



2.1.1 Coverings

CONDITION OF ROOF COVERINGS

Shingles were observed to be in good condition. No signs of aging, lifting, or curling.

2.2.1 Roof Drainage Systems

GUTTERS REQUIRE MAINTENANCE

Gutter corners appear to have been patched from what I assume is water leaks. Because of the cold weather I cannot say if they are currently leaking however, I do recommend that a roofing professional assess the gutter system for repair and/or replacement.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

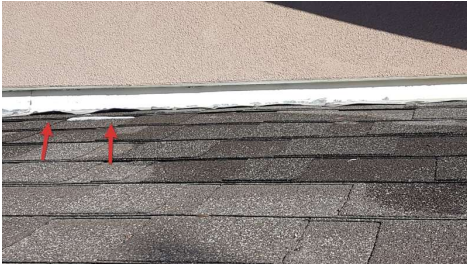


3.1.1 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

FRONT OF HOUSE

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.



3.1.2 Siding, Flashing & Trim

STUCCO NEEDS REPAIR

Stucco at several points of the exterior shows that it is in need of repair. Recommend stucco professional to remedy in order to prevent possible water intrusion

Recommendation

Contact a stucco repair contractor



3.2.1 Exterior Doors

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.



3.4.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

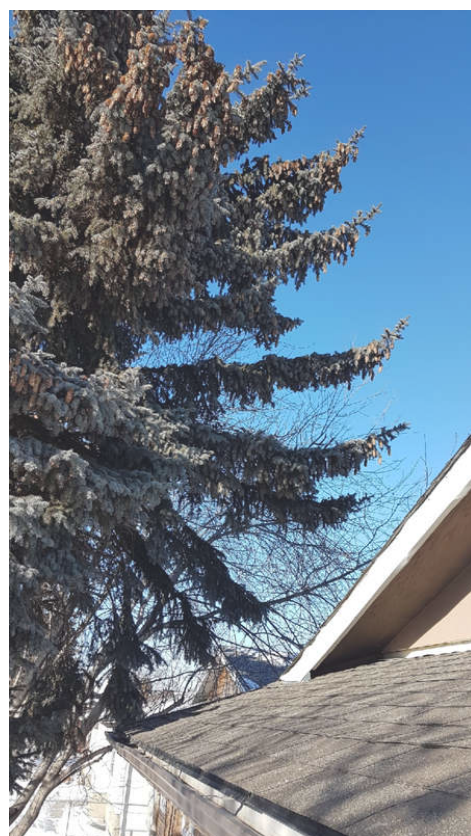
One or more sections of the fascia are rotted, decayed and/or require paint. Recommend qualified roofer evaluate & repair.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



3.6.1 Windows

INADEQUATE FLASHING

Basement window flashings do not extend full width of windows which may lead to water penetration over time.

Also, covering window bars with stucco does make for a lasting water tight system.

Recommend professional to replace with appropriate flashings.

Recommendation

Contact a qualified window repair/installation contractor.



3.6.2 Windows

UNFINISHED WINDOW TRIM/FLASHING

Basement window appears to be in an unfinished state, leaving untreated wood exposed to the elements which will lead to wood decay/rot. This may also allow water intrusion. I recommend contacting a qualified window installer to evaluate and remedy.

Recommendation

Contact a qualified window repair/installation contractor.



3.8.1 Guard Rails & Hand Rails

MISSING



Guard rails were missing during time of inspection. Steps with 4 or more risers require a handrail.

Recommend installation of handrail and guard at front steps to prevent falls.

Recommendation

Contact a qualified professional.



4.5.1 Garage Door Opener

INOPERABLE WALL SWITCH

Garage wall switch was inoperable at time of inspection. Recommend testing the wall switch and possible replacement.

[Here is a DIY link](#) that shows you how.

5.1.1 Dishwasher

OPERATED PROPERLY

Dishwasher was operated using normal controls and showed no signs of leaks.

5.2.1 Refrigerator

OPERATED PROPERLY

Refrigerator was operating normally at time of inspection.

5.3.1 Range/Oven/Cooktop

OPERATED PROPERLY

Oven and range functioned as intended on the day of the inspection.

5.4.1 Washing Machine

OPERATED PROPERLY

Washing machine functioned as intended on the day of the inspection, and no leaks were detected.

5.5.1 Clothes Dryer

OPERATED PROPERLY

Dryer functioned as intended on the day of the inspection.

7.1.1 Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.



7.1.2 Equipment

FURNACE AND/OR WATER HEATER IN CLOSET ADJACENT TO SLEEPING ROOM



Since both the furnace and gas fired water heater are within a bedroom, I recommend the buyer confirm with local code by-laws as to whether this is acceptable practice or not. Furnaces and water heaters draw in combustion air which removes air from the sleeping area.

Recommendation

Contact a qualified professional.

7.3.1 Distribution Systems

RETURN AIR SYSTEM MISSING/INSUFFICIENT

BASEMENT

Return air registers were missing or insufficient in the basement. This can result in poor heating efficiency. Although this is not a defect, I recommend a qualified HVAC contractor evaluate and remedy.

7.3.2 Distribution Systems

SUSPICIOUS VENT PLACEMENT

Several heat vents were installed partially under walls which is not best practice.

Recommend a qualified HVAC specialist to evaluate and make recommendations.

Recommendation

Contact a qualified HVAC professional.



8.2.1 Drain, Waste, & Vent Systems

CAP MISSING OR IMPROPER INSTALLATION

BASEMENT LAUNDRY ROOM



Basement waste pipe was missing cap which may allow sewer gases in to the house. Recommend sealing off this pipe to prevent this.

Recommendation

Contact a qualified plumbing contractor.



8.2.2 Drain, Waste, & Vent Systems **EVIDENCE OF PRIOR LEAKS**

Although there appeared to be signs of previous waste pipe leaks, none were observed on the day of the inspection.

Recommend monitoring for signs of future leaks.



8.4.1 Hot Water Heater, Controls, Flues & Vents

IMPROPER INSTALLATION

 Safety Hazard

Water heater is improperly installed or in a dangerous location.
"Type B" gas vent is running through drywall which is not allowed.
Type B gas vents require a **MINIMUM 1" CLEARANCE** from combustibles as these vents heat up which can pose a fire hazard.
Recommend qualified plumber evaluate & repair/relocate.



8.4.2 Hot Water Heater, Controls, Flues & Vents

TPR VALVE MISSING/NEED REPAIR

 Safety Hazard

TPR valve and extension were located and appear to be properly installed. If missing or improperly installed this can lead to severe burns if the TPR valve is exercised.

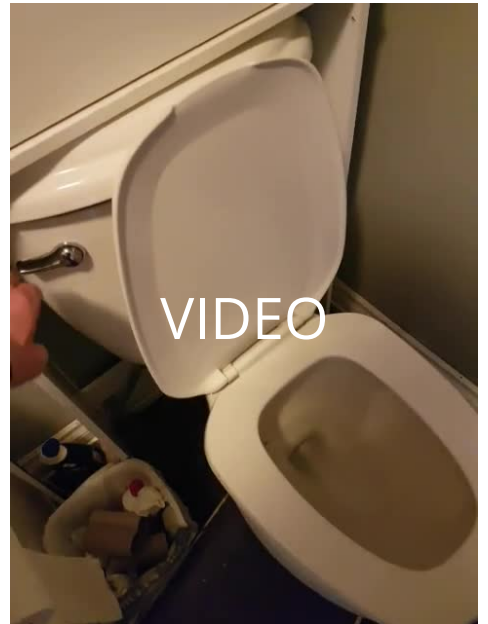
Recommendation
Contact a qualified professional.



8.7.1 Toilets

TOILET NOT FLUSHING PROPERLY

Recommendation
Contact a qualified professional.



8.8.1 Bathtubs(s) and shower enclosures

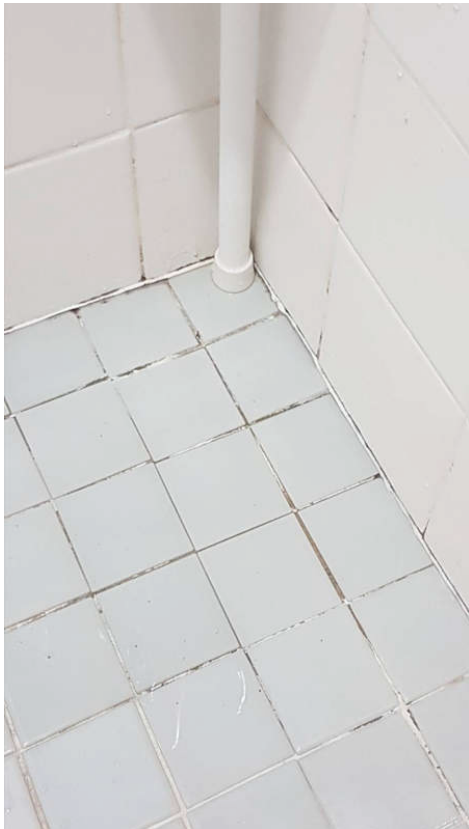
CAULKING/SEALANT

UPSTAIRS SHOWER, BASEMENT SHOWER

Caulking/sealant in need of repair to prevent water from penetrating floor/wall areas surrounding tub/shower enclosure.

Recommendation

Contact a qualified professional.



8.8.2 Bathtubs(s) and shower enclosures

BATHTUB(S) AND SHOWER(S) FUNCTIONED PROPERLY

All bathtub(s) and shower(s) were tested using normal operating controls and functioned as intended.

8.8.3 Bathtubs(s) and shower enclosures

STAINS ON SHOWER CEILING

Staining noted on basement shower ceiling. This could be due to the bathroom fan not being operated during and after showers which is needed to exhaust moist air outside.

Recommendation

Recommend monitoring.



8.8.4 Bathtubs(s) and shower enclosures

WOOD ROT

Wood rot noted around entry to basement shower enclosure

Recommend replacing to maintain water tightness

Recommendation

Contact a qualified professional.



8.8.5 Bathtubs(s) and shower enclosures

IMPROPER DRAIN ASSEMBLY

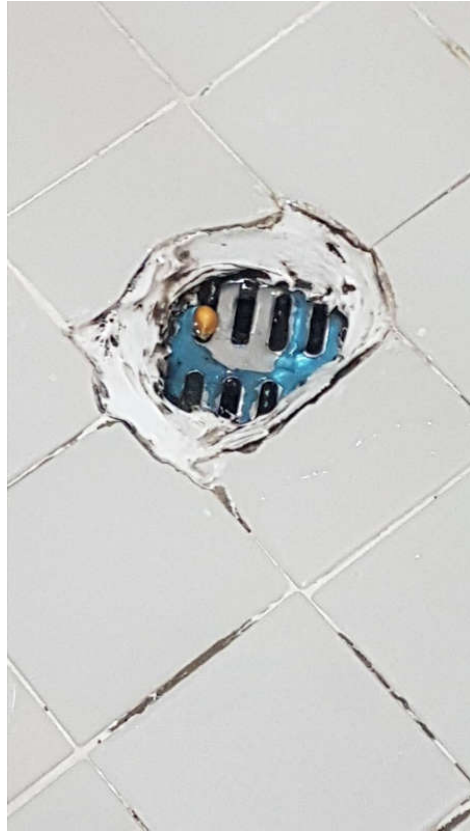
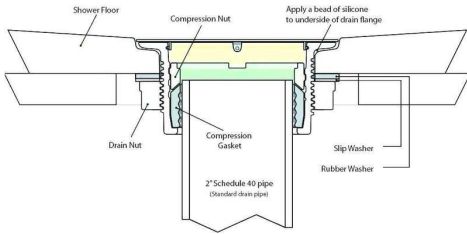
BASEMENT

Due to the excess caulking observed, the drain assembly is suspect as to whether it was finished properly.

At buyer's discretion, I recommend replacing replacing tile immediately adjacent to drain and ensuring a proper assembly which can only be confirmed by opening up a small part of the shower floor.

Recommendation

Contact a qualified professional.



8.8.6 Bathtubs(s) and shower enclosures

LOOSE CONNECTIONS

Main floor shower faucets seem to be too loose for a proper install. This could lead to plumbing leaks. Recommend a licensed plumber evaluate.

Recommendation

Contact a qualified professional.



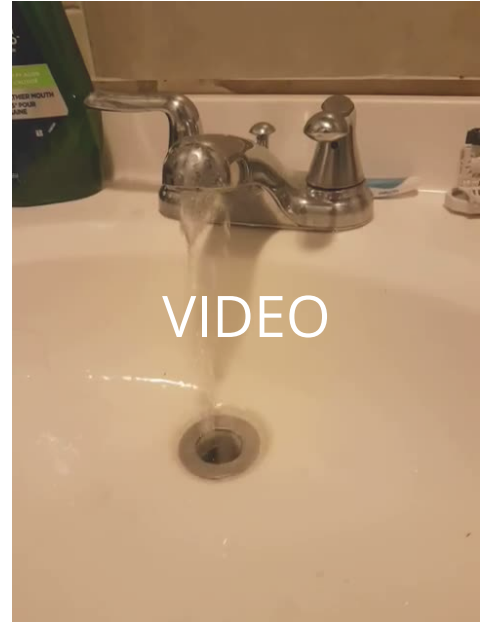
8.9.1 Faucets

VERY LOW COLD WATER FLOW

Basement bathroom

Recommendation

Contact a qualified plumbing contractor.



9.1.1 Service Entrance Conductors

NOT ENOUGH CLEARANCE



Service drop overhead wires are too low, not giving enough clearance above grade. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

According to ENMAX, overhead conductors need to have a clearance area from finished grade of at least:

- 5 m across the ground, accessible to pedestrians only
- 4 m across residential driveways
- 5 m across commercial and industrial driveways
- 5 m across alleys, streets and highways

Recommendation

Contact your local utility company



9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

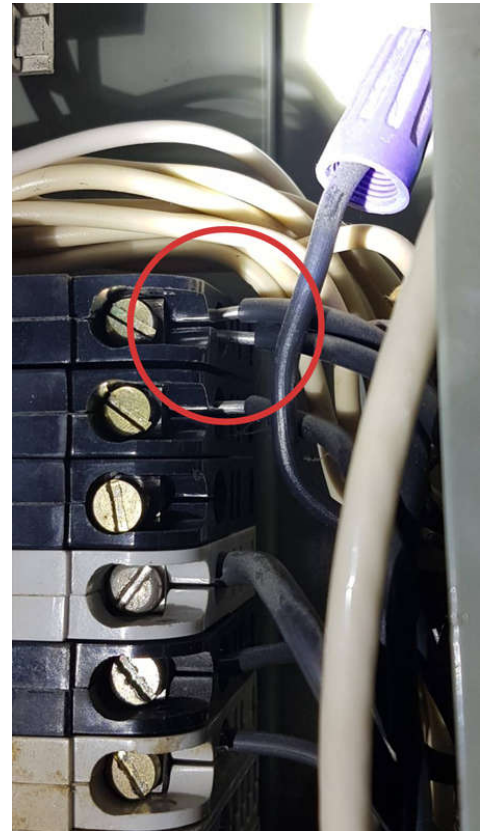
DOUBLE TAPPED BREAKER



Two conductors were found to be attached to a breaker rated for single conductors. This is an immediate safety concern due to the possibility of overheating. A licensed electrician is recommended to evaluate and remedy as soon as possible.

Recommendation

Contact a qualified electrical contractor.



9.3.1 Branch Wiring Circuits, Breakers & Fuses

ALUMINUM BRANCH CIRCUITS



Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.

9.3.2 Branch Wiring Circuits, Breakers & Fuses

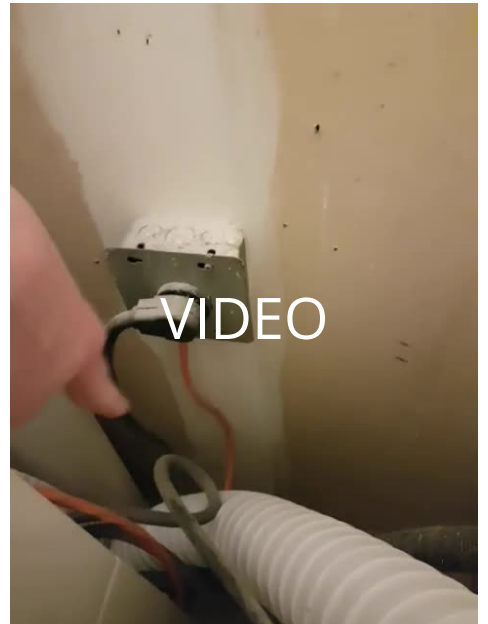
IMPROPER ELECTRICAL PRACTICES



Electric dryer source appears to have been improperly tapped in to for additional power requirements and does not appear to have been done by a licensed electrician. Recommend a licensed electrician evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Lighting Fixtures, Switches & Receptacles

LOOSE COVER PLATE

BASEMENT BATHROOM

More than 1 receptacle plates were observed to be loose and require tightening to reduce electrical shock hazard

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

LOOSE RECEPTACLE

1ST FLOOR LIVING ROOM

Receptacle was loose in kitchen. Recommend licensed electrician to remedy

Recommendation

Contact a qualified professional.



9.4.3 Lighting Fixtures, Switches & Receptacles

BAD GROUND OBSERVED

BASEMENT UNDER STAIRS

Bad ground observed in basement receptacle. This is a possible safety hazard as it increase the risk of electrical shock. Recommend a licensed electrical contractor evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



9.4.4 Lighting Fixtures, Switches & Receptacles

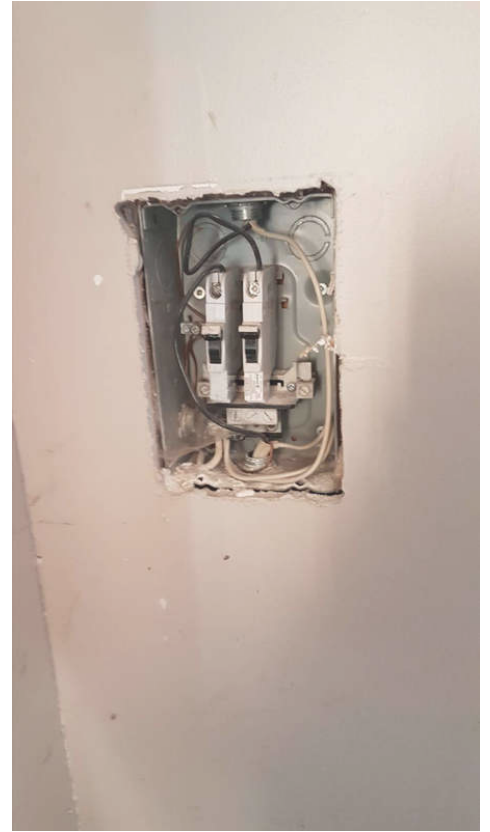
UNSAFE ELECTRICAL IN GARAGE



Exposed breakers noted in garage. This is a safety hazard and should be finished with proper coverings to reduce the risk of electrical shock or electrocution.

Recommendation

Contact a qualified electrical contractor.



9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN

GFCI protection not present in all possible wet locations. Although it is not required that older homes be updated to current building codes, I recommend a licensed electrician upgrade by installing ground fault receptacles in all possible wet locations, specifically outdoors, in the kitchen, and in the garage to prevent possible electrical shocks.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Smoke Detectors

REPLACE SMOKE DETECTORS

I recommend replacing all smoke detectors upon move in, and installing detectors in all bedrooms.

Recommendation

Recommended DIY Project



9.7.1 Carbon Monoxide Detectors

RECOMMEND INSTALLATION OF CARBON MONOXIDE DETECTORS ON ALL LEVELS

Recommendation

Contact a handyman or DIY project



10.1.1 Attic Insulation, Venting & Vapour Barriers

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Wood shaving insulation is rated at R2.4 per inch. Approximate R-value in this home is R-12 which is well below current standards of R-49.

Recommendation

Contact a qualified insulation contractor.



10.1.2 Attic Insulation, Venting & Vapour Barriers

NO VAPOUR FOUND

There was no vapour barrier observed in the attic, underneath the insulation. Vapour barriers provide a means of retarding moist air from migrating in to the unconditioned attic space. Recommend an attic installation expert to evaluate and provide recommendation.

Recommendation

Contact a qualified insulation contractor.

10.1.3 Attic Insulation, Venting & Vapour Barriers

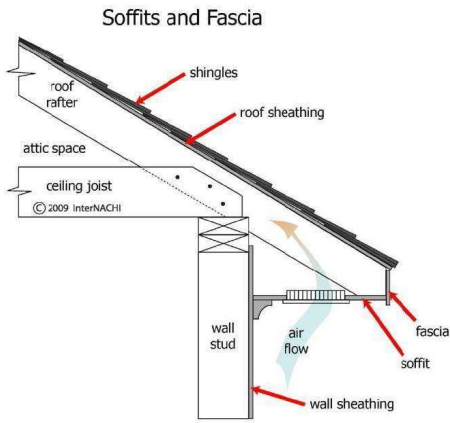
SOFFIT VENTS BLOCKED

Soffit vents need to be unobstructed in order to complete the attic ventilation system. In a passive venting system such as this home, both upper and lower venting are needed for proper air flow to remove any moist air in the attic. Soffit vents are the lower vents in this situation, and are blocked by insulation. Over time, mold may develop in the right conditions, if moist air is impeded from ventilating.

Recommend a qualified professional install insulation baffles.

Recommendation

Contact a qualified insulation contractor.



Properly Installed Insulation Baffles

10.1.4 Attic Insulation, Venting & Vapour Barriers

FROST IN ATTIC

Frost was observed in the attic on the roof decking.

This could be due to excessive moisture seeping into the attic and/or an indication of poor attic ventilation as noted by the blocked soffit vents.

Recommend sealing attic hatch with weather stripping and unblocking soffit vents.

Over time moisture can lead to the development of mold.

Recommendation

Contact a qualified professional.



10.1.5 Attic Insulation, Venting & Vapour Barriers

HOLE IN ATTIC HATCH

Recommend replacing attic hatch as it has a hole in it which will allow moist air up to attic space. Over time this may lead to mold growth.

Recommendation

Contact a qualified professional.



IMPORTANT NOTE ABOUT WOOD SHAVING INSULATION

Wood shaving insulation was observed as the majority of the attic insulation. While it does function as an insulating material, I recommend the buyer act with due diligence to ensure that this type of insulation is insurable as it could pose a heightened threat of a fire hazard. Some wood shavings/chips were treated with a fire retardant, however I am unable to accurately determine if the shavings in this home have been treated.

Recommendation
Contact a qualified professional.

RECOMMEND REGULAR CLEANING OF DRYER VENT

Recommend regular cleaning to avoid lint build up. If lint is allowed to build up, a fire is possible as lint is highly combustible.

Recommendation
Contact a handyman or DIY project

BATHROOM FAN MISSING COVER

Basement bathroom fan was missing cover on day of inspection.

Recommend replacement

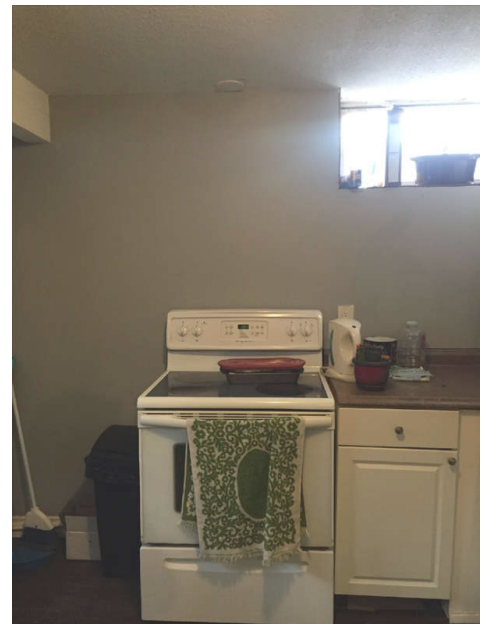
Recommendation
Recommended DIY Project

KITCHEN MISSING EXHAUST FAN

Kitchen in basement suite has no fan above range. Recommend checking with local codes for possible updates.

Kitchen fans remove localized moist air and odours from living space

Recommendation
Contact a qualified professional.



CLOSET DOOR STICKS

UPSTAIRS BEDROOM AND HALLWAY

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.



11.1.2 Doors

DOORS TESTED

All doors were tested for functionality and fit.

11.1.3 Doors

NOTICEABLE GAP

SOUTH ENTRY DOOR

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.



11.2.1 Windows

BASEMENT WINDOWS NOT FINISHED

Basement windows, specifically window at bottom of stairs does not appear to be completely finished. Although this is more of a cosmetic issue, I recommend that a qualified window installer evaluate and remedy so as to ensure proper insulating properties and means of egress.

Recommendation

Contact a qualified professional.

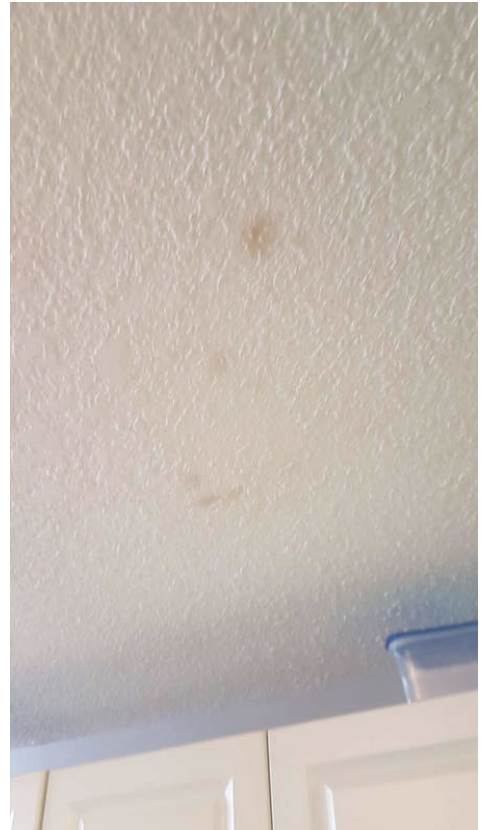


11.5.1 Ceilings

STAIN(S) ON CEILING

BASEMENT KITCHEN

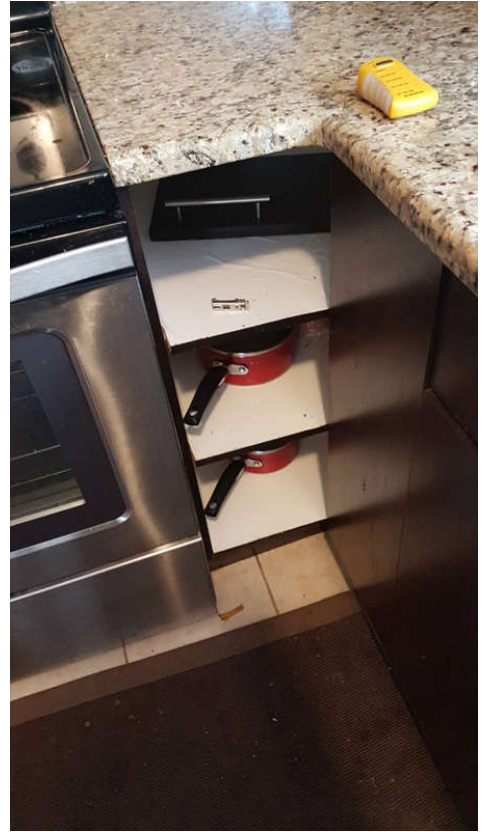
There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.



11.7.1 Countertops & Cabinets

CABINET DOOR MISSING

One or more cabinet doors were missing.



11.7.2 Countertops & Cabinets

CABINET SEPARATING FROM WALL

Cabinets are separating from wall. Recommend a qualified cabinet contractor re-fasten cabinets securely.



11.7.3 Countertops & Cabinets

IMPROPER FASTENERS

Screws to attach upper cabinets should be a "washer head cabinet screw". This appears to be a decking screw which does not have the same shear strength as proper cabinet screws. Recommend replacing with appropriate fasteners.

Recommendation

Contact a qualified professional.

