIGH 80,000 LOW 56,000

Approximate Age:

HIGH 76880 LOW 53816

Filter Type:

2 Years Old

Output Temperature:

Disposable

Type of Distribution:

Condition: Satisfactory

HIGH 19 - 36C LOW 19 - 36C

Metal Ducting

Condition: Satisfactory

(Heating continued)



Comment 33:

During the inspection of the furnace, an unused exhaust vent from the furnace to the chimney was identified. It is not needed as the furnace is vented directly outside versus up the chimney. Correction of this condition is required. Thermographic imaging showed heated air present in the duct. Piping removal and installation of a covering plate is recommend. This service should be provided b a licensed furnace repair technician.

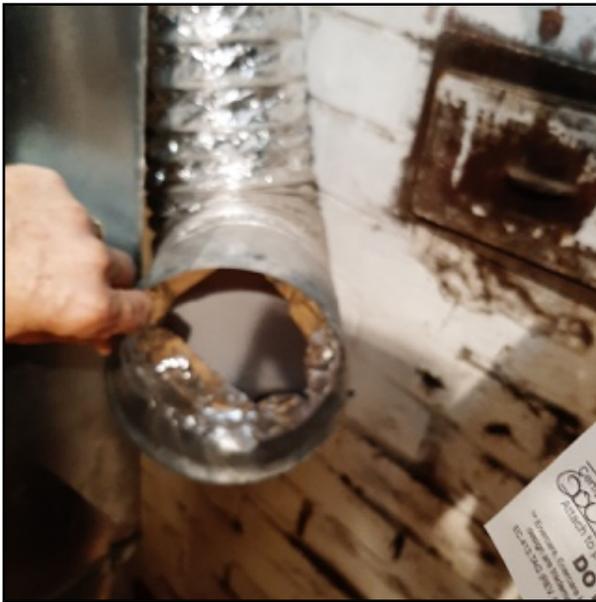


Figure 33-1

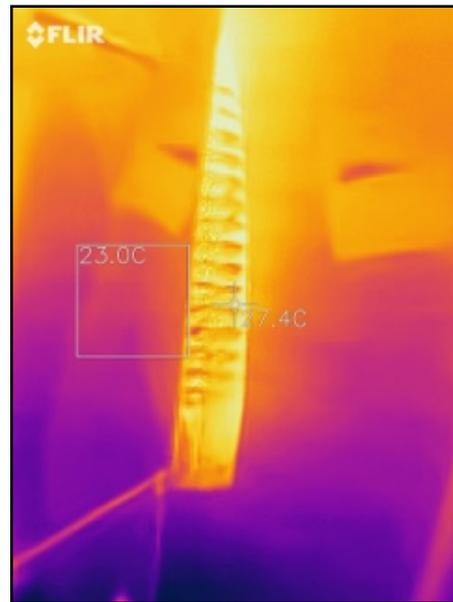


Figure 33-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Condenser Make:	Condition: Satisfactory Comfort Aire Century Condition: Satisfactory



Condenser Size:	18,000 BTU (1.5 Tons)
Condenser Approximate Age:	2 Years
Expansion Coil Make:	Not Inspected
Expansion Coil Size:	Not Inspected
Condensate Drainage:	To Exterior Condition: Satisfactory

(Cooling continued)



Comment 34:

Portions of the cooling were not inspected as the condenser unit was mounted on the wall on the north side of the house. Outdoor temperature was below 16°C therefore air-conditioning system was not tested. Operation below this temperature can cause damage to the unit.



Figure 34-1



Figure 34-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory

(Plumbing continued)

Location of Main Water Shutoff: Basement



Sewer System: Public
Waste Pipe Material: PVC, Cast Iron
Condition: Satisfactory
Sump Pump: Not Present
Location of Fuel Shutoff: At Meter
Water Pressure: 83 Psi



Comment 35:
3/4 inch line into the house from the city water supply line.



Comment 36:
The water pressure from the public supply was tested and found to be 80+ PSI (pounds per square inch). This is average for most homes in the area.

(Plumbing continued)



Figure 36-1

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	4 Months
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment
Seismic Straps Installed:	Not Present

(Water Heater continued)



Comment 37:
Hot water tank manufacturer's label.

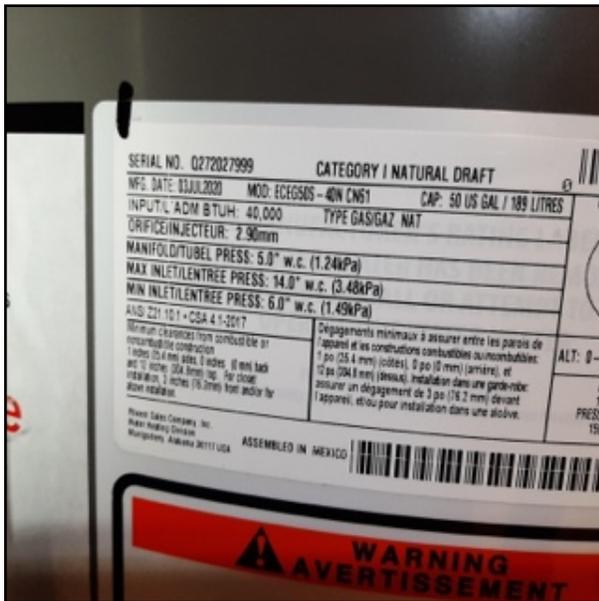


Figure 37-1

Bathrooms

Bathroom #1

Location:	Second Floor
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Tub Surround:	Solid wall panels
	Condition: Satisfactory

(Bathroom #1 continued)

Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets, Lights
	Condition: Satisfactory
Water Pressure:	Satisfactory
Hot Water:	Satisfactory

Bathroom #2

Location:	Basement
Sink(s):	Single Vanity
	Condition: Repair or Replace



Comment 38:

A minor defect in the vanity tailpipe was discovered. There was evidence of mineral deposits around the tailpipe seal and connection to the P trap. This is a result of water leakage through the tailpipe connection. It is recommended that the seals or tailpipe be repaired or replaced to avoid further damage to the interior of the sink base and possible mold development.



Figure 38-1

(Bathroom #2 continued)



Comment 39:

Creating a watertight seal under drains is very important to avoid potential water damage.



Figure 39-1

Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Window
	Condition: Further Evaluation Required



Comment 40:

The laundry room contained a toilet, vanity and laundry sink. This area measures approximately 10' x 12' or 120 square feet. The existing window was small and difficult to open. It was determined that the ventilation in the bathroom/laundry room area was not adequate. Moist air from the washer, dryer and bathroom fixtures require adequate ventilation to reduce risk of moisture build up. It is estimated that for every square foot of floor space, 1 CFM (cubic feet per minute) of ventilation required. Therefore this area would require the installation of a ventilation system of 120 CFM capacity at minimum, vented to the exterior.

(Bathroom #2 continued)



Figure 40-1

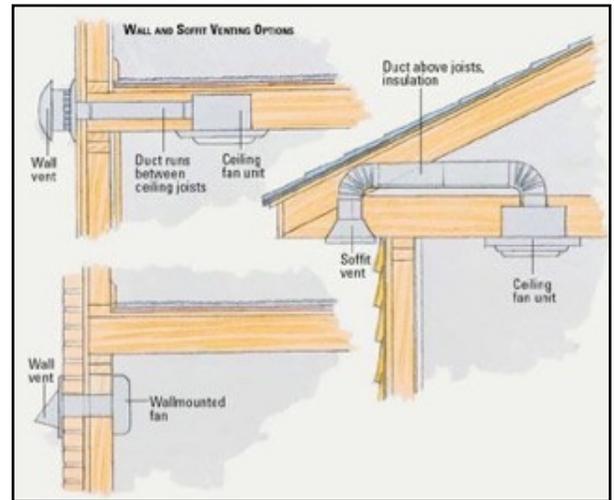


Figure 40-2

GFCI Protection:

Outlets

Condition: Satisfactory

Kitchen

Cabinets:

Laminate

Condition: Satisfactory

Countertops:

Corian

Condition: Satisfactory

Sink:

Double

Condition: Satisfactory

(Kitchen continued)

**Comment 41:**

A minor defect was observed at the connection of the counter top and under-counter sink. Infiltration of water from underneath the sink and counter connection can cause damage to the cabinet below. The caulking between the sink and the countertop needs to be repaired and replaced.



Figure 41-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	General Electric Condition: Satisfactory
Range Hood:	Bosch Condition: Satisfactory
Refrigerator:	Whirlpool Condition: Satisfactory
Dishwasher:	Whirlpool Condition: Satisfactory

(Appliances continued)

Microwave:

Samsung

Condition: Satisfactory



Comment 42:

You can find the age of appliances at a website
www.appliance411.ca/services/date-code



Comment 43:

The kitchen range and dishwasher are brand new. Refrigerator is less than one year old.

Laundry

Built In Cabinets:

Not Present

Laundry Sink:

Yes

Condition: Satisfactory

Dryer Venting:

To Exterior

Condition: Repair or Replace



Comment 44:

Dryer vent should have a solid 90° angle to go through the house exterior. The buildup of lint from poor flow of the dryer exhaust is a fire hazard. Installation of a solid pipe system is required to ensure safe and correct function of this system.

(Laundry continued)



Figure 44-1

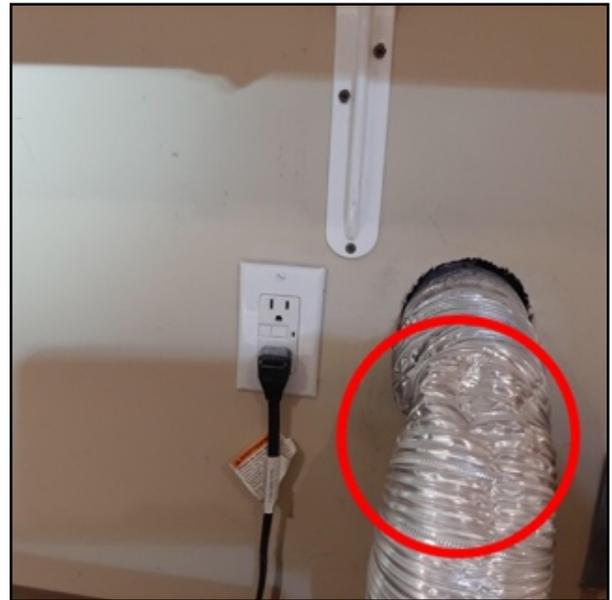


Figure 44-2

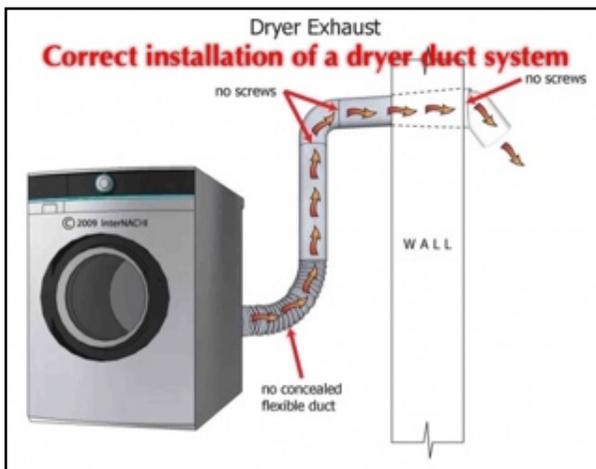


Figure 44-3

GFCI Protection:

Yes

Condition: Further Evaluation Required

Laundry Hook Ups:

Yes

Condition: Satisfactory

Washer:

Kenmore

Condition: Marginal

(Laundry continued)



Comment 45:

Both the washer and dryer are approximately 20 years old. These appliances are reaching the end of their life expectancy ranging from 10 to 15 years of service. Cost of repairs to older appliances can be expensive when related to the value of the appliance. Replacement of these appliances within one year should be considered.

Dryer:

Kenmore

Condition: Marginal

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Tile, Wood, Wood Laminate, Vinyl

Condition: Satisfactory

Walls:

Plaster

Condition: Satisfactory



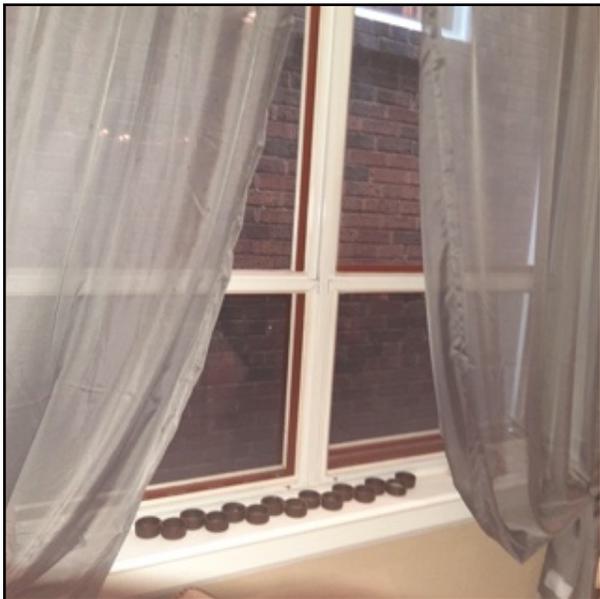
Comment 46:

The walls are mostly lath and plaster. In many older homes like this one, there is little or no insulation in the walls. Inspection of these areas was not completed. It is recommend that a licensed energy contractor to make evaluation of the energy efficiency of the home. An energy audit will help better understand the actual performance of the house and what upgrades would be required to increase the overall comfort.

(Interior continued)

Window Types:

Double Hung, Single Hung, Casement
Condition: Repair or Replace



(Interior continued)



Comment 47:

The windows on the first and second floors are made up of aluminum double glass units. No apparent leaking of air was observed at the time however they are not efficient. This installation appears to be near the end of the estimated life expectancy. Further evaluation by an energy consultant is required.

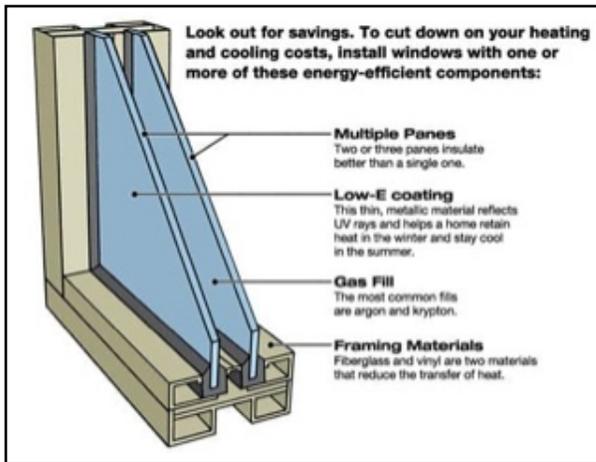


Figure 47-1



Comment 48:

Comparison of single pane windows to more advanced products shows significant increase in energy saving.

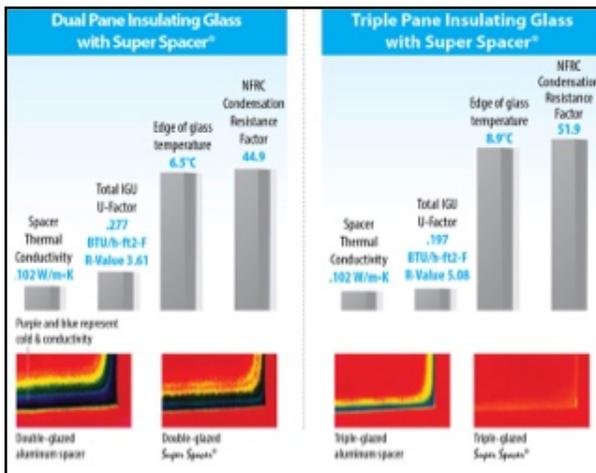


Figure 48-1

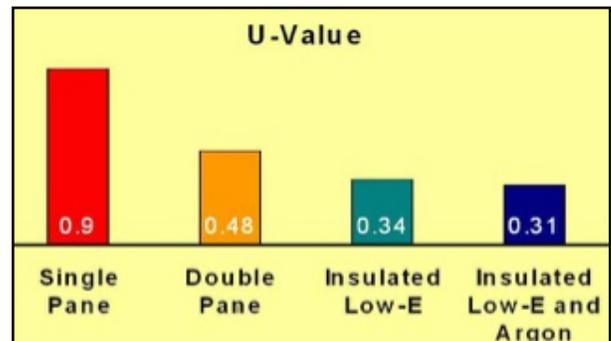


Figure 48-2

Window Materials:

Aluminum

(Interior continued)

Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Aluminum
Interior Door Materials:	Wood
Fireplace:	Not Present
Railings :	Not Present



Comment 49:

A railing between first and second floor main staircase was not present. This is an unsafe condition could cause injury due to falls Installation of a railing or bannister is required to ensure the system functions normally and safely.