



AmeriSpec Inspection Services of Central East Ontario

1318 Cartier Boulevard
Peterborough ON, K9H 6S1
Phone #: 705-761-5439

Inspection Number: 108480 Inspector: Reg Deck
Inspection Date: 10/21/2021
Inspection Address: 430 Eldon Road
Little Britain ON, K0M 2C0
Listing Agent: Krista Craig Real Estate Company: Coldwell Banker RMR

The process of buying and selling a home can be quite overwhelming. An AmeriSpec Home Inspection can help a homeowner better understand the condition of the home they are buying or selling. AmeriSpec home inspectors visually examine over 400+ items within a home and then detail the findings in the AmeriSpec Report™. The purpose of this report is to inform you of the condition of the property's major systems and components, including exterior, structural, heating, cooling, plumbing and electrical.





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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and should be reviewed carefully. Below is an index of the ratings used in this report:

SERVICEABLE: The items inspected appeared to function normally at the time of the inspection.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion, at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will not appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will not appear in the 'Summary Report'.



GENERAL INFORMATION

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001.	Structure Type	Single family dwelling.
1005.	Levels	1.5 Story.
1009.	Lot Type	Home is built on a flat lot.
1010.	Estimated Age	Estimated age of the home is approximately 190 years old. It should be noted that the inspection is not a code compliance inspection and will predominantly focus on health, safety and fire related issues. If concerned about code compliance issues, we recommend consulting with the local municipal building department for additional information.
1011.	Weather Conditions	Cloudy and cool.
1012.	Occupant Status	Home was occupied at the time of the inspection. The current owners have reportedly owned/occupied the home for 20 years.
1013.	Start Time	9:30 AM.
1014.	Finish Time	11:30 AM.
1015.	In Attendance	Listing Agent. Current Homeowners.

Exterior

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

Step #	Component	Comment
1101.	Driveway	Serviceable. Gravel.
1110.	Walkways	Serviceable. Concrete. Pavers.
1116.	Siding	Serviceable. Aluminum. At the time of the inspection the exterior siding appeared to be in generally good condition with no evidence of any obvious or significant deterioration, breeches or openings.

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1118.	Trim	Review. Wood. Weathered wood condition noted. We recommend repainting/restaining wood trim as part of routine maintenance to prolong the functional life of the wood. Installing cladding (i.e. aluminum/vinyl) over the wood trim will reduce the potential for future deterioration, maintenance requirements and reduce the potential for pest incursion into the home.
1120.	Siding/Trim Comments	None.
1121.	Windows & Frames	Serviceable. Vinyl frame. Wood frame.
1122.	Double Glazing	Double glazed windows are present in this home. No obvious or visible condensation or breeched double glazing was observed at the time of the inspection.
1123.	Windows & Frames Maintenance	Reviewing the condition of the caulking and sealing around all windows as part of routine maintenance is recommended to reduce the potential for water infiltration into and minimize air leakage from the home. We recommend repainting/restaining all wood frames as part of routine maintenance to prolong their functional life and reduce the potential for deterioration.
1124.	Electrical Fixtures	Serviceable. The electrical meter is located at the right side of the home.
1125.	Gutters & Downspouts	Serviceable. Vinyl. Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.
1135.	Hosebib	Serviceable. Located at the right side of the home. Hosebib tested operable at the time of the inspection. The interior shut off valve is located at the open beam basement ceiling.
1150.	Exterior Door(s)	Serviceable. Wood.

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1160. Chimney

Review. Located at the right side of the home. The chimney structure is comprised of brick masonry. Due to the unsafe roof mounting conditions and/or inaccessibility of the roof, the chimney was viewed from the ground only. Therefore, our inspection was limited to the visible components observed from this vantage point. Chimney appears to be redundant (i.e. no longer being used for venting purposes). Chimney has no spark arrester/rain cap installed. We recommend installing as a safety measure and to reduce the possibility for pest intrusion and water infiltration into the chimney. Chimney flashing appears to be inadequately sealed or missing. We recommend properly sealing the flashing to eliminate potential leaks into home. Maintaining the flashing seal should be considered part of routine maintenance. See Roof - Flashings section for additional information. The chimney appears to be pulling away from the side of the home. Recommend further review by a qualified contractor for repair/removal options and associated costs in order to ensure safety.

1165. Chimney
Maintenance

We recommend sealing throughout the entire chimney area as part of routine maintenance to reduce the potential for water infiltration which could deteriorate the chimney and enter into the home.

1170. Lot/Grade
Drainage

Serviceable. Home is built on a flat lot. We recommend maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.

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1175.	Gas Meter	Located at the right side of the home.
1180.	Exposed Foundation	Serviceable. Stone. Parged exterior. By virtue of the nature of stone foundations, they tend to leak at the mortar joints over time. As a result, it is particularly important to address any issues with grading and surface water management around the home as soon as possible. In addition, many foundations in homes of this age do not have a weeping tile system at the base of the foundation, which may increase the potential for water infiltration. See Exterior - Gutters & Downspouts and Lot/Grade Drainage sections for additional information.
1190.	Exterior Comments	None.

Roof

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofing contractor.

Step #	Component	Comment
1205.	Material/Type	Metal roof, sloped construction.
1210.	Limitations	Roof was visually inspected from the ground and eaves areas only. If a roof is wet, too high, too steep or is composed of materials which may be damaged if walked upon, the roof is not mounted. On that basis, this is a limited review and a qualified roofing contractor should be contacted prior to closing if a more detailed report is desired.

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1215. Conditions

Review. Worn/weathered condition noted. Evidence of patching observed at several areas, most likely covering since-removed chimney protrusions (as visible in the attic). We were unable to determine the effectiveness of these repairs.



1220. Flashings

Review. Flashings appear to be deteriorated, damaged or missing at the masonry chimney. In order to prevent possible water infiltration into the home and damage to the interior components of the home, we recommend that these area(s) be repaired/replaced/upgraded by a qualified roofing contractor.

1225. Maintenance

We recommend sealing all flashings and areas where roof direction and materials change direction as part of routine maintenance to reduce the potential for water infiltration into the home. In order to reduce the potential for water infiltration into the home, we also recommend ensuring that all roof vents/protrusions are properly sealed as part of routine maintenance.

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- | | | |
|-------|---------------------|---|
| 1230. | Other
Conditions | <p>Review. Based on the conditions observed at the time of the inspection and/or from information provided by the current owner, the metal roof is approximately 50+ years old. The average life expectancy of metal roofing material of this type in this geographic area is typically 40 - 50 years. The metal roof shows normal wear for its age and type. Whereas the metal roof shows normal wear for its age and type, the age of the roofing membrane appears to be approaching the end of its useful life. Therefore, we recommend budgeting for a replacement roof in the near future. A qualified roofing contractor should be consulted to determine replacement options, associated costs and timing to reduce the risk of roof leaks and water damage to interior and concealed portions of the home.</p> |
| 1235. | Skylights | Not Present. |
| 1240. | Roof
Comments | <p>Review. Vegetative overgrowth noted at the front left of the home. We recommend trimming all trees/vegetation away from the roof to prevent damage and premature wear to the roofing materials, prohibit rodent/pest access and reduce the potential for vegetation/debris accumulation in the gutters/downspouts.</p> |



Attic

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type/thickness, ventilation and other components are reviewed as part of the attic inspection.

Step #	Component	Comment
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1901. Access Location/ Inspection Method Attic access located at the upper level hallway ceiling. The attic was partially accessed and viewed from the hatch area only. Entering attics that are heavily insulated can potentially cause damage to the insulation and attic framing. In addition, attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members. Based on this, our review of the attic space is limited to visually accessible areas as observed from the hatch only.

1902. Framing Serviceable. Rafters.



1910. Sheathing Serviceable. Wood Planks, Spaced.

1915. Evidence of Leaking: At the time of the inspection no evidence of any obvious or active moisture, active leaks or moisture staining/damage was observed from the vantage point(s) from which the attic was observed.

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1920. Insulation **Review. Blown-In, Cellulose Fibre. Insulation thickness varies from 5 to 7 inches. Approximate thermal resistance value is R-24. No air/vapour barrier noted under the insulation. Ideally, an air/vapour barrier should be installed under the insulation to reduce the potential for warm moist air to enter the attic space. No evidence of any significant or adverse effects were noted due to the missing air/vapour barrier at the time of the inspection. Little to no insulation noted on the attic side of the attic hatch. We recommend insulating the attic hatch cover as an energy conservation measure. In addition, we recommend installing weather stripping around the attic hatch to reduce the potential for warm moist air to enter the attic space. R-values obtained with current insulation levels are below modern standards (R-60). We recommend increasing the quantity of insulation as an energy conservation measure and to assist with the prevention of ice damming.**



1925. Ventilation Serviceable. Ridge vents. Gable vents.
1930. Electrical Serviceable. Due to insulation covered conditions, our inspection of the electrical components in the attic was very limited.
1970. Attic
Comments None.

Major Systems

Step #	Component	Comment
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2010. Major Systems Our evaluation of the major systems in the home is both visual and functional, provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.

As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems as observed at the time of the inspection.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS IS BEYOND THE SCOPE OF THIS INSPECTION. THE LOCAL UTILITY COMPANY OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Heating

Step #	Component	Comment
2110.	System Location/ Design/Type/ Brand	Furnace. Forced air system. Gas fired unit. Located at the basement. Manufacturer: CARRIER. Serial #: 1814A 50636. Model #: 59SP5A060E17114. Gas shutoff valve and electrical disconnect(s) provided for safety. The furnace is approximately 7 years old.



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2120. Limitations The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace/boiler. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0-10 percent without dismantling the unit. In order to properly evaluate a heat exchanger, the furnace/boiler therefore requires dismantling. Dismantling of a furnace/boiler can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace/boiler heat exchangers for evidence of cracks or holes. Therefore, a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend contacting your local gas utility company or a qualified heating contractor for additional information.
2125. General Conditions Serviceable. At the time of the inspection the furnace tested operable under normal operating controls. No evidence of any obvious or significant corrosion or deterioration was observed at the time of the inspection. The average life expectancy of a furnace of this type when properly serviced and maintained is typically 15 - 20 years.
2130. Exhaust Venting Serviceable. Unit is side vented through plastic PVC piping. Exhaust venting appears intact.
2135. Thermostat Serviceable. Located at the living room.
2140. Distribution/Ducting Serviceable. We recommend all ventilation ducts be cleaned as part of routine maintenance in order to maintain optimum operating conditions and enhanced indoor air quality. No cold air return(s) observed at the upper level of the home. This is typical for a home of this age.
2150. Maintenance Annual service is recommended.
Filter: CLEAN. We recommend replacing the furnace filter on a regular basis to optimize operating efficiency and life expectancy.
Filter size: 16" x 25" x 1".
2170. Heating Comments The thermostat was activated at the time of the inspection. Based on our observations, the heating system appeared to be functional.

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Air Conditioning

Step #	Component	Comment
2305.	System Location/ Design/Type/ Brand	The air conditioner compressor is located at the left side of the home. Manufacturer: CARRIER. Serial #: 1814E 04219. Model #: 24ABB318A330. An electric disconnect was noted for this equipment. We recommend maintaining the disconnect in a secured (i.e. cable tied or locked) state to prevent tampering.



2310.	Age/Life Expectancy	Estimated age of the air conditioner is 7 years. The average life expectancy of a unit of this type in this geographic area is typically 15 - 20 years.
2315.	Test Status	As damage to the air conditioner compressor can occur if an air conditioner unit is operated when the temperature is below 65 degrees F (16 degrees C) or the electrical power to the unit has been on for less than 24 hours, the unit was NOT tested. At the time of the inspection one of these conditions existed, therefore the air conditioner was not tested. If concerned, we suggest consulting with the current owner for further information regarding past performance of the air conditioner or a qualified HVAC contractor for further evaluation.
2320.	Maintenance	Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. We recommend consulting with a qualified HVAC contractor for additional information regarding maintenance and cleaning requirements.

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Step #	Component	Comment
2400.	Water Supply System	Water supply to the property provided by a well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed as part of the home inspection. On this basis, subsurface or concealed components are not within the scope of this inspection. In order to test the yield of the well, step draw-down tests should be performed by plumbers or qualified well contractors. A step draw-down test is a test of the pumping capacity/capability of the well. This test is normally done over a period of several hours. The results will give an indication of the water volume available at various flow rates. Water volume can vary from season to season as the water table fluctuates. We also recommend that the water be tested for any contaminants prior to closing. The main water shut off valve is located at the basement (at the pressure tank).
2405.	Waste Disposal System	Waste disposal system appears to be a private on-site waste disposal. Due to the inaccessibility of the septic tank, leach field, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. Septic systems should be inspected annually, and the tank should be pumped every 3 to 5 years, depending on usage rate and if necessary undigested sludge and scum should be removed. It is recommended that an inquiry be made to the current owner prior to closing in order to obtain most recent pumping and servicing records.
2410.	Supply Piping	Serviceable. Where visible, the supply piping entering the home is plastic.
2412.	Distribution Piping	Serviceable. Where visible, the distribution plumbing in the home is comprised of copper piping and PEX plastic tubing.
2415.	Drain/Waste/Venting	Serviceable. Where visible, the waste plumbing in the home is ABS (plastic).
2420.	Domestic Water Heater	Serviceable. Electric. Located at the basement. Unit has a 184-litre capacity. The unit has a cold water shut off valve. Temperature/Pressure relief valve installed as a safety feature. Electrical disconnect(s) provided. Unit appears to be on the order of 9 years old. The average life expectancy of a unit of this type in this geographic area is typically 14 - 16 years. The water heater appears to be rented.
2425.	Plumb Venting	Functional drainage noted throughout the home at the time of the inspection.

AmeriSpec General Home Inspection**2426. Water Treatment Systems**

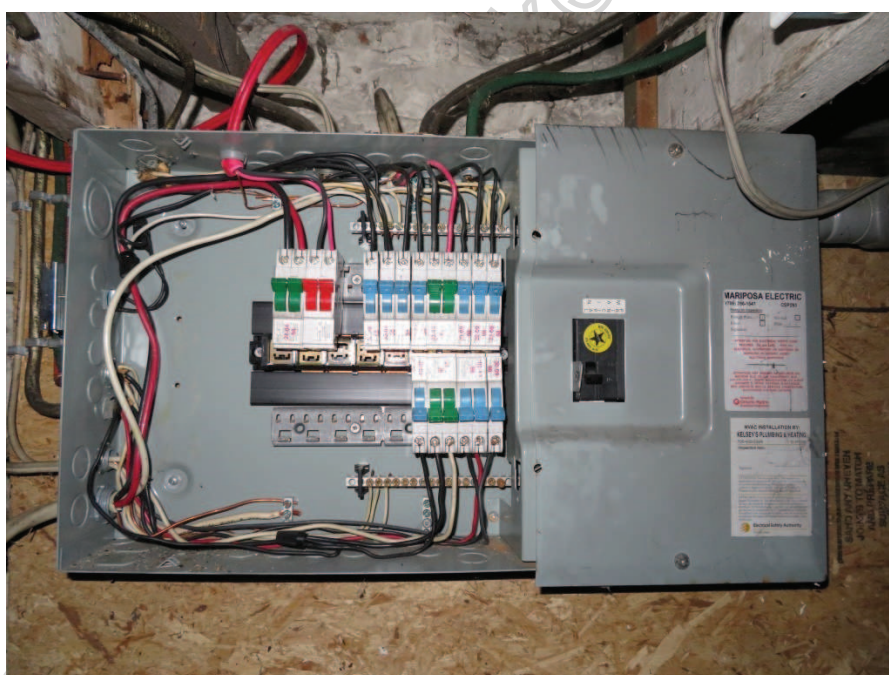
Water treatment equipment consisting of water softening, sediment filtration and ultraviolet sterilization systems were present in the home at the time of the inspection. In accordance with our scope of work, assessment of the home's water treatment system(s) was not completed as part of the home inspection. If concerned, we recommend consulting with the current owner and/or a qualified water treatment contractor prior to closing to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.

**2460. Plumbing Comments**

None.

AmeriSpec General Home Inspection**Electrical**

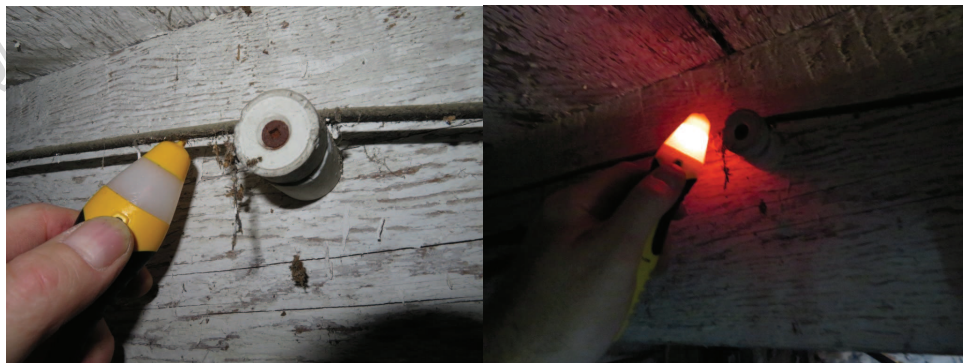
Step #	Component	Comment
2505.	System Configuration	The capacity of the main electrical service provided to the home is approximately 100 amps. 120/240-volt system noted. The main service wires enter the home overhead.
2510.	Main Electrical Panel	Serviceable. Located at the right side of the basement. Manufacturer: FEDERAL PIONEER/STAB-LOK. Main disconnect noted. Overload protection of the main electrical service wires is provided by breakers. The main conductor is copper. Circuit(s) available for future expansion/additional circuitry requirements.



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2520. Distribution Wiring

Review. Overload protection of the distribution wires provided by breakers. Where visible, the electrical distribution wiring in the home is copper. **Doubled-up circuitry noted (circuit #11). A doubled-up circuit is the connection of two wires (circuits) to one circuit breaker. This condition can add to the electrical load of the affected circuit causing potential overloading and nuisance "tripping" of the breaker. Doubled-up circuitry typically indicates the potential need for the division of several of the homes circuits and the installation of additional breakers. Although this condition is more of a possible nuisance issue versus a safety issue, we recommend consulting with a licensed electrical contractor for further review. See Electrical - Comments section for additional information. Ungrounded conditions observed at several outlets around the home. This is not uncommon for a home of this age. At a minimum, receptacles in the vicinity of water sources, exterior locations and locations where grounded equipment (appliances with three-prongs) will be used should be grounded to enhance safety. See Electrical - Comments section for additional information. Active knob-and-tube wiring was observed in this home. This type of wiring consists of an older style distribution wiring characterized by separately run hot and neutral wires, paper insulated wires and the absence of junction boxes at wire splices. This type of wiring was standard in homes constructed prior to 1950. Ungrounded conditions and breakdown of the wire insulation and resultant fire/safety issues are the main reasons why knob-and-tube wiring requires replacement. Each home containing knob-and-tube wiring should be reviewed by a licensed electrical contractor to verify integrity and safety of the system. In addition, more recently, many home insurance companies are requiring knob-and-tube wiring in homes to be updated for new insurance policies in order to reduce their risk. On this basis, we recommend consulting with your insurance company to determine their policy regarding knob-and-tube wiring.**



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2530. GFI/GFCI Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amps of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. In order to enhance safety, GFCIs/GFIs should ideally be installed on all outdoor outlets and interior outlets where electricity may be in close proximity to water.
2540. Electrical
Comments It is recommended that any wiring conditions noted within this report be corrected by a licensed electrical contractor to ensure proper installation and safety. Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes. Visit <https://www.esasafe.com/> to find a licensed electrical contractor in your area.

Interior Comments

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items if concerned.

Step #	Component	Comment
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3110. Limitations At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result. Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired, or a leaking window replaced), but the resultant interior damage has not. Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. Moisture persistence over time may lead to mould growth in obvious or concealed areas. Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mould abatement contractor to determine remedial options and associated costs. In addition, we suggest consulting with the current owner for further information regarding the cause of any moisture damage noted and the remedial efforts taken, if any.
3120. Fire Protection We recommend testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries bi-annually to ensure safety and proper operation. Most smoke alarms have a 7-to-10-year life expectancy and should be replaced/upgraded accordingly to ensure safety.
3130. Carbon Monoxide We recommend installing carbon monoxide alarms on each floor of the home to ensure safety. Visit www.thesilentkiller.ca for additional information regarding carbon monoxide (CO) poisoning and how to make your home safe.

Basement

Water seepage and moisture penetration are a common occurrence in basements and crawlspaces, usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home. However, many components influencing water infiltration into basements and crawlspaces are concealed, and therefore, inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, moisture under finished flooring materials and

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subflooring systems, etc.) Our review of the basement/crawlspace cannot always detect past or future possibility of water in this area, and as such, we cannot guarantee a dry basement/crawlspace. If concerned, we suggest inquiring with the current owner prior to closing for information regarding past water infiltration into the basement/crawlspace, if any.

Step #	Component	Comment
3501.	Type/Condition	Unfinished Basement.
3515.	Stairs	Serviceable.
3520.	Floors	Serviceable. Concrete. Dirt. Dry at time of inspection.
3525.	Walls	Serviceable. Stone.
3530.	Ceilings	Serviceable. Unfinished. Open Beam.
3545.	Joists	Serviceable. Wood logs.
3546.	Support Posts/Columns	Serviceable. Wood logs.
3547.	Beams	Serviceable. Wood. No evidence of any obvious distress was observed at the time of the inspection.
3548.	Windows	Review. Blocked. Recommend unblocking to allow for ventilation.
3549.	Electrical	Serviceable.
3552.	Ventilation	Review. None. Recommend providing.
3555.	Insulation	Not Present.

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3580. Sump Pit/Pump Serviceable. Sump pits/pumps are designed to collect and properly manage/discharge storm water from rain and snow melt that accumulates around the building. Sump pits/pumps are usually provided in basements where there is a higher risk of subsurface flooding. If installed, exterior perimeter foundation drainage tile may drain into the sump pit. Sump pits/pumps are typically necessary in areas where the water table may become excessively high during certain times of the year. In addition, some municipal building departments require the installation of a sump pit/pump if storm sewers located at the street are higher than the lowest floor level. Sump pump tested operable at the time of the inspection.



3589. Basement Comments Due to the presence of personal or household effects, our inspection of the basement was limited to visibly accessible areas only.

Laundry Area

Step #	Component	Comment
3610.	Floor	Serviceable. Vinyl.
3615.	Walls	Serviceable. Drywall/plaster, painted.
3620.	Ceiling	Serviceable. Tile.
3625.	Doors	Serviceable.
3630.	Windows	Serviceable. Vinyl Frame, Double Hung.
3640.	Laundry Tub/Sink	Not Present.
3645.	Electrical	Serviceable.

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3650. Washer Hookup In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered a part of normal maintenance.
3655. Dryer Hookup **Safety.** Electric (220). We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to improve dryer efficiency and for increased fire safety. **The flex hose at the dryer exhaust is a plastic/vinyl material that, under certain conditions, has been known to be a fire hazard. As a safety measure, we recommend upgrading to an approved metal dryer vent duct.**



3660. Laundry Area Comments Due to the presence of personal or household effects, our inspection of the laundry area was limited to visibly accessible areas only.

Kitchen Comments

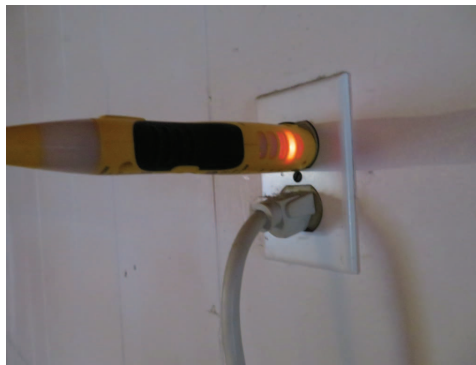
- | Step # | Component | Comment |
|--------|------------------|--|
| 3710. | Kitchen Comments | The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor are life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion at the time of the inspection. |

Kitchen

- | Step # | Component | Comment |
|--------|-----------|---|
| 3810. | Floor | Serviceable. Woodstrip. |
| 3815. | Walls | Serviceable. Wood Paneling. Glass/mosaic tile backsplash. |
| 3820. | Ceiling | Serviceable. Wood. |

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3825.	Doors	Serviceable. Wood.
3830.	Windows	Serviceable. Vinyl Frame, Double Hung.
3835.	Cabinets	Serviceable.
3840.	Counter Tops	Serviceable. Laminate.
3845.	Electrical	Review. Ungrounded outlet(s) noted at the prep area (detached from the main countertop). See Electrical - Distribution Wiring section for additional information.



3850.	Sinks	Serviceable. Stainless steel. Single tub.
3855.	Faucets	Serviceable.
3860.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
3865.	Dishwasher	Not Present.
3870.	Range/Cooktop	Serviceable. Electric. Unit tested operable under normal operating controls at the time of the inspection.
3875.	Refrigerator	Serviceable. Unit tested operable under normal operating controls at the time of the inspection.
3880.	Hood/Fan	Review. Not present at time of inspection. We recommend installing and venting to the exterior of the home for enhanced indoor air quality.
3890.	Kitchen Comments	Forced air register(s) noted. Availability for dining.

AmeriSpec General Home Inspection

Bathroom Comments

Step #	Component	Comment
3910.	Bathroom Comments	Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck/inoperable stoppers or dripping faucets. If considered important, you should check these items independently.

Bathroom

Step #	Component	Comment
4202.	Floor	Serviceable. Vinyl.
4203.	Walls	Serviceable. Masonite Paneling. Drywall/plaster, painted.
4204.	Ceiling	Serviceable. Tile.
4205.	Doors	Serviceable.
4206.	Windows	Serviceable. Vinyl Frame, Double Hung.
4207.	Exhaust Fan	Review. Not present. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from the home and improve/maintain indoor air quality in the home.
4208.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
4209.	Heating	Serviceable. Forced air register(s) noted.
4210.	Tub	Serviceable.
4211.	Tub Surround	Serviceable. Plastic.
4212.	Tub Enclosure	Serviceable. Curtain.
4213.	Tub Faucet	Serviceable.
4218.	Sink	Serviceable. Ceramic/Porcelain.
4219.	Sink Faucet	Serviceable.
4220.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.

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4221.	Toilet	Serviceable.
4223.	Counter/ Cabinets	Serviceable. Solid Surface.
4226.	Bathroom Comments	None.

Bathroom Maintenance

Step #	Component	Comment
4310.	Caulking & Sealing	The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls.

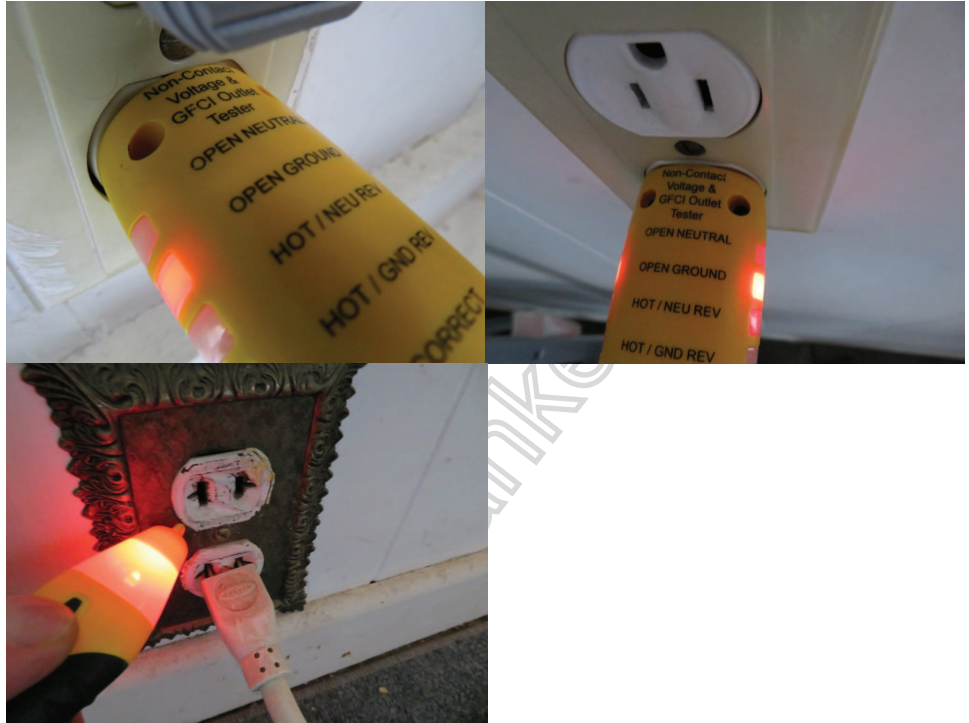
Other Interior Areas

Step #	Component	Comment
4510.	Floors	Serviceable. Woodstrip.
4520.	Walls	Serviceable. Wood paneling. Drywall/plaster, painted.
4530.	Ceilings	Serviceable. Tile. Drywall/plaster, painted.
4540.	Doors	Serviceable.
4550.	Windows	Serviceable. Wood frame. Vinyl frame. Fixed. Double hung.

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4560. Electrical

Review. Ungrounded outlet(s) noted. See Electrical - Distribution Wiring section for additional information.



4570. Stairs

Serviceable.

4590. Comments

Forced air register(s) noted. Due to the presence of personal or household effects, our inspection of the interior areas of the home was limited to visibly accessible areas only.

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SUMMARY ITEMS

Inspection Number: 108480
Inspection Address: 430 Eldon Road
Little Britain ON, K0M 2C0

Listing Agent: Krista Craig
Inspector: Reg Deck

This Summary is provided as a convenience to assist in verifying that certain items noted in the main report were not in safe or proper working order at the time of the inspection. This Summary is only part of the inspection report. The entire inspection report should be reviewed prior to release of conditions.

Exterior

1118. Trim **Review. Weathered wood condition noted. We recommend repainting/restaining wood trim as part of routine maintenance to prolong the functional life of the wood. Installing cladding (i.e. aluminum/vinyl) over the wood trim will reduce the potential for future deterioration, maintenance requirements and reduce the potential for pest incursion into the home.**
1160. Chimney **Review. Chimney appears to be redundant (i.e. no longer being used for venting purposes). Chimney has no spark arrester/rain cap installed. We recommend installing as a safety measure and to reduce the possibility for pest intrusion and water infiltration into the chimney. Chimney flashing appears to be inadequately sealed or missing. We recommend properly sealing the flashing to eliminate potential leaks into home. Maintaining the flashing seal should be considered part of routine maintenance. See Roof - Flashings section for additional information. The chimney appears to be pulling away from the side of the home. Recommend further review by a qualified contractor for repair/removal options and associated costs in order to ensure safety.**

Roof

1215. Conditions **Review. Worn/weathered condition noted. Evidence of patching observed at several areas, most likely covering since-removed chimney protrusions (as visible in the attic). We were unable to determine the effectiveness of these repairs.**

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1220. Flashings **Review. Flashings appear to be deteriorated, damaged or missing at the masonry chimney. In order to prevent possible water infiltration into the home and damage to the interior components of the home, we recommend that these area(s) be repaired/replaced/upgraded by a qualified roofing contractor.**
1230. Other Conditions **Review. Based on the conditions observed at the time of the inspection and/or from information provided by the current owner, the metal roof is approximately 50+ years old. The average life expectancy of metal roofing material of this type in this geographic area is typically 40 - 50 years. The metal roof shows normal wear for its age and type. Whereas the metal roof shows normal wear for its age and type, the age of the roofing membrane appears to be approaching the end of its useful life. Therefore, we recommend budgeting for a replacement roof in the near future. A qualified roofing contractor should be consulted to determine replacement options, associated costs and timing to reduce the risk of roof leaks and water damage to interior and concealed portions of the home.**
1240. Roof Comments **Review. Vegetative overgrowth noted at the front left of the home. We recommend trimming all trees/vegetation away from the roof to prevent damage and premature wear to the roofing materials, prohibit rodent/pest access and reduce the potential for vegetation/debris accumulation in the gutters/downspouts.**

Attic

1920. Insulation **Review. Little to no insulation noted on the attic side of the attic hatch. We recommend insulating the attic hatch cover as an energy conservation measure. In addition, we recommend installing weather stripping around the attic hatch to reduce the potential for warm moist air to enter the attic space. R-values obtained with current insulation levels are below modern standards (R-60). We recommend increasing the quantity of insulation as an energy conservation measure and to assist with the prevention of ice damming.**

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Electrical

2520. Distribution **Review. Doubled-up circuitry noted (circuit #11). A**
 Wiring **doubled-up circuit is the connection of two wires (circuits) to**
 one circuit breaker. This condition can add to the electrical
 load of the affected circuit causing potential overloading and
 nuisance "tripping" of the breaker. Doubled-up circuitry
 typically indicates the potential need for the division of
 several of the homes circuits and the installation of additional
 breakers. Although this condition is more of a possible
 nuisance issue versus a safety issue, we recommend consulting
 with a licensed electrical contractor for further review. See
 Electrical - Comments section for additional information.
 Ungrounded conditions observed at several outlets around
 the home. This is not uncommon for a home of this age. At a
 minimum, receptacles in the vicinity of water sources,
 exterior locations and locations where grounded equipment
 (appliances with three-prongs) will be used should be
 grounded to enhance safety. See Electrical - Comments
 section for additional information. Active knob-and-tube
 wiring was observed in this home. This type of wiring consists
 of an older style distribution wiring characterized by
 separately run hot and neutral wires, paper insulated wires
 and the absence of junction boxes at wire splices. This type of
 wiring was standard in homes constructed prior to 1950.
 Ungrounded conditions and breakdown of the wire insulation
 and resultant fire/safety issues are the main reasons why
 knob-and-tube wiring requires replacement. Each home
 containing knob-and-tube wiring should be reviewed by a
 licensed electrical contractor to verify integrity and safety of
 the system. In addition, more recently, many home insurance
 companies are requiring knob-and-tube wiring in homes to
 be updated for new insurance policies in order to reduce their
 risk. On this basis, we recommend consulting with your
 insurance company to determine their policy regarding
 knob-and-tube wiring.

Basement

3548. Windows **Review. Blocked. Recommend unblocking to allow for**
 ventilation.

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3552. Ventilation **Review. None. Recommend providing.**

Laundry Area

3655. Dryer Hookup **Safety. The flex hose at the dryer exhaust is a plastic/vinyl material that, under certain conditions, has been known to be a fire hazard. As a safety measure, we recommend upgrading to an approved metal dryer vent duct.**

Kitchen

3845. Electrical **Review. Ungrounded outlet(s) noted at the prep area (detached from the main countertop). See Electrical - Distribution Wiring section for additional information.**

3880. Hood/Fan **Review. Not present at time of inspection. We recommend installing and venting to the exterior of the home for enhanced indoor air quality.**

Bathroom

4207. Exhaust Fan **Review. Not present. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from the home and improve/maintain indoor air quality in the home.**

Other Interior Areas

4560. Electrical **Review. Ungrounded outlet(s) noted. See Electrical - Distribution Wiring section for additional information.**