Report Number
19-Sample

INSPECTION REPORT

Property Information

Inspection Address **2012 anystreet Drive**
Orleans, Ontario
K4T 1W1

Inspected on

Inspection Date **January 29, 2019**
Inspection Time 1:00 PM

Client Information

Client Name **Shawn Smith**
1234 Long lane Road
Vars, Ontario
K4w 1G6

Inspection Conducted By

Alert Inspection Services Ltd.
P.O. Box 4211, Stn E
Ottawa, ON
K1S 5B2

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Inspected by:
Brian Callaghan CMI,NHI,ACI, CBCO,PHPI,RHI

Inspector's Signature:

Signature Date
January 29, 2019

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PROPERTY INSPECTION REPORT

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PROPERTY

The property of 2012 anystreet Drive, Orleans, was inspected on January 29, 2019 at approximately 1:00 PM.

STYLE: The style classification of this building is: Single Dwelling
AGE: The approximate age of this building in years is: 1988
ABOVE GRADE: For the subject address, the number of stories above grade is: 2
AMBIENT CONDITIONS: The ambient weather conditions at time of inspection were:
Overcast; Recent Snow; Temperature: -10 to 0 °C

OBSERVER ORIENTATION

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

PARTIES INVOLVED

This Report is provided as information to the contracted party(s): Shawn Smith
In attendance at the inspection were:
Client: Shawn Smith
Purchaser's Agent: Tom Jones
Ottawa Realty sales Guaranteed

METHOD AND EXTENT OF INSPECTION

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and **identifying those systems and components that are significantly deficient or are near the end of their service life.** The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by current home inspection standards of practice.

Deficiencies as observed in the course of inspection are noted in the attached Deficiencies Report. In interpreting results from this home inspection, this report should be taken in context of the full report.

The following systems were inspected, with the full report describing the characteristics of these systems:
Roof System
Exterior Elements
Structural System
Interior Elements
Insulation and Ventilation Systems
Heating and Cooling Systems
Plumbing System
Electrical System

LIMITATIONS

This report is limited to an impartial opinion of the condition of the property at the date and time of inspection.

This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.

The client is advised that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may become apparent in the future.

The report is limited to the components of the property which were visible to the inspector during the process of inspecting the property.

Note that this inspection and report does not constitute a Code or Bylaw inspection, and that further interpretation from the appropriate authority/agency may be required.

The recipient of this Report should also review the Contract for this inspection and the Standards of Practice, if included, as information and advisement to the nature and extent of the property inspection.

This report is **"Confidential"** and is furnished solely for the use and benefit of the individual client or entity to which it is addressed. It is not intended to be for the benefit of any other party not named in the report and the inspection agreement. This report is the copyrighted work product of Alert Inspection Services Ltd. Reproduction, dissemination, distribution or copying of this Report without permission of Alert Inspection Services Ltd. is strictly prohibited.

Important notice to all Third parties or other purchasers: the Inspector does not authorize Receipt of this report by any purchasers of this property other than the party (s) identified on the contract page. The Inspector advises against any reliance on this report, and recommends that you retain a qualified professional inspector to provide you with your own inspection report on this property.

TERMINOLOGY

Terms used in the Deficiency Report section provide details of observations made in the course of the home inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet an aspect of acceptable or intended performance.

LOCATION: The physical location of the noted condition as reported by the inspector.
CONDITION: A description of the observation, phrased to reflect a statement of deficiency.
EXPLANATION: A description of the nature of the deficiency.
IMPACT OR CONSEQUENCES: A description of impact of the condition to the homeowner based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to resolve the deficiency may be provided, and may provide information on the affect to the homeowner in terms of damage, or the affect to the home's occupants in terms of health or safety.
RECOMMENDED ACTION: The inspectors opinion for action by the homeowner. Action statements may include:

Repair: the noted item or system should be repaired to restore it to its intended function or condition
Replace: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by removing and replacing the affected item.
Review: the item should be reviewed by the homeowner, possibly with input from other experts, and where the condition applies to a new home, may require review with the builder. The need for repair may be of a subjective nature requiring considerations of a scope broader than merely replacing or fixing the item.
Monitor: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.
Service: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.
Install: the noted item is not installed in a manner to achieve a required function or operation.
Adjust: the noted item requires an adjustment to achieve its intended operation and function.
Complete: the noted item is partially completed in terms of installation, with further work required to achieve completion.
Remove: an item requires removal as it constitutes an aspect not required.
Consult Specialist: the nature of an observation is such that the services or opinion of a specialist is required to ascertain cause, effect, and/or remedial action for the specific condition. The inspector defers opinions of the condition to that of an expert or specialist with appropriate qualifications, training, and knowledge of the noted condition to provide advise to the client.

End of Report.
On behalf of Alert Inspection Services Ltd.

Brian Callaghan CMI,NHI,ACI,CBCO,PHPI,

FUNCTION

The primary purpose of the roofing system is to protect the interior of the home from the elements, including sun, wind, rain, and snow. The design and selection of materials including the roof structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. As the roof system is intended to provide a weather tight covering over the home, it is critical that this system be periodically checked; a thorough review twice a year is recommended, and any deficiencies noted should be immediately corrected.

INSPECTION PROCESS

As documented by this Report, the inspection of the roofing system included the examination of: the roof covering(s); the roof drainage system; the flashings; and penetrations through the roof surface including skylights, chimneys, roof vents, etc. Reported below are the description of the roof system and the methods used to inspect this system. Items excluded from this examination, if present, include: antennae; interiors of flues or chimneys which are not readily accessible; and installed accessories such as solar panels, lightning arrestors, etc.

As a primary function of the roof system is to protect against water infiltration, it should be noted that there may be leaks in the roof system that may only become apparent under specific weather conditions that were not encountered at the time of the inspection. Also note that although the inspector may provide a statement estimating the apparent age of roof cover, this is expressed as an opinion only. The actual age may vary considerably from this stated estimate. Factors such as manufactured shingle quality, installation methods, weather, roof system ventilation, orientation of roof surface, etc. affect the life expectancy of the roof cover, and as such accurate statements on age can often not be provided.

SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Main/Upper	Asphalt Shingle	Medium	Unknown	Unable to observe; see Restrictions
Lower Garage	Asphalt Shingle	Medium	Unknown	Unable to observe; see Restrictions

ROOF PENETRATIONS

ROOF VENTS: One or More Observed
PLUMBING STACK: Plumbing Stack Observed
CHIMNEYS: Metal - Enclosed; Metal - Enclosed
SKYLIGHTS: Skylights Observed from interior only - Exterior View Restricted
ELECTRICAL MAST: None Observed

ROOF DRAINAGE

SOFFITS: Aluminum
FASCIA: Aluminum
GUTTERS: Aluminum
DOWNSPOUTS: Aluminum

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Visual Restriction: Surfaces not visible due to snow and ice

ROOF SYSTEM ASSESSMENT SUMMARY:

Snow Covered: Unable to inspect further investigation required.

Seller declaired that roof shingles are older and replacement will be required

DEFICIENCY SUMMARY:

1

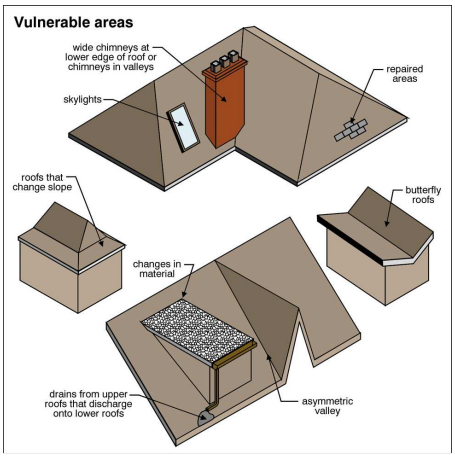
LOCATION: Various Locations **SYSTEM:** Roof

CONDITION: Vulnerable areas.

EXPLANATION: Roof valleys, change in slope and areas where show, ice and heavy rain accumulate may be prone to leakage.

IMPACT/CONSEQUENCES: These vulnerable areas should be monitored for heavy snow and ice buildup in winters as well as during heavy rainfall in the summer. Areas adjacent to flat roofs are particularly vulnerable to this condition as evaporation from the surfaces is restricted. Leaves and debris from trees will also clog the roof's drainage system.

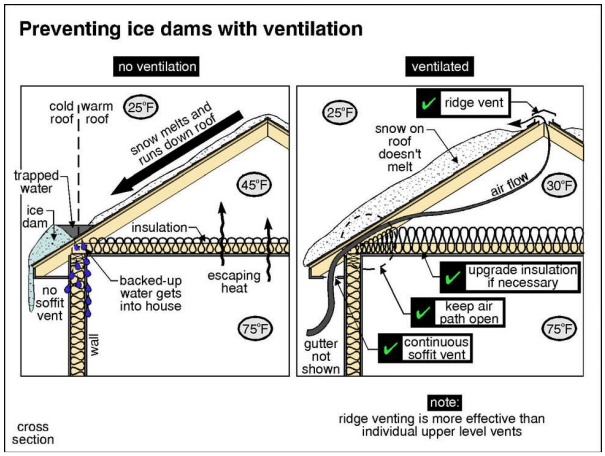
RECOMMENDED ACTION: Monitor



2

LOCATION: Various Locations **SYSTEM:** Roof
CONDITION: Ice damming is visible on shingle roof
EXPLANATION: Ice damming is visible is evident on portions of the roof cover.
IMPACT/CONSEQUENCES: An ICE DAM refers to snow melt that occurs on a roof during the winter as a result of a warm attic or warm roof cover. The snow melt subsequently freezes on the eave or in the gutters. More snowmelt meets this ice dam and is forced up the roof, under the shingles and into the house. . This should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. In extreme conditions, all homes are at risk of leakage from ice damming. Severe ice dams can result in roof leakage, typically near the eaves. Snow removal is one method of reducing the risk under these conditions. Other solutions include better attic insulation and ventilation, eave protection below the roof coverings, or the installation of heating cables on the roof

RECOMMENDED ACTION: Investigate and Remedy



3

LOCATION: Roof, Upper, Front **SYSTEM:** Roof
CONDITION: Gutter is missing
EXPLANATION: Gutter is observed to be missing. Gutters provide a controlled means of collecting and discharging water away from the structure.
IMPACT/CONSEQUENCES: Gutters are a key component in the controlled drainage of run-off water away from the home's exterior elements. Gutters that are missing may result in water saturation of soils near the foundation during rains, which in turn can result in basement moisture or leakage issues. Repair should include installing new gutter sections and assuring that water freely flows and drains from the gutter.

RECOMMENDED ACTION: Install

4

LOCATION: Various Locations **SYSTEM:** Roof
CONDITION: Downspout discharges too close to house
EXPLANATION: The discharge point for the downspouts is observed to be near a foundation wall. Water discharge should be as far from the foundation wall as practical to prevent soil erosion and water saturation near the foundation.
IMPACT/CONSEQUENCES: Downspouts are a key component in the controlled drainage of run-off water away from the home's exterior elements. Downspout end terminations that are missing may result in water saturation of soils near the foundation during rains, which in turn can result in basement moisture or leakage issues. It is recommended that the point of discharge be at least 6' (2 m) from the foundation; repair should include installing a downspout extension. The downspout assembly should assure that water freely flows and drains at a suitable distance from the foundation wall.

RECOMMENDED ACTION: Monitor closely.

5

LOCATION: Various Locations **SYSTEM:** Roof
CONDITION: Downspout discharges onto lower roof surface
EXPLANATION: Downspouts that drain onto lower roof surfaces will result in deterioration of roof singles in the discharge path. The concentrated water flow erodes the protective granules from the surface of the shingles, which in turn reduces the protection from the sun's ultraviolet rays.
IMPACT/CONSEQUENCES: Premature roof surface deterioration will occur in the areas near the concentrated water flow from the downspout discharge. Repairs to affected shingles can be anticipated prior to the life expectancy of the remaining areas of the roof. Close monitoring is suggested; if possible, downspout extensions should be added, or the drainage modified such that discharge will not be to roof surfaces.

RECOMMENDED ACTION: Monitor closely.

OBSERVATIONS & SUGGESTIONS:

ROOF LEAKAGE DISCLOSURE This report is not intended to be conclusive regarding the lifespan of the roofing system or how long it will remain watertight in the future. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Evidence of prior leakage may be disguised by interior finishes. The inspection and report are based on visible evidence and apparent conditions at the time of the inspection. Nothing in the inspection or report constitutes a warranty, guarantee, or policy of insurance. We strongly advise you to ask the seller, point blank, "Has the roof ever leaked?" If it has, you'll want to know when, where, and what repairs were done. If the roof needs repair now, the work should be done by a qualified contractor who will offer some warranty. All roofs need periodic maintenance to achieve typical lifespans; and, all roofs should be inspected annually.

Pictures shown may be only a representative sample of all the related areas of concern.

VULNERABLE AREAS-This roof contains vulnerable areas that need to be watched closely during winter, for build-up of ice and snow that could lead to ice damming and possibly water penetration. Periodic removing of excess snow/ice may be required.

PURPOSE

The primary purpose of the exterior elements of the home is to provide a weatherproof "envelope" to the house and its interior, with protection from the adverse affects of rain, wind, snow and sun, as well as to secure against entry by intruders.

INSPECTION PROCESS

As documented by this Report, the inspection of the exterior elements included examination of: the exterior wall coverings, flashings, and trims; exterior doors; attached decks, balconies, steps, porches, and their associated railings; the eaves, soffits, and fascias; the vegetation, grading, surface drainage, and retaining walls on the property where these are likely to adversely affect the building; and walkways, patios, and driveways leading to the home's entrances. Also examined are windows, window wells, and the interior of the garage. Garage door openers with permanently installed controls will be operated to verify auto-reverse and safety mechanism operation. Reported below are the characteristics of the exterior elements examined, as well as other appropriate information noted during the course of inspection. The mode of examination was primarily visual, although aids such as binoculars, ladders, and selective nondestructive probing may have been employed to ascertain the condition of specific components or elements.

Note that the exterior inspection does not normally include and report on: storm doors, storm windows, screens, shutters, awnings or similar seasonal accessories; presence of safety glazing in doors and windows; remote operators for automatic garage door openers; fences; geological, geotechnical, or hydrological conditions; soil conditions; recreational facilities such as swimming pools, spas, saunas, playground equipment, tennis courts, etc.; barns, sheds or other outbuildings or structures; buried fuel storage tanks; and erosion control or earth stabilization measures. The home inspector is not required to move stored items, equipment, furniture, vegetation, soil, snow, ice, debris, or other items that obstruct access or visibility. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe.

SYSTEM CHARACTERISTICS:

WALL CLADDING(s)
EXTERIOR WALL FINISHES: Brick/Stone Veneer; Vinyl Siding
EXTERIOR WALL TRIMS: Vinyl; Wood
CHIMNEYS: Metal - Enclosed

ROOF EDGE ELEMENTS AND DRAINAGE
SOFFITS: Aluminum
FASCIA: Aluminum
GUTTERS: Aluminum
DOWNSPOUTS: Aluminum
DOWNSPOUT DISCHARGE: Not Visible due to smow levels at house

GARAGE & DRIVEWAY
GARAGE STYLE: Attached
GARAGE DOORS: House/Garage Entry; Vehicle Door
GARAGE DOOR OPERATORS: Auto Door Opener; Interior Door Closer
DRIVEWAY:

LOT GRADING & DRAINAGE
LOT GRADING: Snow covered-unable to inspect; Settlement At Foundation - General
LOT DRAINAGE: Snow covered-unable to inspect

PORCHES, DECKS, STAIRS, & PATIOS
PORCHES AND DECKS: Back; Snow Covered-Not visible (Not Inspected)
EXTERIOR STAIRS: Snow Covered-Not visible (Not Inspected); Wood
EXTERIOR STAIR/DECK RAILINGS: Wood
PATIOS: Snow covered-unable to inspect
WALKWAYS: Snow Covered-Not visible (Not Inspected)
RETAINING WALLS: Snow covered-unable to inspect

DOORS & WINDOWS
WINDOW STYLES: Casement; Fixed; Sliding
WINDOW SASH MATERIAL: Vinyl; Wood
WINDOW GLAZE FEATURES: Double Glazed Glass
EXTERIOR DOOR STYLES: Single
EXTERIOR DOOR MATERIALS: Metal; Vinyl

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Driveway: Viewing Restricted Due To Snow covered.

Foundation: Visual Restriction Due to Snow, Shrubs, Greenery
Foundation: Visual Restriction Due to Storage/Obstructions
Foundation: Visual Restriction Due to Attached Structures

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Deficiencies Noted. In assessing the various aspects of the exterior elements of this home, conditions are noted that are of concern by the nature of the condition, such as safety, cost of repair, or potential for additional damage. Each noted deficiency should be considered to be affecting the ability of the exterior components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

DEFICIENCY SUMMARY:

1

LOCATION: Garage at front **SYSTEM:** Exterior

CONDITION: Window is deteriorated

EXPLANATION: The overall condition of the exterior window(s) is observed to be deteriorated, such that operability and performance characteristics are impaired. Exterior window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air, water, and pests. Window components should all be maintained in sound condition.

IMPACT/CONSEQUENCES: A priority consideration for windows is that they meet each of their key operability and performance requirements. Failure to take corrective action may result in safety issues and damage to the home and contents. Immediate repair/replacement of affected window components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.

RECOMMENDED ACTION: Repair

2



LOCATION: Basement windows **SYSTEM:** Exterior

CONDITION: Window unit (s) are older; performance affecting

EXPLANATION: Windows in general are older units and require ongoing repairs and maintanance. Exterior window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air, water, and pests.

IMPACT/CONSEQUENCES: A priority consideration for exterior windows is that they meet each of its key operability and performance requirements. Immediate repair/replacement of affected window components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.

RECOMMENDED ACTION: Repair or replace

3


LOCATION: Throughout **SYSTEM:** Exterior

CONDITION: Grading near foundation has settled

EXPLANATION: The grading of soils near the foundation has settled, such that the slope is not away from the home.

IMPACT/CONSEQUENCES: Grading should be sloped to promote drainage away from the foundation of the home. Water accumulation near the foundation may lead to foundation and basement dampness issues. This condition should be closely monitored; where basement dampness or foundation cracks are noted, remedial action is recommended to improve the grade and assure effective drainage will occur.

RECOMMENDED ACTION: Review

4

LOCATION: Exterior Left Wall **SYSTEM:** Exterior
CONDITION: Leaky entry door
EXPLANATION: A weather-exposed entry door is leaking around the threshold into the interior and will need to be repaired.

IMPACT/CONSEQUENCES: Besides damage to finished flooring or floor coverings, water infiltration into the sub-floor and framing beneath an entrance can eventually lead to rot or insect infestation. When an exterior door is exposed to the weather as this one is, the area beneath the threshold needs to be thoroughly and carefully flashed. Many builders install custom drain pans that the door and casing rest in and which drain to the exterior. Since I am seeing leakage into the interior, it is obvious that no such flashing or pan has been installed. I recommend immediate correction by a competent carpenter or door/window professional.

RECOMMENDED ACTION: Install Investigate and Remedy

5

LOCATION: Front above south garage door **SYSTEM:** Exterior
CONDITION: Exterior masonry wall displays settlement
EXPLANATION: The degree and nature of cracks through brick and/or mortar is such that settlement of the supporting foundation is indicated.
IMPACT/CONSEQUENCES: When a portion of the foundation has settled, stresses from this action has resulted in cracks and movement in the brick and mortar. A home inspection cannot determine whether the condition is dynamic (e.g. whether further settlement may occur; whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the foundation or bricking will occur). As a minimum, this condition should be monitored for change over time. Evaluation by a foundation and/or masonry specialist should be considered.

RECOMMENDED ACTION: Monitor; Consult Specialist

6

LOCATION: Exterior Left Wall **SYSTEM:** Exterior
CONDITION: Exterior siding is damaged
EXPLANATION: Damage is noted in the exterior siding
IMPACT/CONSEQUENCES: If the damage results in exposing underlying materials otherwise protected by the siding, water penetration is a possible consequence. Damaged exterior wall coverings are cosmetically detracting.

RECOMMENDED ACTION: Replace

7

LOCATION: Garage all vehicle doors **SYSTEM:** Exterior
CONDITION: Vehicle door safety beams were too high
EXPLANATION: The vehicle door safety beams were observed to be at a height that a small child can be below the beam without causing the door opener to react.
IMPACT/CONSEQUENCES: The safety beam is a device that stops the vehicle door from closing, and causes the door to reverse direction, when the light beam is disrupted. This is intended to prevent injury to people and to prevent damage to objects should the beam be broken while the door is closing. This is a safety concern; immediate action is required to ensure door downward motion is arrested and reversed when the beam is disrupted.

RECOMMENDED ACTION: Adjust, repair, or replace.

8

LOCATION: Centre door **SYSTEM:** Exterior
CONDITION: Vehicle door opener is inoperative
EXPLANATION: The vehicle door opener does not appear to respond when checked for operation.
IMPACT/CONSEQUENCES: The intended operation of the door opener could not be verified as the unit failed to operated under normal operating conditions and with installed control devices .

RECOMMENDED ACTION: Adjust, repair, or replace

9

LOCATION: Garage at the base of side columns **SYSTEM:** Exterior
CONDITION: Garage/house stains on wall/ceiling,evidence of prior leak is suspected
EXPLANATION: Examination of a wall/ceiling in the garage wall/ceiling system has indicated that there may be a prior/active water leak through the roof system. Water staining and/or water damage is observed. Conditions at the time of inspection do not permit a comment to be made as to whether the condition is current and active, or whether the leak has been previously identified and corrected.
IMPACT/CONSEQUENCES: Investigation is warranted to determine whether the observed condition is active, or whether the condition has been corrected. If the condition is active and current, water penetration past the roof system can cause significant and costly damage to the structure, interior features, and interior contents of a home. Water penetration can lead to mold and rot issues within the structure with possible consequential health effects and costly remedial actions. Note that the home inspection cannot fully assess the extent of damage, as this often involves invasive activities such as removing wall/ceiling finishes, etc. If the condition has been corrected, the nature of the repairs should be queried and understood.

RECOMMENDED ACTION: Query Cause; Repair If Required; Monitor For Recurrence

10

LOCATION: Garage **SYSTEM:** Exterior
CONDITION: Attic access frame is not sealed to ensure a gas-tight barrier
EXPLANATION: Gaps are noted between the attic hatch frame and the ceiling. These gaps should be sealed to assure that fumes from the garage cannot migrate into the attic/home.
IMPACT/CONSEQUENCES: The attic hatch that connects the attic with an attached garage, where its frame and trim elements are not suitably sealed, should be considered as a safety concern, as potentially toxic fumes from the garage may migrate into the attic/house. The attic hatch frame should be sealed at adjacent ceiling surfaces; caulking is the usual method of achieving this seal.

RECOMMENDED ACTION: Complete

11

LOCATION: Garage **SYSTEM:** Exterior
CONDITION: Garage/house door closer between the house interior and garage needs adjustment.
EXPLANATION: The automatic door closer on the door between the house and garage is improperly adjusted. This device should cause the door to close, latch, and seal when the door is used. The intent is to assure that a gas-tight barrier is maintained between the house and the garage.
IMPACT/CONSEQUENCES: A door that connects the house with an attached garage, when it does not close and latch under the control of a suitable door closer, should be considered as a safety concern, as fumes from the garage will migrate into the house. When constructed of metal, the door also provides a fire separation in the event of a fire in the garage. The door closure should be adjusted to ensure the door closes, latches, and seals when the door is released.

RECOMMENDED ACTION: Adjust

12

LOCATION: Throughout **SYSTEM:** Exterior
CONDITION: Window well Is Damaged.
EXPLANATION: Window well Is observed to be damage during inspection.
IMPACT/CONSEQUENCES: Basement windows serves several functions, including facilitating a proper positive slope at the foundation, preventing water infiltration through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Installing window wells at the noted location should be performed at the earliest opportunity; preventative maintenance should include reviewing and repairing exterior caulking at all doors, windows, and wall penetrations at least twice a year.

RECOMMENDED ACTION: Repair/Replace

13

LOCATION: Deck Left Side **SYSTEM:** Exterior
CONDITION: Deck columns are deteriorated
EXPLANATION: Deck columns are in a deteriorated condition; the columns may not be capable of bearing their intended load over time should deterioration continue without intervention.
IMPACT/CONSEQUENCES: Deck columns are crucial to the support structure of the deck, and structural failure may occur should the columns deteriorate to a degree that they can not bear their intended load. Replacement should be considered. Review by a framing contractor is suggested.

RECOMMENDED ACTION: Monitor closely; consider replacing

14

LOCATION: Garage right door **SYSTEM:** Exterior
CONDITION: Vehicle door opener failed to auto-reverse with disruption force
EXPLANATION: The vehicle door opener did not respond to an arresting force when checked during examination of the door opener.
IMPACT/CONSEQUENCES: The garage door opener should respond to an arresting force that will cause the door to stop downward motion and auto-reverse. This is a safety feature to prevent injury to persons and damage to objects that may be in the path of the closing door. This is a safety concern; immediate action is required to ensure downward motion of the vehicle door is arrested and reversed when resistive force is applied to the door.

RECOMMENDED ACTION: Adjust, repair, or replace

15

LOCATION: Exterior Rear Wall-Patio door **SYSTEM:** Exterior
CONDITION: Exterior door frame/sill is damaged
EXPLANATION: Deterioration of the door frame is noted.
IMPACT/CONSEQUENCES: Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the door trim should be considered.

RECOMMENDED ACTION: Repair, consider replacing

16

LOCATION: Garage **SYSTEM:** Exterior
CONDITION: Garage concrete floor is damaged.
EXPLANATION: Damage to the concrete floor is usually a result of poor repairs and or salt causing concrete to sprawl on the surface.
IMPACT/CONSEQUENCES: Usability of the garage may be impaired due to the condition of the pad. Proper drainage may not be possible. The value for future use should be weighted against safety, use, and cost factors.

RECOMMENDED ACTION: Repair

17

LOCATION: Garage **SYSTEM:** Exterior
CONDITION: Intake/Exhaust fan duct terminates in garage
EXPLANATION: Intake/Exhaust fans shall be ducted to the exterior in accordance with current industry standards.
IMPACT/CONSEQUENCES: Intake/Exhaust fans must exhaust to the exterior, to ensure moist air is vented to the outside of the home, and to reduce humidity inside the home. Ducts not properly venting may result in moisture-related issues to an interior unfinished area, with mold and rot as possible consequential problems.

RECOMMENDED ACTION: Repair

18

LOCATION: Various locations **SYSTEM:** Exterior
CONDITION: Shrubs are located too near to the home's wall and foundation
EXPLANATION: Shrubs should not be planted in close proximity to the home, such that they have detrimental effects to the foundation and exterior wall elements.
IMPACT/CONSEQUENCES: Shrubs planted close to a house may over time cause detrimental effects to the exterior components of the home. Shrubs tend to hold moisture near the house, and can promote moisture-related problems to the home's exterior finishes, and in some cases, the structure in the areas of contact. Some shrubs have water-seeking roots, which can extend to and clog the home's foundation drainage system. As a guide, the maximum outermost branches of a mature shrub should be no closer than 2' (60 cm) from any surface of the home.

RECOMMENDED ACTION: Perform periodic maintenance

OBSERVATIONS & SUGGESTIONS:

Pictures shown may be only a representative sample of all the related areas of concern.

ANNUAL MAINTANANCE- Exterior elements should be inspected at least twice a year (spring and fall) to assess for items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; gutters and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

PURPOSE

The primary purpose of the your home's structural system is to support the loads placed in and on the house. The structure of the house includes elements that form the home's "skeleton", specifically the footings, foundation, walls, floors, and roof. Sound structural design resists site and external factors that could result in undesired physical changes to the structure as a whole, such as settlement, effects of both static loads (such as the weight of the structure and its contents) and dynamic loads (such as snow loads, and number and movement of people in the house), effects of strong winds and major temperature variation on the structure, and deterioration or failure of specific structural elements.

INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes examination of the structural components and framing of the home, and may include probing a representative number of structural components where deterioration is suspected or where there is a clear indication that possible deterioration exists. Probing is NOT performed where probing would damage any finished surface or where no deterioration is visible. Elements of the structural system that are examined and reported include: the foundation, the floor structure, the wall structure, the ceiling structure, and the roof structure. Also reported are signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Methods used to inspect the underfloor crawl space and attic, if present and accessible, are reported. The primary mode of structural examination is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination.

Note that the inspection may have restrictions to examination due to design and access. For example, attic areas containing loose-fill insulation are most commonly viewed at the hatch, and physical entry into the attic is not undertaken as it may result in disturbing insulation as installed and may present risk to the physical safety of the inspector. Also note that there may be leaks from the exterior into or through the structural components, such as walls, roof structure, ceilings, and foundation, that may only become apparent under specific weather conditions that were not encountered at the time of inspection. It should be further noted that moisture, condensation, and water infiltration conditions may exist at the time of inspection but are not apparent due to factors that conceal the direct observation of the condition(s). This may include coverings, furnishings, belongings, restricted access, etc., or are visible under specific lighting conditions or viewing positions.

The inspector does not normally provide any engineering or architectural services, or offer an opinion on the adequacy of any structural system or component.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Closet	Attic Examined From Ladder at Hatch	None found

SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS
- FOUNDATION WALLS: Poured Concrete
- BASEMENT FLOOR: Concrete Floor
- CRAWL SPACES: None found
- COLD STORAGE: No cold storage area present

ROOF STRUCTURE
- ROOF STRUCTURE: Wood Truss
- ROOF SHEATHING: OSB/Waferboard

WALL AND FLOOR STRUCTURE
- EXTERIOR WALLS: Wood Frame, Brick + Cladding
- FLOOR JOISTS: Cuonventional Lumber
- FLOOR SHEATHING: OSB/Waferboard
- BEAMS: Steel
- BEAM SUPPORT: Foundation Wall
- COLUMNS: Steel

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Foundation, Interior: Thermal Insulation

Attic, lower: Storage/Obstructions
Attic: small restrictes access

STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the structural elements of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns. Be aware that ongoing monitoring for change is a typical and required homeowner activity.

DEFICIENCY SUMMARY:

1

LOCATION: Attic **SYSTEM:** Structure
CONDITION: Evidence of water infiltration is observed.
EXPLANATION: Our examination of the roof structure has revealed indications of water infiltration past the roof cover and/or flashings. Our examination can not at this time ascertain conclusively whether this is an indicator of past leakage issues that have been corrected, or whether water infiltration is a current condition.
IMPACT/CONSEQUENCES: Staining on the interior side of the roof structure is an indication that water has infiltrated past the roof system components. Note that this condition may be due to a previous leak that has been detected and corrected. Should the leak be active, failure to take action to stop leaks through the roof coverings and flashings will result in water penetration into structural elements and the interior of the home. Left uncorrected, leakage can result in expensive repairs, and may affect the health of the home's occupants if molds are permitted to grow.

RECOMMENDED ACTION: Consult Specialist

2

LOCATION: Basement **SYSTEM:** Structure
CONDITION: Rigid foam insulation is installed in an exposed location
EXPLANATION: Foamed plastic insulations, such as polystyrenes (“Styrofoam”) should be installed in a manner such that these materials are not exposed within interior spaces, as these materials are combustible.
IMPACT/CONSEQUENCES: Foam-type plastic insulations should be covered by a noncombustible material, such as drywall, plaster, or sheet metal, as these insulating materials will support combustion and release toxic fumes when exposed to fire. The recommended remedial actions include removing this form of insulation, or covering it with a noncombustible material to reduce the risks associated with installation of these materials.

RECOMMENDED ACTION: Investigate and Remedy

OBSERVATIONS & SUGGESTIONS:

FOUNDATION LEAKAGE DISCLOSURE This report is not intended to be conclusive regarding the foundation system or how long it will remain watertight in the future. Leakage can develop at any time and may depend on rain intensity, wind direction, grading, etc. Nothing in the inspection or report constitutes a warranty, guarantee, or policy of insurance. We strongly advise you to ask the seller, point blank, “Has the basement ever leaked?” If it has, you’ll want to know when, where, and what repairs were done.

Pictures shown may be only a representative sample of all the related areas of concern.

ADDITIONS AND MODIFICATIONS (Check with Authorities) It may not be possible to determine if all aspects of additions or modifications to the original property were constructed properly or according to local codes and regulations as home inspectors are not code inspectors. I recommend checking with the local government building department to assure proper permits were issued for any work performed on decks, porches, additions, modifications, roofs, etc., that it was completed to the local and provincial codes, rules, regulations, or current standards, and a final inspection was performed by the department issuing the permit(s). Please remember that codes are minimum standards.

PURPOSE

The primary purpose of your home's interior elements is to serve the living and space requirements of its occupants. Defining elements include walls, ceilings, floors, doors, windows, and storage needs. In addition, the heating, cooling, ventilation, plumbing, and electrical systems are arranged to meet the needs of each room and space.

INSPECTION PROCESS

As documented by this report, the focus of the home inspection is to the functional rather than appearance aspects of your home's interior elements. The inspection of the interior elements includes examination of walls ceilings and floors; steps, stairways, and railings; balconies; countertops and a representative number of installed cabinets, and a representative number of doors and windows. This inspection does not normally include examination of surface finishes such as paint, wallpaper, or other forms of finish treatment, or installed elements such as carpeting, window treatments, central vacuums, household appliances, and recreational facilities (pools, spas, etc.).

The primary mode of examination of interior elements is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination. If observed, the inspector will report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. This examination does not normally include assessment for air quality, moisture problems that may result in visible or concealed mold growth, presence of toxic or hazardous materials, presence of radon gas, and contaminants either present from construction or past use of the property. A qualified environmental service or expert should be consulted should there be concerns on any of these issues.

SYSTEM CHARACTERISTICS:

INTERIOR FINISHES
INTERIOR WALL FINISHES: Drywall
CEILING FINISHES: Drywall
FLOOR FINISHES: Carpet; Glazed Ceramic Tile; Hardwood Strip; Laminate; Cushion Sheet
FLOOR SHEATHING: OSB/Waferboard
PARTY WALLS: N/A

FIREPLACES
FIREPLACE STYLE: Decorative
FIREPLACES: Wood-Burning
METHOD OF FUME VENTING: Chimney

DOORS AND WINDOWS
INTERIOR DOOR STYLES: Regular Hinged; Bi-fold; Sliding
WINDOW STYLES: Casement; Fixed; Sliding
WINDOW SASH MATERIALS: Vinyl; Wood
WINDOW GLAZE: Double Glazed Glass

INTERIOR STAIRS
STAIRS: Main; Basement

OTHER INTERIOR ELEMENTS
CABINETS AND COUNTERTOPS: Kitchen; Bathrooms

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Items not inspected include:
Appliances, CO Detectors, Smoke or Fire Detectors, Cable Systems, Telephone Systems, Security Systems, Intercom Systems, Central Vacuum System, Chimney Interiors
Limited visual inspection of interior elements is due to restrictions including:
New finishes in basement conseal all historical evidence, Surfaces Under Floor Coverings

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Are Required; Monitoring and/or Upgrades Are Recommended. In assessing the various aspects of the interior elements of this home, conditions are noted where repairs, maintenance, or upgrades are recommended or required so the noted item may perform as intended. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

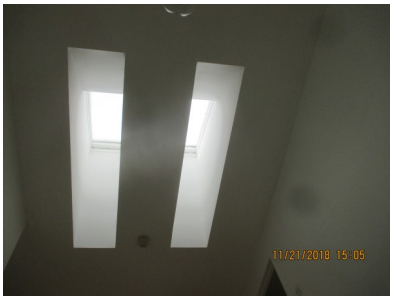
DEFICIENCY SUMMARY:

1

LOCATION: Master Bedroom **SYSTEM:** Interior
CONDITION: Attic hatch is damaged/loose
EXPLANATION: Attic hatch is loose or damaged
IMPACT/CONSEQUENCES: Attic hatch should be secured to prevent risk of injury from falling trims or plaster.

RECOMMENDED ACTION: Repair

2



LOCATION: Ceiling at skylights some areas **SYSTEM:** Interior
CONDITION: Water stains, drywall repair visible on interior surfaces; indication of prior/active leak
EXPLANATION: At the time of inspection, water staining, drywall repairs are observed and is suspected to be due to a past condition.
IMPACT/CONSEQUENCES: Moisture issues can result in significant damage to the home's structure and finishes. A potential safety concern are conditions that may result in the formation of mold or fungus, which in some circumstances can present health issues to occupants of the home. Active leak or moisture conditions require immediate action to assess for cause and damage.

RECOMMENDED ACTION: Review

3


LOCATION: Exterior door in Laundry Room **SYSTEM:** Interior

CONDITION: Rot in wood floor elements

EXPLANATION: Areas of wood rot and deterioration are observed in the floor system. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the subfloor and floor support elements to bear their intended load is suspect.

IMPACT/CONSEQUENCES: A primary consideration to wood rot issues in the floor system is its ability to bear loads. Repeated wetting also increases the possibility of mold formation and rot, some portions of which may be in areas that are not visible. In certain circumstances, this may present a health risk. The cause of the water damage should be understood and addressed. The integrity of the floor elements displaying rot should be deemed suspect; repairs to remove and replace damaged wood members is recommended.

RECOMMENDED ACTION: Repair

4


LOCATION: Various locations **SYSTEM:** Interior

CONDITION: Wood floor finish is Damaged

EXPLANATION: Generally damaged finish is due to traffic through the area and physical impact.

IMPACT/CONSEQUENCES: repair/refinishing is required to preserve the visual appeal of the flooring.

RECOMMENDED ACTION: Repair

5

LOCATION: Basement on edge of floor **SYSTEM:** Interior

CONDITION: Evidence of prior leak in exterior wall; suspected

EXPLANATION: Examination of a wall/ceiling forming the exterior wall system has indicated that there may be an active water leak through the wall. Water staining and/or water damage is observed. Conditions at the time of inspection do not permit a comment to be made as to whether the condition is current and active, or whether the leak has been previously identified and corrected.

IMPACT/CONSEQUENCES: Investigation is warranted to determine whether the observed condition is active, or whether the condition has been corrected. If the condition is active and current, water penetration past the exterior wall system can cause significant and costly damage to the structure, interior features, and interior contents of a home. Water penetration can lead to mold and rot issues within the structure with possible consequential health effects and costly remedial actions. Note that the home inspection cannot fully assess the extent of damage, as this often involves invasive activities such as removing wall finishes, etc. If the condition has been corrected, the nature of the repairs should be queried and understood.

RECOMMENDED ACTION: Query Cause; Repair If Required; Monitor For Recurrence

6

LOCATION: Garage/House door **SYSTEM:** Interior

CONDITION: Interior door has damaged hardware

EXPLANATION: Hardware required for proper operation and function of the door is damaged. A primary function of the door is to operate in a manner that ensures the door will open and close with relative ease, and to meet the privacy needs of the home's occupants.

IMPACT/CONSEQUENCES: A primary function of the door is to operate in a manner that ensures the door will open and close with relative ease, and to meet the privacy needs of the home's occupants. Adjustment or replacement of the door hardware should be performed to prevent damage to components and surfaces that may be affected should the repairs not be undertaken.

RECOMMENDED ACTION: Repair

7

LOCATION: Basement Stairs **SYSTEM:** Interior

CONDITION: Guards are unsafe

EXPLANATION: In the opinion of the inspector, the current condition of the guard is such that a condition is observed that presents a significant risk of injury.

IMPACT/CONSEQUENCES: The primary function of guards is protect people from fall injuries. There is indication of poor design, construction, or maintenance, such that the guards do not appear to be in a condition that meets its intended function of protecting people from the risk of injury. Failure to correct guard deficiencies is a safety issue, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at edges of traffic surfaces.

RECOMMENDED ACTION: Repair or replace

OBSERVATIONS & SUGGESTIONS:

FIREPLACE,WOODSTOVE, CHIMNEY DISCLOSURE During the inspection, the chimney, fireplace and wood stoves are examined visually, from the interior of the house. No fires are started. No comment is made on the efficiency or operation of the chimney, fireplace and wood stoves. It is important that a chimney be cleaned on a regular bases to prevent a buildup of creosote flue which can catch fire. We strongly recommended that the chimney be cleaned and evaluated before closing. Some significant problems, such as cracked flue liners, would not be apparent until after the flue is cleaned. The best way to detect flue problems is to lower a video camera down the flue from the top. (Such a test is beyond the scope of a visual inspection; it is typically done by a well-equipped chimney sweep.) All flues should be cleaned and evaluated prior to first fire of the season.

Pictures shown may be only a representative sample of all the related areas of concern.

POOR WORKMANSHIP (Check with authorities)-Aspects of this system do not appear to be done in workmanship like manner and/or completed to current standards. I recommend a review and evaluation by a qualified building specialist. You may want to check with the local authority to assure permits were issued and a final inspection was completed for work related to this system.WORKMANSHIP RENO-There are aspects of the interior that do not appear to be completed to current standards of good workmanship. Walls, ceilings, trim, fireplaces, counters, cabinets, flooring, doors, or windows show indications of inferior installation, poor workmanship, or work not completed to current standards.

PURPOSE

The primary purpose of the home's insulation system is to reduce heat loss in the winter and heat gain in the summer. This system is comprised of the insulation material which provides a thermal blanket, as well as other system elements that may include an air barrier, a vapor retarder, and ventilation to control the flow of air and moisture. The primary purpose of the home's ventilation systems are to remove excess heat and moisture from the home; the absence of adequate ventilation can cause detrimental effects to the home structure, its contents, and its occupants.

INSPECTION PROCESS

As documented by this report, the inspection of the insulation and ventilation systems includes examination of: the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems for controlling indoor air quality. Reported below are the descriptions of the insulation and vapor retarder systems in unfinished areas, including any reported absences of insulation in unfinished spaces at conditioned surfaces. The inspection process is such that the inspector is not required to disturb the insulation and vapor retarders. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe or could result in damage to property. The inspector may provide below an estimate of the thermal resistance value as a courtesy, and if provided, is expressed as an opinion; the determination of the actual thermal value(s) is outside the scope of a home inspection and would normally require independent testing. The composition of insulation may vary from that stated below, as in some cases more than one type of insulation may be installed but this may not be apparent without probing and sampling. The inspector is also not required to determine indoor air quality, as this is outside the scope of inspection.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Closet	Attic Examined From Ladder at Hatch	None found

SYSTEM CHARACTERISTICS:

INSULATED SPACES

ATTIC INSULATION: Fibreglass - Loose @2.9/in
ATTIC EST. NOMINAL INSULATION VALUE [RSI]: R-35
ATTIC VAPOR RETARDER: Polyethelene
FOUNDATION WALL INSULATION: Not Visible
FOUNDATION WALL EST. NOMINAL INSULATION VALUE [RSI]: N/A
FOUNDATION WALL VAPOR RETARDER: N/A
CRAWL SPACE INSULATION: No crawl spaces present

VENTILATION

ATTIC VENTILATION: Passive Roof Vent(s); Soffit Vents
INTERIOR VENTILATION SYSTEMS: Kitchen Exhaust Fan; Powder Room Exhaust Fan
EXTERIOR AIR MAKE-UP: Passive Supply near Furnace Area

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Upper Attic Insulation and Ventilation: Attic design restricts ability for full evaluation
Garage Attic Insulation and Ventilation: Attic design restricts ability for full evaluation
Foundation Insulation System: Examination restricted due to finished surfaces

INSULATION AND VENTILATION SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the insulation and ventilation elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

Pictures shown may be only a representative sample of all the related areas of concern.

PURPOSE

The primary function of the heating and cooling systems of the building is to provide an indoor environment that is comfortable in terms of temperature. The heating system converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators). Air conditioning, when used, removes heat and moisture from the building, and generally uses electricity as the source of energy for the cooling process. The most common form of air conditioning is with an air conditioning unit attached to the central duct system. In centrally controlled ducted systems, a thermostat is used to set and control the heating and cooling conditions.

INSPECTION PROCESS

As documented by this report, the inspection of the heating and cooling systems includes examination of installed heating equipment and installed central and through-wall cooling equipment. The inspector will open readily-opened access panels provided by the manufacturer for typical homeowner maintenance. Ambient conditions permitting, the inspector will operate the system(s) using normal operating controls. Reported below are the characteristics of the heating and cooling systems, including the energy source(s) as well as the distinguishing characteristics of the heating and cooling methods. Note that the inspection does not normally include and report on: aspects of the heating system that are not readily accessible, such as the heat exchanger and the interiors of chimneys and flues; attached or supplemental equipment to the heating and/or cooling systems, such as humidifiers, dehumidifiers, electronic air filters, etc.; and solar space heating systems. The nature of the inspection is primarily visual, and is such that this examination is not intended to determine the adequacy of the system as a whole or the heating or cooling distribution balance. The services of a heating and air conditioning specialist is normally required for these determinations and adjustments. The services of an air quality specialist should be considered where either air quality or excessive moisture conditions are encountered and cannot be resolved by the home owner.

SYSTEM CHARACTERISTICS:

HEATING ENERGY SOURCE

HEATING SYSTEM FUEL TYPE(S): Natural Gas
GAS METER OR FUEL FILLER LOCATION: Exterior Right Wall

HEATING SYSTEM DETAILS

HEATING SYSTEM TYPE: Central Forced Air
HEATING UNIT NAME PLATE DATA:
- MANUFACTURER: N/A
- MODEL NUMBER: N/A
- SERIAL NUMBER: N/A
- UNIT CAPACITY: Unknown

ENERGY EFFICIENCY: High Efficiency
HEATING UNIT FRESH AIR SUPPLY: Exterior Air Supply with Duct to Area
HEATING UNIT RETURN AIR FILTER LOCATION: Filter Channel Outside Blower Compartment
HEATING UNIT EXHAUST: Power Vented; Through-Wall/Ceiling
HEATING SYSTEM AGE (EST.): 2005

SYSTEM ASSOCIATED EQUIPMENT OR APPLIANCES

OTHER INSTALLED EQUIPMENT: N/A
FIREPLACES & FUEL-BURNING STOVES: Wood-Burning
FIREPLACE/STOVE STYLE: Decorative
EXHAUST FUME VENTING: Chimney

COOLING SYSTEM DETAILS

COOLING SYSTEM TYPE: Air Cooled, Central
COOLING SYSTEM ENERGY SOURCE:
COOLING UNIT NAME PLATE DATA: MANUFACTURER: N/A MODEL NUMBER: N/A SERIAL NUMBER: N/A CAPACITY: N/A
COOLING UNIT AGE (EST.): Unable to verify

SYSTEM ASSOCIATED EQUIPMENT
OTHER INSTALLED EQUIPMENT: N/A
FIREPLACES & FUEL-BURNING STOVES: Wood-Burning FIREPLACE/STOVE STYLE: Decorative EXHAUST FUME VENTING: Chimney

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Heating System:

Cooling System:

HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the heating/cooling systems of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

1

LOCATION: Basement **SYSTEM:** Heating/Cooling
CONDITION: Supply duct has come apart at its seams or joints
EXPLANATION: At the noted location, an air supply duct is observed to have become disconnected.
IMPACT/CONSEQUENCES: A disconnected supply duct will cause a reduction in the flow of ducted air, resulting in insufficient flow to the intended room or location. As well, this condition may result in air being supplied to an area where it was not intended. In either case, the efficiency of the duct system has been reduced and may not be achieving the intended balanced distribution of conditioned air.

RECOMMENDED ACTION: Repair

OBSERVATIONS & SUGGESTIONS:

HEATING/AC LIFE EXPECTANCE DISCLOSURE This report should not be read as a prediction of the remaining lifespan of the heating / air conditioning systems. Typical lifespans will vary depending greatly on how equipment is used and maintained. It is recommended that the client purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacement being needed at anytime in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

Pictures shown may be only a representative sample of all the related areas of concern.

HVAC (Greater than 1/2 its life expectency) Furnace/A/C is at or greater than the half-life expectancy of the unit and are increasingly vulnerable to failure if not maintained. The probability for failure increases with age; the ability to predict time to failure of the mechanical equipment is not possible. Periodic examination [yearly] of all mechanical equipment is recommended to assess the condition of the furnace/A/C and the need for corrective repairs or replacement.

PURPOSE

The primary purpose of the plumbing system is to provide a supply of water for domestic usage for the home's occupants, and to manage the safe discharge of waste water. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

INSPECTION PROCESS

As documented by this report, the inspection of the plumbing system includes the examination of: the interior supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including traps, piping, and piping support; the water heating equipment including the associated vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. Reported below are the characteristics of the plumbing elements examined, including a description of the supply, drain, waste, and vent piping materials, the water heating equipment including its energy source, and the location of the main water and main fuel shut-off valves, as well as other appropriate information noted during the course of inspection.

Note that the plumbing systems inspection does not normally include and report on: the clothes washing machine connections; the interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; spas; swimming pools; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; water supply quantity and quality; and private waste disposal systems. The inspection process does not normally involve the operation of safety valves or shut-off valves. Also note that there may exist leaks in the plumbing system that are not apparent at the time of inspection, or which may only become apparent under specific plumbing fixture/component operating conditions. For example, if a minor leak exists below a fixture, the leak may only become apparent when the fixture is frequently used, in which case the limited operation of the fixture would not have detected this condition during the inspection process.

SYSTEM CHARACTERISTICS:

WATER SUPPLY SYSTEM
- WATER SUPPLY SERVICE TYPE: Public
- WATER METER PICK-UP: N/A
- WATER METER LOCATION:
- WATER SHUT-OFF VALVE LOCATION: Basement - Front
- WATER SUPPLY PIPE MATERIAL: Copper

WATER DISTRIBUTION SYSTEM
- FACILITIES SERVICED INCLUDE: Kitchen; Main Bathroom(s); Ensuite Bathroom
- WATER DISTRIBUTION PIPING MATERIALS: Copper

WATER HEATING
- HOT WATER HEATER SYSTEM TYPE: Hot water tank
- HOT WATER HEATER ENERGY SOURCE:
- HOT WATER HEATER ENERGY SOURCE SHUT-OFF:
- HOT WATER HEATER CAPACITY:
- HOT WATER HEATER VENTING:

DRAINAGE AND VENTING SYSTEM
- SANITARY / STORM DRAINAGE CONNECTIONS: Unknown
- DRAINAGE & VENTING SYSTEM PIPING MATERIALS: Plastic
- DRAINAGE PROVISIONS: Condensate Drain; Floor Drain; Back water valve
- PLUMBING STACKS: Plumbing Stack Observed

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Concealed water distrubution pipes not inspected
Water shut-off valves not operated
Bath tub & basin overflows not tested

Water heater temperature not measured
Water treatment system not inspected

PLUMBING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the plumbing system of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns. Be aware that periodic homeowner inspection and maintenance activities are required to ensure all aspects of the plumbing system perform as intended.

DEFICIENCY SUMMARY:

1

LOCATION: Main house unit **SYSTEM:** Plumbing
CONDITION: Water heater mixing Valve is missing or damaged
EXPLANATION: Water tanks are provided with temperature control valves to not allow the tank's water temperature to exceed 120F. The valve will introduce cold water to reduce the temperature and prevent scalding to anyone.
IMPACT/CONSEQUENCES: The valve will introduce cold water to reduce the temperature and prevent scalding to anyone.

RECOMMENDED ACTION: Safety Concern | Consult Specialist

2

LOCATION: Main Bathroom **SYSTEM:** Plumbing
CONDITION: Sink is rusting
EXPLANATION: Rust is noted in the enameled surface of the sink, or below the sink.
IMPACT/CONSEQUENCES: Sinks with surface rust should be replaced, as this condition indicates the sink is generally near the end of its serviceable life. Failing to replace the sink will ultimately result in rust perforation through the metal finish, with water leakage to areas below the sink as the consequence.

RECOMMENDED ACTION: Replace

OBSERVATIONS & SUGGESTIONS:

Pictures shown may be only a representative sample of all the related areas of concern.

VACANT HOUSE This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time. Complete evaluation of the systems by a qualified contractor is recomended prior to purchase.

SYSTEM NOT USED FOR EXTENDED PERIOD OF TIME: The plumbing system, distribution and drainage sytems, when not used for extended periods of time may not perform as intended. Distribution water may develop odors from pipe and tank interiors, seals, gaskets, and washers my dry up and not seal properly, clogs in both distribution and drainage piping may occur as dried mineral scale gets re-hydrated, flushed off the piping interior walls, and flows through these systems. A plumbing Specialist may be required to porperly flush and correct these conditions.

PURPOSE

The primary purpose of the electrical system is to provide for the electrical needs for your home. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

INSPECTION PROCESS

As documented by this report, the inspection of the electrical system includes examination of: the service drop; the service entrance conductors, cables and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and subpanels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupts. Reported below are the characteristics of the electrical system elements examined, including the amperage and voltage rating of the service; the location of the main disconnect and subpanels; and the wiring methods, as well as other appropriate information noted during the course of inspection.

Note that this inspection of the electrical system does not normally include and report on: the remote control devices unless the device is the only control device; the alarm system and components; the low voltage wiring, systems, and components; and the ancillary wiring, systems and components not part of the primary power distribution system. Measurement of amperage, voltage or impedance are not normally conducted as part of the inspection process.

SYSTEM CHARACTERISTICS:

Electrical Service:

METER LOCATION	METERS FOUND	SERVICE SIZE	SERVICE VOLTAGE	SERVICE CONDUCTORS
Exterior Left Wall	1	100 Amperes	Not Known	Buried Cable

Electrical System Disconnect(s):

DISCONNECTS FOUND	DISCONNECT ID	DISCONNECT LOCATION	AMPERACY	DISCONNECT TYPES
1	**Primary Disconnect**	**Basement**	**100 Amperes**	**Circuit Breaker Disconnect**

Electrical System Panel(s):

PANELS FOUND	PANEL LOCATION	PANEL AMPERACY	DISCONNECT TYPE[S
1	**Basement**	**125 Amperes**	**Circuit Breakers** **Arc Fault Circuit Interupt [AFCI]**

Secondary Electrical Panels:

PANELS FOUND	PANEL LOCATION	PANEL AMPERACY	DISCONNECT TYPE[S]
0	**N/A**	**N/A**	**N/A**

ELECTRICAL SYSTEM GROUND

ELECTRICAL SYSTEM GROUND LOCATION: Clamped to Copper Water Piping

DISTRIBUTION WIRING

DISTRIBUTION WIRING TYPE: Copper; Grounded; Non-metallic Sheathed Cable

ELECTRICAL OUTLETS

ELECTRICAL OUTLET TYPE(s): 3-Prong

GROUND-FAULT PROTECTED OUTLETS AT: Exterior; Kitchen; Bathrm(s)

ARC-FAULT PROTECTED OUTLETS AT: Bedroom(s)

INSTALLED SAFETY DEVICES

SMOKE DETECTORS: Basement; Main Floor; 2nd Floor

CARBON MONOXIDE DETECTORS: 2nd Floor

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Main electrical disconnect was not operated
Circuit breakers in "Off" position not operated
Wiring that is concealed is not inspected.
Outlet/switch wall plates were not removed
Outlets in use, blocked, or restricted were not tested
Smoke/Fire/CO detectors were not tested

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the electrical system of this home, no major concerns were noted. Be aware that periodic homeowner inspection and maintenance activities are required to ensure all aspects of the electrical system perform as intended.

DEFICIENCY SUMMARY:

1 **LOCATION:** Throughout **SYSTEM:** Electrical
CONDITION: Detector [smoke, fire, or CO] is old/obsolete
EXPLANATION: A smoke, fire, or carbon monoxide detector is observed to be either old or obsolete.
IMPACT/CONSEQUENCES: The age of this alert device may impair the operation of the detector. As the detector is a safety device, it is crucial that this device be installed in accordance with the manufacturer's instructions. Immediate action should be taken to correct this condition to assure correct operation of a safety device at this location.

RECOMMENDED ACTION: Replace

2 

LOCATION: Various locations **SYSTEM:** Electrical
CONDITION: Receptacle cover plate is missing
EXPLANATION: A protective cover plate is missing from an electrical outlet.
IMPACT/CONSEQUENCES: A cover plate for receptacles is required to reduce the risk of electrical shock. A suitable cover plate should be immediately installed for safety

RECOMMENDED ACTION: Install

OBSERVATIONS & SUGGESTIONS:

Pictures shown may be only a representative sample of all the related areas of concern.

Alert
Inspection Services Ltd.

What our client's have said about the services we provide

We found Brian to be very knowledgeable regarding home inspections. He was able to pass on pertinent points regarding the house that would be helpful for regular maintenance as well as bringing the house up to date. His understanding, flexibility and willingness to assist were noteworthy. We are return customers of his and for good reason. Overall, we found the inspection useful and his report detailed and complete. We would highly recommend Brian Callaghan's services to others.
Mr. Eric Pellicano-Orleans

The service I received was Superb. On very short notice your company was able to schedule my home inspection and your representative Brian Callaghan was very thorough, explaining issues to be corrected or monitored as we went along. Upon presenting his final report, Brian was very clear providing reasons for all his findings. It will be my pleasure to promote your services within my circle of friends and colleagues.
Thanks, Brian.
Mr. Richard Paquette-Orleans

We found Brian both personal and professional. He provided valuable insights into potential repairs and improvements in clear terms. We especially appreciate the home maintenance tips Brian offered to help ensure that we would continue to enjoy our home after purchasing.
Mr. Andy Martin-Ottawa

Brian Callaghan completed our home inspection on Valentine's Day! His service allowed us to confidently pursue the purchase of our home and understand aspects of its future care. He presented the information clearly in a way "not handy" people like ourselves could fully "appreciate". His ability to do the home inspection on such short notice and on a "Holiday" was beyond the call of duty and I am sure contributed to making our offer on the house a valued one-the best one. In a time of bidding wars, this was important. Thank you, Brian.
Mr. Ivan Valdivia-Ottawa

Brian Callaghan is a very professional person in every aspect of his job. He knew I was a 1st time homebuyer & explained "everything" in great detail (in lay terms). He advised me of both the short and long-term concerns. I asked Brian specifics concerning costs of repairs etc.----- and he gave me ball park figures that I could work with but also added it was best left to the appropriate professionals. I turned down this home, but used Brian again within the week and with my eyes "open" purchased a new home. I have already referred Brian to a colleague that asked.
Mr. Richard Bartlett-Mountain, Ontario

ASHI CERTIFIED INSPECTOR · OAHI · NHICC NATIONAL CERTIFICATE HOLDER · PHPIC Professional Home & Property Inspectors of Canada · North American Indagators

See reverse for qualifications, experience and membership in professional associations

HOW TO CHOOSE A HOME INSPECTOR

Choosing a qualified and ethical home inspector is the newest challenge facing buyers in today's real estate market. Checking a home inspector's Qualifications, Affiliation with a professional associations and relevant experience are important prerequisites in selecting a qualified home inspector.

The critical issue is not whether the Inspections should be done, but by whom. Most referrals come from Realtors and Attorneys, and many from word of mouth. Some from advertising in the yellow pages and brochures. All homes have deficiencies because there is no such thing as a perfect home. A qualified, experienced inspector will look carefully at all the components of the home, identify the major concerns, then educate clients about how to manage the deficiencies, enabling them to make informed decisions.

Brian Callaghan CMI, NHI, ACI, CBCO, PHPI, RHI, President & Senior inspector of **Alert Inspection Services Ltd.,** an Ontario based company has provided professional home inspections services in greater Ottawa, Ontario for since 1990.

Brian Callaghan has completed over 4500 homes and building inspections **personally.**

QUALIFICATIONS/EXPERIENCE

- **CAHPI/NHICC** National Certificate Holder (# NCH00030)
- **ASHI** ASHI Certified Inspector (cert. #106879)
- **CBCO** Certified Building Code Official (cert. # 1659)
- **PHPIC** Professional Home and Property Inspector (cert. # 00005)
- **RHI** Registered Home Inspector (cert. # 000078)
- **OACETT** Associate Member (# 69583)
- Senior Building inspector (Orleans 89-94) Chief Building Official (Rideau Township 95-97)
- Full time professional home inspector 1990-present
- Completed home inspections on more than 4500 homes **(personally)**
- Chapter Chair of O.A.H.I. (Eastern Ontario Region) 1997-2002
- Past Member of the O.A.H.I. Board of Directors, Association Registrar and member Services committees.
- Member of P.H.P.I.C. BOD, (Past) Treasurer, (Chair) Discipline and Professional Practices committees.
- Recipient of O.A.H.I. Board of Directors Award 2000.
- Facilitator of the OAHI Defect Recognition and reporting course.
- **NHICC** National Inspection verifier for (TIPR) Test Inspection and Pier Review

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS

- **A.S.H.I.** American Society of Home Inspectors
- **O.A.H.I.** Ontario Association of Home Inspectors
- **O.B.O.A.** Ontario Building Officials Association
- **N.H.I.C.C.** National Home Inspection Certification Council
- **P.H.P.I.C.** Professional Home and Property Inspectors of Canada
- **O.A.C.E.T.T.** The Ontario Association of Certified Engineering Technicians and Technologists

Call Brian Callaghan CMI, NHI, ACI, CBCO, PHPI, RHI,
Alert Inspection Services Ltd. Phone: (613) 860-6155