

# PROPERTY INSPECTION REPORT



**Inspection Address:** 1234 rue Example, Laval

**Inspection Prepared For:** John Doe

**Date of Inspection:** 3/23/2021

**Time:** 11:00am - 2:45 pm

**Year Built:** 2002 - **Size:** Semi detached cottage

**Weather:** Sunny, 7°C

**Inspector:** Joe Marsillo

**License #** InterNACHI

**Inspectiprop**

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## Report Summary

Exterior		
Page 10 Item: 4	Exterior Wall covering Condition	<p>It appears that there may be a small brick or flashing missing just above the garage roof area. This is a risk of water infiltration. Repair is required to prevent possible water intrusion.</p> <p>(Vinyl minor damage) The vinyl siding covering exterior walls had areas of minor damage which should be repaired to prevent moisture intrusion of the wall assembly. (Moisture intrusion can damage materials and encourage the growth of microbes such as mold fungi).</p> <p>All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages. (Including the openings for the bathroom vents. Risk of wildlife entering). A grill/cover is required</p>
Page 12 Item: 5	Condition	<ul style="list-style-type: none"> <li>Minor caulking needed around the house, touch up the areas which may be vulnerable to water infiltrations.</li> </ul>
Page 13 Item: 6	Window/Frame Conditions	<p>(Caulking semi ok) The overall condition of the exterior caulking is usable, however minor corrections is recommended in all cracks and opened caulking to prevent water infiltration. (This is part of regular maintenance. The general life expectancy of exterior caulking is between 3 to 7 years).</p>
Page 14 Item: 8	Electrical Conditions	<ul style="list-style-type: none"> <li>Exterior outlets are not protected with <b>GFCI</b>. Installation recommended for today's standards.</li> <li>- Ground Fault Circuit Interrupters (GFCI) may have not be required when the home was built, however it is recommended to upgrade all exterior outlets with (GFCI) protector for safety. (All electrical upgrades should be performed by a licensed electrician).</li> </ul>
Page 16 Item: 12	General Exterior Comments	All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.
Foundation		
Page 18 Item: 2	Condition of the exterior foundation	<p>(With cracks) Presence of minor/important cracks were observed in areas around the foundation. They require further verification by a certified foundation specialist, and to be repaired, if needed, by the foundation specialist to prevent water infiltration. (Please note that all foundations do have cracks, however they are not always verifiable due to the fact that they are mostly buried under the ground and are not accessible).</p>
Roof		
Page 20 Item: 4	Drainage Condition	Missing proper extensions and gutters downspout discharges water by the foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.
Page 22 Item: 6	Condition of the flashing and Fascia	(Semi ok) The overall condition of the flashing is in usable condition, however minor repairs and corrections (rear area above the garage roof) is recommended on all gaps and openings to prevent further damages or water infiltration (This is also part of regular maintenance).
Attic		
Page 25 Item: 9	Duct work and connections	<p>Bathroom exhaust fan is venting in the attic area. This condition will lead to high level of moisture in the attic causing premature failure of the roofing structure or accumulation of mold in concealed areas. It is recommended to properly connect all duct work connections to drive to the humidity to the exterior.</p> <p>The original duct exiting the attic has been cut off and closed off with a garbage bag. This was due to the fact that birds had entered and also made a nest. One decomposing bird was observed near the area. Recommend removing all contaminated and dirty insulation and debris and replace the bathroom vent to vent properly to the exterior</p>
Chimney		
Page 26 Item: 2	Chimney Condition	<ul style="list-style-type: none"> <li>Chimneys are beyond the scope of this inspection, a certified fireplace and</li> </ul>

		chimney expert may be contracted for a complete analysis.
Page 26 Item: 3	Flue Condition	<ul style="list-style-type: none"> <li>This chimney flue is not within the scope of this inspection, since it requires separate licensing and proper equipments. It is recommended to consult with your insurance company for all regulations and conformity that they may have regarding this situation.</li> </ul>
Page 26 Item: 4	Flashing Conditions	<ul style="list-style-type: none"> <li>Missing caulking on the edge of the chimney. This condition may lead to water infiltration. Application is required.</li> </ul>
Page 26 Item: 6	Chimney Comments	<p><b>LIMITATIONS of inspecting fireplaces and chimneys :</b>                      The inspection of fireplaces, stoves and/or chimneys are beyond the scope of this inspection.                      A "CPA certified inspector in accordance with new insurance standards should be hired and the equipment should be inspected before contracts are signed at the notary, if any doubt and/or faulty indications are suspected.                      If a problem is suspected with the wood burning device and/or the chimney, verification by a W.E.T.T. certified (CPA, certified) should be done as soon as possible. The W.E.T.T. designation stands for : Wood Energy Technology Transfer                      Contact your insurance company (before the signing at the notary) for more information/regulations concerning the chimney</p>
<b>Kitchen</b>		
Page 29 Item: 4	Kitchen Electrical Condition	No GFCI protection present, suggest installing GFCI protected receptacles for safety.
<b>Bedrooms</b>		
Page 35 Item: 4	Condition of the bedroom doors	Cracked sliding mirrored door. Safety hazard. Replacement required.
Page 35 Item: 6	Electrical Conditions	Baseboard heater in master bedroom is not functional. Replacement needed. Contact a certified electrician for estimate and repairs
<b>Bathroom(s)</b>		
Page 37 Item: 8	Tub Surround Condition	Broken tile(s) observed. This is also a safety hazard, as the edges are sharp. Also risk of water infiltration.
<b>Basement</b>		
Page 41 Item: 2	Basement Stairs Condition	Missing three way switch for proper lighting. Corrections recommended to enhance safety.
Page 42 Item: 8	Electrical Conditions	<p>No light switches for the basement. Only light switch for the basement is powered by one light switch installed on the top of the stairs. This is poor workmanship and proper lighting/switches are required in the basement.</p> <p>Contact a certified electrician for estimates of repair before the inspection expiry date/signing at the notary.</p>
<b>Garage</b>		
Page 46 Item: 6	Fire Door Conditions	Self closer requires adjustment for proper closing. (This is to prevent carbon monoxide or smoke entering the building). Corrections recommended.
<b>Electrical</b>		
Page 49 Item: 4	Main Panel Comments	Panel is full. No room for expansion. Upgrading to a bigger panel may/will be needed when updating the electrical in the basement (no light switches) and possibly the basement bathroom.
Page 50 Item: 6	Electrical Comments	GFCI is a device designed for protection in case of electrocution. All outlets located within 5 feet of any water source should be protected with GFCI.

## General Information

### 1. Preliminary

This inspection is a pre-purchase inspection

The Seller's Declaration was filled by the owner.

This inspection is a visual, non exhaustive and non destructive inspection ONLY.

There may be modifications to this report if any new information becomes available after the date of the inspection and the written report.

The inspection was conducted using the standards of practice provided by InterNACHI Que

This inspection is not a "code compliance report" and visual by nature only.

### 2. Inspector

Joe Marsillo (License: InterNACHI Quebec #NACHI14101006 & CAHPI #C1900732)

### 3. Persons in Attendance

- The Buyer: John Doe
- The seller: No
- Buyer's Agent: Yes
- Listing Agent: Yes

### 4. Occupancy

• The house has been vacant for months. Major systems were reviewed during the inspection. All plumbing related fixtures and piping systems were reviewed for appropriate and regular function and leaks, as applicable, at visible and accessible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems.

We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

### 5. Property Information

- Single family semi-detached cottage.

### 6. Levels

2 Story (Generally speaking, the basement is not included).

### 7. Estimated Age

Year of the construction: 2002 (Declared by the owner and provided documents).

### 8. Weather conditions

- Sunny, 7°C

## 9. General note and safety hazard

This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposely overlooked things such as worn flooring and stuck or sticking doors and windows. The main intention of this report is to identify major operational defects and areas of necessary maintenance.

It is the responsibility of the owner to ensure the functionality of the smoke and Carbon monoxide detector for safety.

Uneven steps are considered safety hazard.

The presence or absence of insects or animals (roaches, ants, flees, bed bugs, mouse, etc) is NOT within the scope of this inspection. For all detailed information, it is recommended to consult a qualified exterminator for further evaluation.

All exhaust fans, including bathroom fans, kitchen hoods and dryer vents, should be vented directly to the exterior. This condition is not always verifiable due to interior finishing and limited access. (Inspection limitation). (Some of these vents, specially on older buildings, are vented into the attic space and even within the walls. These conditions can easily lead to structural wood rot and even mould in concealed areas).

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Average windows contains certain amount of moisture around the frame, however, when the amount of humidity and moisture rises, many signs could become visible such as peeling paint, cracks and even creation of mold.

Please note that all areas with present or past water infiltration are subject to structural wood rot and even mold in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection.

## 10. Added information

• We are pleased to have the opportunity to conduct this inspection for you!  
Please carefully read your entire report and call us directly after you have reviewed, so we can go over any questions you may have. Please keep in mind that the inspection is not completed until we have answered all of your questions, completed and delivered the report and addressed any questions or concerns you may have.

The inspector does not "Pass" or "Fail" the inspected property. The following report is based on a visual inspection of all accessible portions of the unit. This inspection service and the report is based on the opinion of the inspector and was conducted according to the standards of practice provided by InterNACHI Que, and will NOT reflect on the current building code.  
For your safety and liability purposes, we recommend that further evaluation by specialists should be performed on all defective areas so that proper repairs and estimates can be performed. The inspection report is not intended to be used as an insurance guarantee, the house and its components were visually inspected to the best of the inspector's abilities, and bonded to the standards of practice and the code of ethics.

Before you decide to purchase the concerned property, you must read the inspection report through the end. Only the components inspected in this building are covered by this report. Any components or item which are not mentioned in this report will not be covered.

After reading the inspection report through the end, if you find anything or that you do not understand perfectly or any components which are not mentioned in the report but should have been inspected according to you, you must contact me immediately and before you decide to purchase the concerned property.

Failing to observe this important notice, I will not be responsible for anything ensuing from this obligation.

Whenever it is mentioned in the report, that specialist is required for verification and/or cost estimates, it is recommended to do so before the final signing of documents at the notary.

If this property is sold without warranty.

When buying a property sold without warranty, the selling price is reduced compared to a property sold with warranty. This includes a gain factor of greatest risk and we do not assume this risk in a visual inspection. Only an expert with proper equipment could help determine the status of components that are not visible. The fees amount to very expensive.

Accordingly, it is your duty to inspect various building components as recommended and do check out some uninspected items we reported in our inspection report.

• Sir, Miss

Further to the mandate you have granted us, we proceeded to a visual, non-exhaustive inspection of property located at 1234 rue Example, Laval

Date and objective of the inspection:

This report is to assess the physical condition of the main property as it appeared on March 22, 2021

In order to satisfy cautious and diligent buyers, we will assist you in the inspection of the concerned property in order to notify the major visible defects that could affect this property.

This report has been prepared at the sole request of the above-mentioned client. According to the mandate we received from the client, the scope of this inspection does not include outside consultations, expert-witness testimony and court appearances. The client shall indemnify Inspectiprop of all responsibility, charges, damages and/or interests which may result from the inappropriate or inadequate use of this report, either by the client or a third party.

Property included in this evaluation:

The evaluation exclusively covers the inspection of the main building including mechanical installations (plumbing, electricity and heating).

Type of research:

Our research consisted of a visual non-exhaustive inspection of the concerned property, in collecting and analyzing the different informations.

The inspection was done pursuant to generally accepted standards, and according to ethical regulations of our profession. Therefore, verifications and other procedures which we considered necessary were performed.

See Real Estate listing: (if any).

Conclusion:

No inquiries were made, and the inspection is of a visual, non-exhaustive type, is based on one visit of the premises, and did not involve any excavation or demolition work, or removal of objects. The findings, as stated, were obtained following the assumptions and limiting conditions stated in the enclosed report and this letter.

After considering the different elements checked during our inspection performed at the time of our visit, we are of the opinion that our inspection report reflects the general condition of the building.

Minor or evident problems are not indicated in this inspection report.

- ASSUMPTIONS AND LIMITING CONDITIONS

The findings in this report were made pursuant to the following limiting conditions and/or any other conditions which may be mentioned within this report.

We did not check for titles of the inspected property nor have we checked for any servitudes, liens or other encumbrances on the property.

The descriptions and opinions provided by others, although we believe them to be correct and obtained from reliable sources, have not been verified and, therefore, we cannot assume any liability as to their accuracy or legal implications which they may entail.

We do not assume liability with respect to the definition of what may constitute a partial or total loss in the case of a fire or other damage to the property.

We do not assume any liability as to the verification methods or engineering methods which may be required to determine the extent of a latent or inherent defects to the inspected property.

Sketches, drawings, photographs or other supporting documents, as necessary, included in this report have simply been added for illustration purposes.

This inspection does not include any legal study, engineering report, soil analysis, geological study, or verification for toxic waste or termites, nor were these requested.

Therefore, we do not assume any liability with respect to these matters, nor do we assume liability as to the engineering methods which may be requested in order to determine inherent or latent defects of the inspected property.

This is a visual, non-exhaustive inspection only and excludes any excavation and demolition work or removal of articles.

This inspection does not guarantee that the property meets city by-laws, or provincial regulations, codes and, furthermore, is not intended as a guarantee on the general condition of the inspected property.

This report is for your personal use only and we assume no liability as to any interpretation which may be given by any other person or bodies.

- Exclusions

The inspector is not required to report or comment on manufacturers defects, these are exhaustive technical details, and should only be confirmed by specialists.

Pools and spas are not part of the inspection and will not be inspected.

Sheds and/or exterior cabanas or storage buildings are not part of the inspection.

Fireplaces and wood stoves are not part of the inspection and should be verified by a APC certified specialist in conformity with insurance requirements.

Chimneys and / or flue passages should be verified by a specialist in conformity with the insurance company standards. The inspection of fireplaces, stoves and/or chimneys are beyond the scope of the inspection process.

Wall mounted and window type air conditioners are not subject to inspection and / or verification.

Exterior garages are not part of the standards of inspection unless specified in the agreement and/or if electricity is hooked up.

Low voltage lighting, sprinkler systems and alarm systems are not subject to inspection.

Propane equipment except use for heating purposes will not be reported.

For a complete list of the exclusions, please consult the standards of practice.

The inspector is not required to walk on the roof.

For the complete list, see the standards of practice (given to you at the inspection).

#### In case of bad weather

Certain weather conditions and/or non accessible areas could limit the inspection. The inspector will come back upon request to inspect these areas after the initial inspection, however this service will be subject to the extra hourly rate indicated in the contract (on page 3). This condition is mostly due to bad weather conditions.

- Definition of terms :

The words : Usable, acceptable, good, satisfactory and / or adequate: are based on our opinion of any system, part of a system or component that is in working order and condition during the inspection and which are typical for the age of the building and / or the building component.

The common walls (if applicable): Are not always verifiable because of finished and inaccessible areas, the condition of these walls will not be reported unless they are visible and / or accessible.

The words no defect found or no defect visible: Indicate a component, system or part of a system which is free of defects and / or has no visible problem(s).

Levelness of the floors are within the norms when equal or inferior to 1/2 inch of deviation.

#### PROBLEMS

(Please note that the purpose of items in "RED" is simply to draw more attention and/or safety hazard. Limitations will be noted. Other colors are optional and may be used to enhance the statements or problems. Comments, (if and when applicable), are written at the end of each individual section.

#### Limitations:

Snow cover can limit the inspection, this condition will be noted when encountered.

Bushes and trees may limit the inspection, this condition will be noted when encountered.

Other limitations will be indicated at the bottom of each section when encountered.

The inspector is not required to inspect any system or component which is not readily accessible or safe.

The inspector is not required to dismantle or remove articles from an area prior to inspecting.

Fireplaces, stoves, chimney flues and/or any other device used as additional heating by external fuel, is not part of this inspection and will not be reported, these devices should be inspected by a APC level II certified inspector.

Any system or component which is unplugged or not functioning during the inspection will be noted as a limitation.

#### • General observations and interior condition

#### Condition of interior doors and hardware:

All permanent doors, bedroom doors, closets and their hardware were operated and will be reported only if deficient.

#### Absence of smoke and / or carbon monoxide detectors (when applicable):

This condition will be reported in the safety hazards at the start of the report.

#### Windows:

A representative sample of permanent windows and their hardware were operated.

#### Water damage and indications of mold:

Water damage if left unrepaired may result in the formation of mold.

Mold may not always be visible but, when a musty smell is encountered conditions which are favourable to the formation of mould are likely.

Where water damage is noted in the report verification is recommended.

If mould is suspected, photographed and / or an odour is perceived, it should be confirmed by a specialist and noted in the report as a possible health hazard.

Moisture is conducive to Fungi/Mold, wood rot/Decay, and wood destroying insects.

#### Ceilings, walls and structural floors:

All ceilings, walls and floors have been verified, all problems are detailed in the individual sections of this report and may be commented in the structure section.

#### Comment on wood floors (disclaimer):

New high end floating floors and / or engineered flooring are often easily confused and mistaken for hardwood flooring. The inspector will not assume any responsibility for the type of wood flooring if they are wrongly described in the listing or incorrectly reported.

The nature of this inspection is purely visual and non invasive, these are limitations of the inspection.

#### Comment on possible asbestos content in joint compounds:

Caution; during renovation, the joint compounds prior to 1987 may contain some asbestos, special precautions should be used if drywall is removed and / or sanded.

#### Comment on possible lead content in the painted walls and ceilings:

Caution; during renovation, the older styles of oil base paint may contain some lead, special precautions should be used if removed and / or sanded.

#### Limitation of the inspector on thermal gas filled windows:

During certain conditions and weather related conditions, the visibility of a defective thermo pane may not be visible.

Sometimes the inspector cannot tell if the gas inside the window has seeped out.

If it is discovered that there is a defective thermo pane later than the inspection, the inspector cannot be held responsible if the condition was not visible during the inspection, this will be considered as a hidden problem.

This problem description should be declared in the D.V.

Additional notes on Asbestos products and/or materials containing Asbestos:

Due to the danger of possible Asbestos contamination from friable and/or fibrous products which are suspected to be contained in certain materials. No sampling of any kind and/or quantity will be performed by the inspector.

It is generally understood that a house should be delivered to the buyer free of any hidden defects and/or any contamination of any kind, and it is the responsibility of the seller to guarantee this condition.

The inspector will not accept any responsibility for hidden Asbestos products and/or undisclosed previous usage of Asbestos products (like stucco), which may not be visible or are covered during the inspection. See the vendor's disclosure document or "D.V." section #D- 6.4 for more details.

# Exterior

## 1. Driveway Condition

Materials:  
 • Asphalt

Driveway in usable with normal wear and tear.

Usable, however the condition of the driveway may change over time due to exterior weather. Regular maintenance including application of protection and patching all cracks and openings. (Application of asphalt sealer is recommended every 3-5 years).

## 2. Walkway Conditions

Materials:  
 • Pavé Uni stones.

Usable, no signs of major defects or loose pavé uni noted. (The uni stones may loosen over time creating trip hazard)

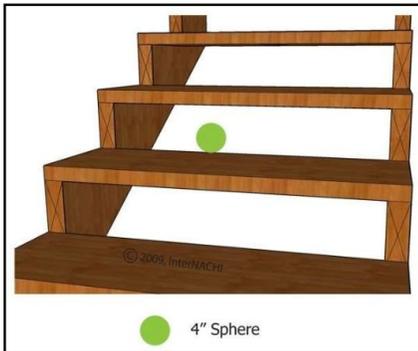
## 3. Stair Condition

The front stairs are made of concrete with normal wear and tear and visible degradation. This is often caused by exterior weather and water/snow. Repairs and corrections recommended as necessary.

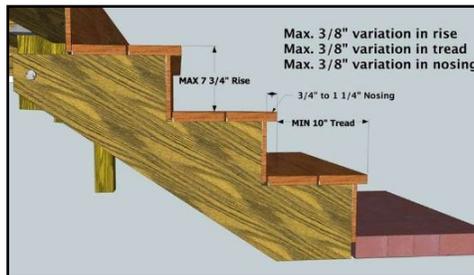
Due to the deterioration of the concrete on the side, there is one rebar that is exposed. Exposed and rusted rebar's can weaken the concrete around the area. Repair as needed. Contact a certified cement finisher.

Uneven steps noted. Although this may be typical on older buildings, it is considered a trip hazard. Corrections recommended by a qualified contractor according to the safety standards.

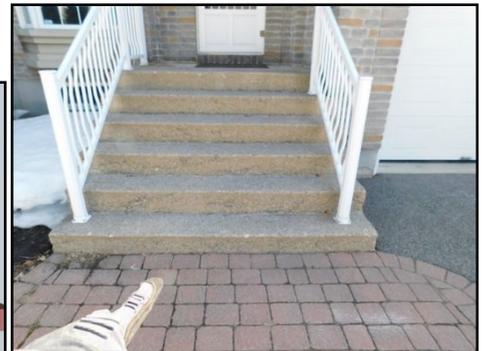
Loose handrail noted on the main stairs. This is considered a safety hazard and it should be corrected to enhance safety.



More than 4" spacing is a safety hazard



Proper measurements for stairs



Uneven steps were observed, these are a trip hazard.



Due to the deterioration of the concrete on the side, there is one rebar that is exposed. Exposed and rusted rebar's can weaken the concrete around the area. Repair as needed. Contact a certified cement finisher.



Loose handrail noted on the main stairs. This is considered a safety hazard and it should be corrected to enhance safety.



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Loose handrail noted on the main stairs. This is considered a safety hazard and it should be corrected to enhance safety.



Uneven steps were observed, these are a trip hazard.

**4. Exterior Wall covering Condition**

- Materials:
- Brick with mortar.
  - Vinyl Siding.

(OK) Overall usable considering the age of the house. No signs of major defects and degradation were observed at the time of the inspection. However this condition may change over time. Close monitoring and regular maintenance is required on all exterior covering.

The overall condition of the mortar is usable with normal wear and tear.

(Weep holes) Missing weep holes in required areas.  
 (Weep holes are designed for ventilation and moisture scape behind the bricks and stones. When missing or blocked, moisture could get trapped behind the exterior covering and cause damages to itself (spalling) and interior structure. Corrections required for proper humidity control).

.....General.....

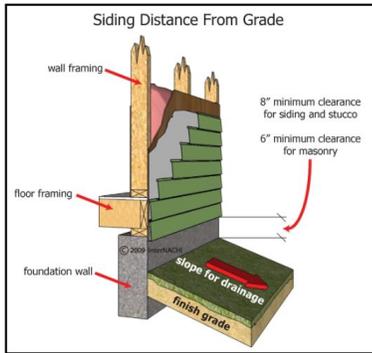
(2 materials) Annual verification and application of exterior caulking is recommended on the joints where bricks meets sidings to prevent water infiltration.

General note: Bricks and stones that are installed under the windows are more exposed to water and prone to deterioration and infiltration. Close monitoring is required for all holes and openings and any signs of water/moisture intrusion.

**It appears that there may be a small brick or flashing missing just above the garage roof area. This is a risk of water infiltration. Repair is required to prevent possible water intrusion.**

**(Vinyl minor damage) The vinyl siding covering exterior walls had areas of minor damage which should be repaired to prevent moisture intrusion of the wall assembly. (Moisture intrusion can damage materials and encourage the growth of microbes such as mold fungi).**

**All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages. (Including the openings for the bathroom vents. Risk of wildlife entering). A grill/cover is required**



Proper distance required for siding



All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages. (Including the openings for the bathroom vents. Risk of wildlife entering). A grill/cover is required



It appears that there may be a small brick or flashing missing just above the garage roof area. This is a risk of water infiltration. Repair is required to prevent possible water intrusion.



All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages. (Including the openings for the bathroom vents. Risk of wildlife entering). A grill/cover is required



Minor warping observed, this is sometimes due to tight installation and previous house settlement



All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages. (Including the openings for the bathroom vents. Risk of wildlife entering). A grill/cover is required



All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages. (Including the openings for the bathroom vents. Risk of wildlife entering). A grill/cover is required

**5. Condition**

Materials: Caulking is needed around the house

Observations:

• Note:

It is recommended to caulk around all fixtures and exterior penetrations.

Leaving areas of penetration with missing, improper or defective caulk could result in leakage, rot and/or even the possibility of mould formation.

Regular caulk of all potential leakage areas should improve these conditions.

- Minor caulking needed around the house, touch up the areas which may be vulnerable to water infiltrations.



Minor caulking needed around the house, touch up the areas which may be vulnerable to water infiltration.



Note: It is recommended to caulk around all fixtures and exterior penetrations. Leaving areas of penetration with missing, improper or defective caulk could result in leakage, rot and/or even the possibility of mould formation. Regular caulk of all potential leakage areas should improve these conditions.



Examples of caulk needed around the house



Minor caulking needed around the house, touch up the areas which may be vulnerable to water infiltration.



Examples of caulk needed around the house



Examples of caulk needed around the house



Minor caulking needed around the house, touch up the areas which may be vulnerable to water infiltrations.



Note: It is recommended to caulk around all fixtures and exterior penetrations. Leaving areas of penetration with missing, improper or defective caulk could result in leakage, rot and/or even the possibility of mould formation. Regular caulk of all potential leakage areas should improve these conditions.



Examples of caulk needed around the house



Examples of caulk needed around the house

## 6. Window/Frame Conditions

Type and materials:

- Mixture of casement and sliding frame type.
- The windows are made of Vinyl/**PVC** frame/trim.

Overall usable where visible. No signs of defects observed at the time of the inspection.

Fog/condensation observed in some Thermopane windows. This is an indication of a failed seal. Recommend further verification for repair or replacement, as necessary.

The basement windows appear to be the original windows with single pane windows. These are prone to higher heat loss and condensation.

Although they appear serviceable at the time of the inspection, replacement and upgrading is recommended. (No signs of major water damage was noted at the time of the inspection).

Lintels above the windows (and door) are not painted. Application of exterior paint for extra protection to prevent rusting is recommended.

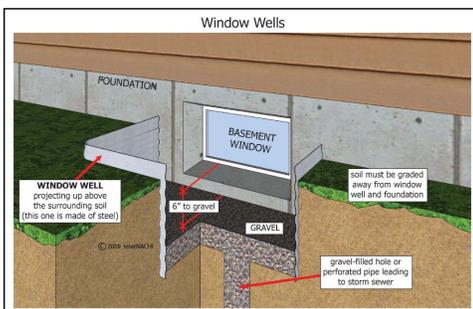
(Brick sill plates) Bricks installed for window sill plates (Soldier type) are vulnerable areas and are known for water infiltration/efflorescence. Close monitoring and regular maintenance is recommended on regular basis. Common ways to protect water infiltration are applying caulk on the mortar or to let water slide off, or to install flashing over the bricks for extra protection).

Missing window wells noted on the basement windows. Installation recommended.

(Window wells are required on all windows placed within 6 inches to the ground level to prevent snow accumulation and water infiltration).

**(Caulking semi ok) The overall condition of the exterior caulking is usable, however minor corrections is recommended in all cracks and opened caulking to prevent water infiltration.**

**(This is part of regular maintenance. The general life expectancy of exterior caulking is between 3 to 7 years).**



Proper window well installation



Lintels above the windows (and door) are not painted. Application of exterior paint for extra protection to prevent rusting is recommended.



Missing window wells noted on the basement windows. Installation recommended. (Window wells are required on all windows placed within 6 inches to the ground level to prevent snow accumulation and water infiltration).



The basement windows appear to be the original windows with single pane windows. These are prone to higher heat loss and condensation. Although they appear serviceable at the time of the inspection, replacement and upgrading is recommended. (No signs of major water damage was noted at the time of the inspection).

Fog/condensation observed in some Thermopane windows. This is an indication of a failed seal. Recommend further verification for repair or replacement, as necessary.

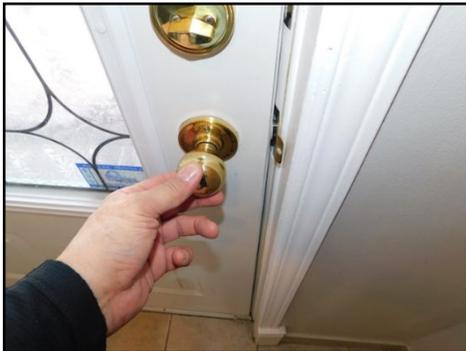
**7. Exterior Door Conditions**

Type:

- Both the main and the side doors are made of metal installed type, designed for exterior.
- The rear patio door is made of vinyl/PVC

Usable/functional.

Side door hinge is loose and needs to be adjusted. (As seen from inside the garage)



Slightly loose doorknob, minor adjustment needed



Side door hinge is loose and needs to be adjusted. (As seen from inside the garage)

**8. Electrical Conditions**

- Contact a certified electrician for estimates of repairs before the signing at the notary.
- Exterior outlets are not protected with **GFCI**. Installation recommended for today's standards.
- Ground Fault Circuit Interrupters (GFCI) may have not been required when the home was built, however it is recommended to upgrade all exterior outlets with (GFCI) protector for safety.
- (All electrical upgrades should be performed by a licensed electrician).



Exterior outlets are not protected with GFCI. Installation recommended for today's standards.

## 9. Hose bibs Conditions

- Located on the right portion of the house.

It is the anti siphon type. Not tested

## 10. Grade/slope and Drainage Conditions

Negative and/or neutral slope observed around the foundation. Although this is typical on most buildings, it is strongly recommended to have a positive slope all around the foundation in order to drive the water away from the building and to prevent seepage and water infiltration into the basement.

General note: Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. (This is part of regular maintenance).

Note:

Level of the finish grade/slope : The level of the finish grade should be 6 inches lower than the top of the foundation wall, as well as a free space of 6 inches minimum beneath the windows and door, and a slight pitch which will keep the water away from the foundations.

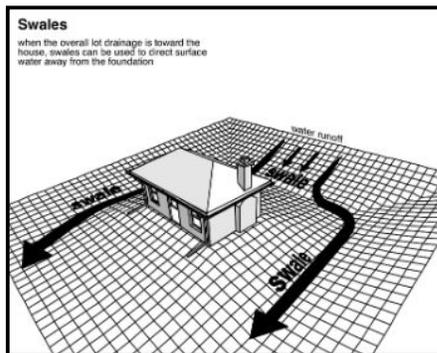
It is essential to always have grade sloping away from the foundation walls in order to reduce the risk of water infiltration in the basement. Furthermore, a greater amount of water in the French drain may cause water infiltration or water backup in the basement. The ground around your home should slope approximately 6" downhill away from the house foundation over the first 10' feet.

### GRADING NOT DESIGNED TO MANAGE RAINWATER:

The current configuration of the grading will not allow rainwater to run away from the home properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is flat (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper grading, the chance of moisture infiltration through foundation walls is always possible during heavy rainfall events.

Flat grading and negative grading allows the soil in these areas to become saturated, once saturated the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action. This can allow the masonry itself to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity, or allow for moisture or water infiltration into areas below grade.

As mentioned in the "Grading / Drainage Information" comment above, the soil is recommended to slope away from the structure, with a 6-inch drop in elevation, in the first 10 feet (ca. 3 m) away (5% grade). When the proper grade can not be achieved a swale or drain should be installed as needed to manage rainwater runoff. Evaluation and repairs are recommended to the grading as needed to allow for the proper runoff of rainwater by a grading contractor, foundation contractor, or other qualified contractor.



Negative slope in areas

Water control will be greatly improved when following this illustration. Prevention or correction procedures include:  
Positive sloping of the property. Back-fill settling correction.

Eaves troughs and proper extensions. Window well correction(s). Door well correction. Epoxy injection, repair of all important cracks and/or other appropriate method(s).

**11. Deck Condition**

- Wood

The condition of the exterior deck was partially not verifiable due to snow covering and carpet. (Inspection limitation). Usable where visible.

The deck is not painted and should be painted with exterior waterproof paint for wood. This will prolong the life of the deck.

(Solarium) The original deck has been converted into a solarium. This inspection does not cover city rules and regulations regarding any add on or extensions. For all detailed information, it is recommended to consult your local authorities.



The deck is not painted and should be painted with exterior waterproof paint for wood. This will prolong the life of the deck.

**12. General Exterior Comments**

An effective water management program is required for all buildings. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of any water intrusion into the structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

This is a limited partial review of the exposed and visible general structure of this building.

No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest, insects, termite or wood destroying insect including bed bugs inspection was performed. If a detailed evaluation regarding these issues is desired, the buyer should consult proper specialist.

It is strongly recommended to cut all branches that are/may physically touch the building to prevent damages.

Although not part of the inspection, the rear fence is being held up by two x fours. According to the neighbor, it fell over.

All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.



Not verifiable underneath due to snow/ice



Although not part of the inspection, the rear fence is being held up by two x fours. According to the neighbor, it fell over.



Although not part of the inspection, the rear fence is being held up by two x fours. According to the neighbor, it fell over.



It is strongly recommended to cut all branches that are/may physically touch the building to prevent damages.

## Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

### 1. Type of the foundation

- Poured concrete.

### 2. Condition of the exterior foundation

Cement parge coat is flaking/deteriorated in some areas. Recommend review for repair as necessary.

French drains: +/-18 years

French drains were first installed in 1953, the inspection of perimeter drainage tiles are not part of this inspection and should be considered if signs of water infiltration and/or extreme efflorescence is visible.

French drains: We did not perform any verifications in order to determine if there is a French drain or to assess its condition. It is the responsibility of the purchaser to ensure that these verifications are done (camera or other methods of inspection).

In general, a French drain around the foundation walls installed before 1967 has a life expectancy of about 25 years.

(Terracotta)The system will gradually become clogged and no longer operate. At a later stage, water could infiltrate into the basement or beneath the concrete slab into the backfill. When this occurs, it becomes necessary to redo the drainage system or to unclog it if possible. The purchaser should contact a firm specialized in that field.

About French drain, explained with older homes

A terracotta French drain, installed before 1967, is recommended to be verified with a camera to make sure it's not blocked or hasn't collapsed. A plastic French drain (after 1967) has a 30 to 40 years lifespan, according to experts, so we also recommend a camera inspection to make sure it's functioning as it should be. Replacing French drains can be very expensive. This recommendation should be taken into consideration, as camera inspection costs much less than replacing the French Drains.

**(With cracks) Presence of minor/important cracks were observed in areas around the foundation. They require further verification by a certified foundation specialist, and to be repaired, if needed, by the foundation specialist to prevent water infiltration.**

**(Please note that all foundations do have cracks, however they are not always verifiable due to the fact that they are mostly buried under the ground and are not accessible).**



(With cracks) Presence of minor/important cracks were observed in areas around the foundation. They require further verification by a certified foundation specialist, and to be repaired, if needed



Cement parge coat is flaking/deteriorated in some areas. Recommend review for repair as necessary.



Cement parge coat is flaking/deteriorated in some areas. Recommend review for repair as necessary.



Minor foundation crack

### 3. Condition of the interior foundation

The interior portion of the foundation was not verifiable due to interior finishing.(Inspection limitation).

### 4. Notes and comments

The inspection of the foundation is limited only to the visible and accessible areas only. Although large portion of the foundation is not verifiable due to exterior condition/covering and interior finishing, no signs of major failure and no signs of water infiltration was noted during the inspection. However, this condition may change over time. Close monitoring is required.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Water control around the foundation is extremely important to prevent seepage and intrusion.

General note: Almost all foundation develop cracks over time, especially within first few years of the construction, however these cracks are not always verifiable due to the fact that large portion of the foundation is buried into the ground and interior finishing, and they should be treated with Epoxy or urethan injections to prevent water infiltration along with close monitoring for any new developed settlement and/or movement.

In general, all foundations requires an underground drainage system for water control around the foundation commonly known as "French Drain". (A perforated pipe that redirects surface and under ground water away from the foundation). Although no signs of foundation failure was noted at the time of the inspection, the inspection of these systems are beyond the scope of this inspection and for any further and detailed information, a qualified contractor with specialized equipments should be consulted.

The exterior foundation is examined for those parts which are visible.

The portions which are not visible due to the earth covering, vines, balconies, storage sheds and bushes will be indicated as limitations.

Small cracks inevitably appear on foundation walls as generally, concrete contracts as it hardens. These cracks do not require particular maintenance, unless water infiltration occurs. When water infiltration occurs, it is necessary to repair the cracks. This applies mostly to poured concrete foundations.

## Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

### 1. Methods Used to Inspect Roof

How Inspected:

- The roof was not walked on and was inspected from the ground level with binoculars and telephoto lens due to the height and/slope. (Inspection limitation).

### 2. Roof type and materials

- Gable roof style.
- Asphalt Composition Shingles, colour brown

### 3. Roof Surface Conditions

The age of the roof: 2017 (Declared by the owner and provided documents).

Usable considering the age of the roof. No signs of missing shingles or damage observed. Close monitoring is required for any signs of detached shingles or damages.

The normal life expectancy of these types of roof is between 18 to 22 years (With proper ventilation and maintenance).

### 4. Drainage Condition

- Gutters.
- Made of aluminum.

Low and/or improper slope noted on the front gutter. This condition may lead to water accumulation, freezing and leaks. Repairs and corrections recommended for maximum drainage.

Evidence of water sliding on the side of the wall and discoloration on the bricks was noted.

This condition can lower the life expectancy of the bricks and the mortar. Corrections are recommended to allow proper drainage to prevent further damages.

Missing gutters on the upper portion of the roof, draining onto the lower roof. This condition may lead to premature failure of the lower portion.

Missing gutter on the rear /solarium roof. Recommend installing gutter with downspout.

Note:

Quebec is receiving more water now than previously, it makes sense to increase the capacity of the gutters and grow the size of the downspouts to maximize the drainage capacity. Keep water away from the foundation as a rule.

For proper downspout drainage, gutters should always discharge away from the foundation.

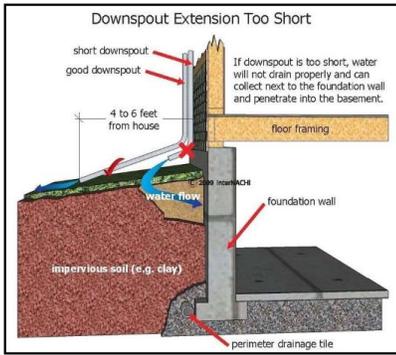
Water can infiltrate in the basement if left along the side of the foundation.

Recommendations:

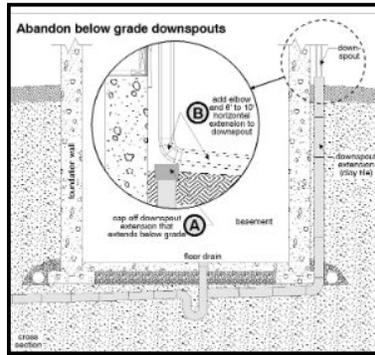
Eaves troughs and downspouts are not maintenance-free. They should be cleaned and examined at least twice a year.

Connect the downspouts of the top levels, if there are any, to the lower ones to prevent premature wear and tear of the asphalt shingles.

**Missing proper extensions and gutters downspout discharges water by the foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.**



Proper drainage and downspout extensions. Quebec is receiving more water now than previously, it makes sense to increase the capacity of the gutters and grow the size of the downspouts to maximize the drainage capacity. Keep water away from the foundation as a rule.



Below grade should no longer be used



Evidence of water sliding on the side of the wall and discoloration on the bricks was noted. This condition can lower the life expectancy of the bricks and the mortar. Corrections are recommended to allow proper drainage to prevent further damages.



Missing proper extensions and gutters downspout discharges water by the foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.



Missing gutters on the upper portion of the roof, draining onto the lower roof. This condition may lead to premature failure of the lower portion.



Missing proper extensions and gutters downspout discharges water by the foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.



Missing gutter on the rear /solarium roof. Recommend installing gutter with downspout.

**5. Condition of the roof ventilation**

- A total of two (2) Maximum vent type.

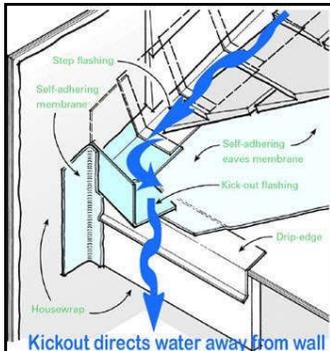
Visually usable, however the accuracy of calculation for proper ventilation is beyond the scope of this inspection.

**6. Condition of the flashing and Fascia**

- The fascias are made of aluminium.
- The soffits are made of standard perforated aluminum type.

(Flashing installed under shingles) The flashing of the roof penetrations are installed under the shingles. (The lower portion of the flashing should be installed over the shingles. This will allow the water slide on the surface). Application of proper caulking and close monitoring for any signs of leaks is recommended. (Part of regular maintenance when flashing installed under shingles)

(Semi ok) The overall condition of the flashing is in usable condition, however minor repairs and corrections (rear area above the garage roof) is recommended on all gaps and openings to prevent further damages or water infiltration (This is also part of regular maintenance).



Kickout directs away from wall



(Flashing installed under shingles) The flashing of the roof penetrations are installed under the shingles. (The lower portion of the flashing should be installed over the shingles. This will allow the water slide on the surface). Application of proper caulking and close monitoring for any signs of leaks is recommended. (Part of regular maintenance when flashing installed under shingles)



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**7. Roof Comments**

Annual and semiannual maintenance required. This generally consists of repatching all possible areas that are prone to water infiltration, including flashings, gaps, corners, etc.

All gutters requires regular cleaning, maintenance and adjustment for proper drainage.  
 All extensions should extended a minimum of 6 feet to drive the water away from the foundation.

General note: Snow and icicles may accumulate on the edge of the building and create a dam.  
 This condition could lead to water infiltration and/or premature failure. Please note that this condition is not always verifiable.  
 Constant maintenance and snow removal is recommended during winter.

In general, shingles that are installed in the valleys are more exposed to snow accumulation and water drainage, therefore they often wear in a faster speed. Close monitoring is required on those vulnerable areas for any signs of defects or leaks.

## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Methods Used to Inspect

- The attic was entered and walked on for proper inspection and better judgement (Only to the areas that are physically possible).

### 2. Framing Condition

- Prefabricated trusses.

Usable where visible. (No signs of major defects or broken trusses observed at the time of the inspection).

### 3. Sheathing Condition

- OSB

Usable where visible. (No major defects observed at the time of the inspection).

### 4. Condition of the fire wall

- The firewall is made of concrete block.

Incomplete fire wall was noted (Triangle openings by the ends where it meets the roofing structure). This can be filled up with fibreglass insulation or even steel wool stuffed into the openings. (It is recommended to consult your insurance company regarding this situation along with a qualified contractor for further evaluation of all proper repairs and corrections along with all associated costs).



Incomplete fire wall was noted (Triangle openings by the ends where it meets the roofing structure). This can be filled up with fibreglass insulation or even steel wool stuffed into the openings. (It is recommended to consult your insurance company regarding this situation along with a qualified contractor for further evaluation of all proper repairs and corrections along with all associated costs).

### 5. Evidence of leaking

No signs of any active leaks observed at the time of the inspection.

Evidence of previous leaks observed, however it appears dry and no other signs of active water infiltration was observed at the time of the inspection



Garage attic: Evidence of previous leaks observed, however it appears dry and no other signs of active water infiltration was observed at the time of the inspection

## 6. Insulation and vapor barrier Condition

- Blown **cellulose** insulation.
- Plastic vapor barrier (In inspected areas due to the fact that is actually located under the insulation).

Approx 10 inches of insulation. This is the minimum that is required for today's standard. Recommend adding 2 to 4 inches blown cellulose for better energy efficiency.

## 7. Ventilation Conditions

- Soffit vents provided for air inlet.

Soffits are open which allows proper ventilation.

(The ideal situation for proper attic ventilation is when the air enters the attic from the lowest point (Soffit) and exits from the highest point (Roof vent). This circle of ventilation could be interrupted by blocked soffits, roof vents being too close to each other and even gable vents. And having an inadequate attic ventilation could result premature failure of roofing member, humidity build up, rot and even creation of mold).



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## 8. Electrical Conditions

- No electrical issues were noted inside the attic.

## 9. Duct work and connections

Bathroom exhaust duct is made of plastic. Upgrading to aluminium type is recommended.

Bathroom exhaust fan is venting in the attic area. This condition will lead to high level of moisture in the attic causing premature failure of the roofing structure or accumulation of mold in concealed areas. It is recommended to properly connect all duct work connections to drive to the humidity to the exterior.

The original duct exiting the attic has been cut off and closed off with a garbage bag. This was due to the fact that birds had entered and also made a nest. One decomposing bird was observed near the area. Recommend removing all contaminated and dirty insulation and debris and replace the bathroom vent to vent properly to the exterior



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Decomposing bird

#### 10. Attic Comments

Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

Presence of a dead bird was noted in the attic. Although no other signs of any bird was found, close monitoring is required.

# Chimney

## 1. Chimney type

- Metal Chimney

## 2. Chimney Condition

- Overall usable on visible portion. No signs of degradation was noted at the time of the inspection.
- Chimneys are beyond the scope of this inspection, a certified fireplace and chimney expert may be contracted for a complete analysis.

## 3. Flue Condition

Materials:

- Metal

- This chimney flue is not within the scope of this inspection, since it requires separate licensing and proper equipments. It is recommended to consult with your insurance company for all regulations and conformity that they may have regarding this situation.

## 4. Flashing Conditions

Aluminium.

- Missing caulking on the edge of the chimney. This condition may lead to water infiltration. Application is required.



Missing caulking on the edge of the chimney. This condition may lead to water infiltration. Application is required.

## 5. Spark Arrester/Rain Cap Condition

- Rain Cap Present

## 6. Chimney Comments

Abandoned chimney. Complete removal with proper capping is recommended to prevent water infiltration and causing further interior damages. (The present condition may lead to water infiltration over time).

**LIMITATIONS of inspecting fireplaces and chimneys :**

The inspection of fireplaces, stoves and/or chimneys are beyond the scope of this inspection.

A "CPA certified inspector in accordance with new insurance standards should be hired and the equipment should be inspected before contracts are signed at the notary, if any doubt and/or faulty indications are suspected.

If a problem is suspected with the wood burning device and/or the chimney, verification by a W.E.T.T. certified (CPA, certified) should be done as soon as possible. The W.E.T.T. designation stands for : Wood Energy Technology Transfer

Contact your insurance company (before the signing at the notary) for more information/regulations concerning the chimney

## Entrance, living room, dining room and/or other rooms

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Floor condition

- Ceramic tiles.
- Hardwood.

Usable, no cracked tiles observed.

Usable with normal wear and tear. Sand and varnish as needed.

### 2. Condition of the walls and ceiling

- Drywall

Usable, no signs of water infiltration observed at the time of the inspection.

(Minor hair line cracks are usually typical on all buildings, however close monitoring is always recommended for any new signs of developed cracks with further investigation).

All exterior walls, especially around the windows and corners were verified with moisture meter.

### 3. Floor levelling

All floors are level within 1/2 inch (which is considered typical).

### 4. Condition of the windows

- Casement windows.
- Made with vinyl/PVC framing.

Usable with normal wear and tear.

Representative sample of windows were verified for regular functionality along with moisture check (With the help of moisture detector). No sign of moisture was noted during the inspection.

Evidence of fog and/or condensation observed (in solarium) between the windows. This condition is often caused lost seal and thermo. The thermopane windows are at the end of their life expectancy. Repairs or replacement is recommended by a qualified contractor.



Evidence of fog and/or condensation observed (in solarium) between multiple windows. This condition is often caused lost seal and thermo. The thermopane windows are at the end of their life expectancy. Repairs or replacement is recommended by a qualified contractor.

Evidence of fog and/or condensation observed (in solarium) between multiple windows. This condition is often caused lost seal and thermo. The thermopane windows are at the end of their life expectancy. Repairs or replacement is recommended by a qualified contractor.

## 5. General condition of the interior doors

- Regular wooden and French interior doors. Usable at the time of the inspection. Regular adjustment and maintenance is recommended as necessary.
- Folding mirrored interior door needs adjustment. Regular adjustment and maintenance is recommended as necessary.



Folding mirrored interior door needs adjustment. Regular adjustment and maintenance is recommended as necessary.

## 6. Condition of the balcony door

- Patio door.
- Made with vinyl/PVC.
- Usable/functional

## 7. Electrical Conditions

Outlets are grounded (Representative sample of lights switches and outlets was verified, usually one or two per room, and they are in working condition).

## 8. Stair Conditions

Overall usable where visible.



Inadequate head clearance was noted on the main floor stairs. (Safety hazard).

## 9. Smoke detector

- Location:
- Present.

Smoke detectors are required one per floor and one in the basement, with periodic verification for proper functionality to enhance safety.

## 10. Other Interior Area Comments

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

General note: Average windows contains certain amount of moisture around the frame, however, when the amount of humidity and moisture rises, many signs could become visible such as peeling paint, cracks and even creation of mold. Close monitoring is required on all areas exposed to possible water and moisture intrusion.

## Kitchen

### 1. Kitchen Floor Condition

- Ceramic Tile

Usable, no visual cracks observed.

### 2. Walls/ceiling Condition

- Drywall

Usable, no cracks and no signs of water infiltration observed.

### 3. Kitchen Windows Condition

- Sliding Frame

Functional at the time of the inspection.

### 4. Kitchen Electrical Condition

4 outlets, all grounded. (All outlets were verified for regular functionality).

Although it may not have been a requirement when the house was built, it is recommended to install GFCI protection on the outlet situated within 5 ft. of the kitchen sink to enhance safety and to prevent electrocution.

No GFCI protection present, suggest installing GFCI protected receptacles for safety.



No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### 5. Kitchen Cabinet Condition

Usable with normal wear and tear considering the age of the house. (Minor repairs and adjustment is part of regular maintenance)



Previous leak observed, no major water damage

## 6. Kitchen Counter Top Condition

Usable with normal wear and tear, considering the age of the house.

Application of silicone on all corners, especially around the kitchen sink is recommended to prevent water infiltration. (This is also part of regular maintenance).

## 7. Kitchen Sink Condition

- Stainless Steel

Usable, no leaks observed.

Application of silicon recommended around the sink to prevent water damage. (Part of annual maintenance)

## 8. Kitchen Faucets

The faucet is loose and it requires to be tighten and adjusted. (This condition may lead to water infiltration and damage over time).

Faucet(s) leak.



The faucet is loose and it requires to be tighten and adjusted. (This condition may lead to water infiltration and damage over time).

## 9. Traps/Drains/Supply Condition

- Plastic Pex piping for water supply.
- **ABS** plastic for drainage pipes (Visible portion).
- Usable, no leaks observed with proper drainage. (The water was turned on for about a minute to verify the pressure and drainage).

## 10. Dishwasher Condition

None.

## 11. Hood Fan Condition

- Exterior Vented

Missing grill. To be installed to enhance safety.



Missing grill. To be installed to enhance safety.

## Powder room

### 1. Bathroom floor Conditions

- Ceramic Tile

Usable, no visible cracks observed.

### 2. Bathroom Wall Condition

- Drywall.

Usable, no signs of water infiltration observed.

### 3. Bathroom Ceiling Condition

- Drywall.

Usable, no signs of water infiltration observed.

### 4. Electrical Condition

GFCI in place and operational. (The device was tested for regular functionality). It is connected to the upstairs GFCI

### 5. Heat Source Condition

Type:

- Electric baseboard heater with wall mounted thermostat.

Usable/functional.

### 6. Bathroom Exhaust Fan Condition

Functional. Regular cleaning of the ducting system and the fan itself is recommended for maximum ventilation and humidity removal.

### 7. Sink Condition

- Ceramic/Porcelain

Usable, no cracks or leaks observed.

### 8. Sink Faucet Condition

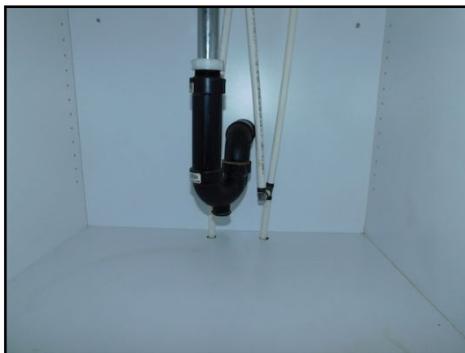
Usable, no leaks observed.

### 9. Traps/Drains/Supply Condition

The supply pipes are made of Pex Plastic and the drainage pipes are made of ABS in inspected areas and visible portion.

Usable, no leaks observed at the time of the inspection.

Missing shut off valves, recommend installing them.



Missing shut off valves, recommend installing them.

#### 10. Toilet Condition

Loose toilet was noted. This condition could result leakage and damages to the subfloor and other components. Corrections are required.



Loose toilet was noted. This condition could result leakage and damages to the subfloor and other components. Corrections are required.

#### 11. Counters/Cabinets Condition

Usable with normal wear and tear considering the age of the house. (Application of the silicone is part of regular maintenance to prevent water infiltration)

#### 12. Bathroom Comments

The supply and drainage system of the bathrooms are verified by opening all the water source within that bathroom at the same time for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned and will required corrections. (Minor water pressure variation are common).

## Laundry Area

### 1. Laundry Area Location

- Located on the main floor powder room.

### 2. Electrical Conditions

Usable, properly secured to the wall.

GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

### 3. Washer Hook-ups

Usable, no leaks observed at the time of the inspection.

(It is recommended to properly attach the drainage pipe of the washer machine to the drain pipe stack to prevent back flow and water damages. This is particularly important in laundry rooms located on upper floors).

### 4. Dryer Hook-ups

Aluminium type, however it is not vented to the exterior. The exhaust fan should be properly connected to the exterior for humidity control.

Dryer vents requires regular cleaning to prevent blockage and moisture build up, especially on the exterior outlet/grill.

### 5. Laundry Comments

The exterior outlet of the dryer should be clear of all obstacles and requires regular cleaning to prevent blockage.

Modern dryers use higher drying temperatures, this is the reason behind the recommended use of metal piping, plastic is no longer a suitable product for hot air exhaust.

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Number of bedrooms

3 bedrooms located on the upper floor.

## 2. Condition of the floor

- Parquetry.

Usable where visible with normal wear and tear considering the age of the house.

Minor sloping/central compression observed

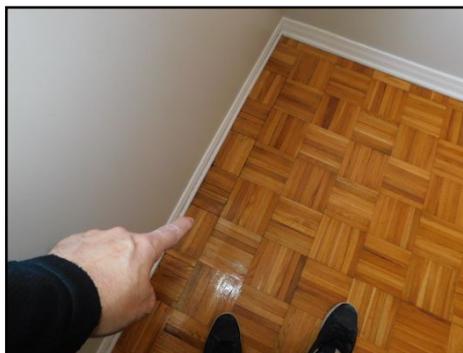
Previous water damage observed in areas. No moisture detected



Minor sloping/central compression observed



Minor sloping/central compression observed



Previous water damage observed in areas. No moisture detected

## 3. Condition of the walls and ceiling

- Drywall

Usable, no signs of major defects and water infiltration observed at the time of the inspection. (All exterior walls were verified with the help of moisture detector).

#### 4. Condition of the bedroom doors

- Regular wooden interior doors.
- Mirrored sliding closet doors

Overall usable. Regular adjustment is part of annual maintenance.

Physical damages noted. Repair / replacement recommended as needed.

**Cracked sliding mirrored door. Safety hazard. Replacement required.**



Physical damages noted. Repair / replacement recommended as needed.



Cracked sliding mirrored door. Safety hazard. Replacement required.



Physical damages noted. Repair / replacement recommended as needed.

#### 5. Condition of the windows

- Casement windows.
- Made with Vinyl/PVC framing.

Usable with normal wear and tear considering the age of the house.

Representative sample of the windows were verified for regular functionality along with moisture check (With the help of moisture detector). No sign of moisture was noted during the inspection.

All windows were verified for regular functionality along with moisture check (With the help of moisture detector). No sign of moisture was noted during the inspection.

Minor adjustment needed with latches in master bedroom



Minor adjustment needed with latches in master bedroom

#### 6. Electrical Conditions

Outlets are grounded. (Representative sample of lights and switches were verified, usually one or two outlet per room).

**Baseboard heater in master bedroom is not functional. Replacement needed. Contact a certified electrician for estimate and repairs**



Baseboard heater in master bedroom is not functional. Replacement needed. Contact a certified electrician for estimate and repairs

#### **7. Other Interior Area Comments**

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

## Bathroom(s)

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Bathroom floor Conditions

- Ceramic Tile

Usable, no visible cracks observed.

### 2. Bathroom/Ceiling Wall Condition

- Drywall.

Usable, no signs of water infiltration observed.

### 3. Bathroom Windows Condition

- Casement

Usable and properly functional.

### 4. Electrical Condition

GFCI in place and operational. (The device was tested for regular functionality).

GFCI in this bathroom resets other bathroom receptacles (powder room)

### 5. Heat Source Condition

Type:

- Electric baseboard heater with wall mounted thermostat.

Functional.

### 6. Bathroom Exhaust Fan Condition

Functional. Regular cleaning of the ducting system and the fan itself is recommended for maximum ventilation and humidity removal.

### 7. Tub/Whirlpool Condition

Style:

- Regular tub.

Overall usable with normal wear and tear. No cracks observed

### 8. Tub Surround Condition

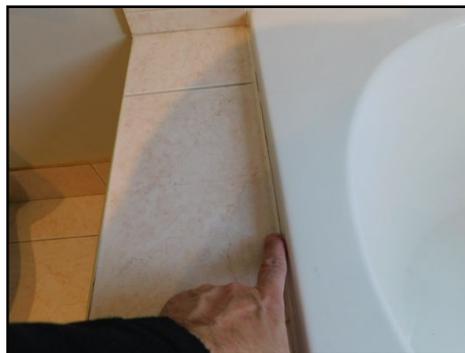
- Ceramic Tiles.

Application of silicone is recommended on all corners to prevent water infiltration and damages. (Part of regular maintenance)

**Broken tile(s) observed. This is also a safety hazard, as the edges are sharp. Also risk of water infiltration.**



Broken tile(s) observed. This is also a safety hazard, as the edges are sharp. Also risk of water infiltration.



Application of silicone is recommended on all corners to prevent water infiltration and damages. (Part of regular maintenance)

**9. Tub Faucet Condition**

Faucet drips, this condition may lead to water damage in concealed areas. Corrections required.



Faucet drips, this condition may lead to water damage in concealed areas. Corrections required.

**10. Shower Base Condition**

- Plastic

Usable, no cracks observed.

Application of silicone is recommended on all corners to prevent water infiltration and damages. (Part of regular maintenance)

**11. Shower Surround Condition**

- Plastic

Usable, no cracks observed.

Application of silicone on all corners (including the top area) is recommended and it is part of regular maintenance to prevent water infiltration.



Application of silicone on all corners (including the top area) is recommended and it is part of regular maintenance to prevent water infiltration.

**12. Shower Door Condition**

- It appears to be tempered Safety Glass

Does not close properly. Rubs at the bottom. Adjustment needed.



Does not close properly. Rubs at the bottom. Adjustment needed.

**13. Shower Faucet Condition**

Faucet drips. Minor repair needed.



Faucet drips. Minor repair needed.

**14. Sink Condition**

- Ceramic/Porcelain

Usable, no cracks or leaks observed.

**15. Sink Faucet Condition**

Usable, no leaks observed.

**16. Traps/Drains/Supply Condition**

The supply pipes are made of Pex plastic and the drainage pipes are made of ABS in inspected areas and visible portion.

Usable, no leaks observed at the time of the inspection.

Missing shut off valves, recommend installing them.



Missing shut off valves, recommend installing them.

#### **17. Toilet Condition**

Properly secured with proper flushing (All toilets were flushed and verified for regular functionality).

#### **18. Counters/Cabinets Condition**

Usable, normal wear and tear for the age of the house. (Application of silicone around sink and counter are part of regular maintenance to prevent water infiltration)

#### **19. Bathroom Comments**

The supply and drainage system of the bathrooms are verified by opening all the water source within that bathroom at the same time for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned and will required corrections. (Minor water pressure variation are common).

Minor water pressure variation was noted when two or more sources are opened at the same time. This is considered normal and within the average.

## Basement

### 1. Basement comment

Type: Finished Basement

(Finished basement) Although different tools were used to perform a thorough inspection to the best of our ability, access to the original foundation walls, floors, and ceilings was not available due to the interior finishing, covered ceilings and floors, etc. As these areas are not visible or accessible to the inspector, they are excluded from this inspection.

Inaccessible areas behind walls, ceiling and floor coverings and household materials are not within the scope of this report. It is recommended to review the Seller's Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible areas only.

Limited view due to storage of personal property.

### 2. Basement Stairs Condition

The basement stairs are made of wood and they are in usable condition.

Inadequate head clearance was noted on the basement stairs. Although this is typical on older houses, it does not meet today's standards. (Safety hazard).

Missing three way switch for proper lighting. Corrections recommended to enhance safety.



Top step is slightly and is a safety hazard. Repair needed to enhance safety



Missing three way switch for proper lighting. Corrections recommended to enhance safety.

### 3. Basement Floor Condition

- Floating (Laminated) flooring.

Overall usable with normal wear and tear.

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where finished floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### 4. Basement Walls Condition

- Drywall

Usable (No signs of water infiltration was observed at the time of the inspection).

(General basement wall) All exterior walls of the basement were verified for any signs of humidity with the help of moisture detector, especially on the corners and under the windows. Although no signs of any water infiltration was observed at the time of the inspection, please note that all equipments have limited ability, and our moisture detector can only detect up to about 1 inch behind the surface wall.

### 5. Basement Ceilings Condition

- Drywall

Usable (No signs of water infiltration was observed at the time of the inspection).

**6. Subfloor Condition**

- None (Directly installed over the concrete floor).

**7. Window Condition**

- Sliding Frame
- Made with Vinyl/PVC framing.

Original single pane windows prone to condensation and higher heat loss. Recommend updating with energy efficient Thermo pane windows.

Previous water stains and water damage observed on the windowsill and above the window. No moisture detected. Close monitoring is recommended for any possible further infiltration. This may also be due to lack of caulking on the exterior.



Previous water stains and water damage observed on the windowsill and above the window. No moisture detected. Close monitoring is recommended for any possible further infiltration. This may also be due to lack of caulking on the exterior.

Previous water stains and water damage observed on the windowsill and above the window. No moisture detected. Close monitoring is recommended for any possible further infiltration. This may also be due to lack of caulking on the exterior.

Minor damage

**8. Electrical Conditions**

No light switches for the basement. Only light switch for the basement is powered by one light switch installed on the top of the stairs. This is poor workmanship and proper lighting/switches are required in the basement.

Contact a certified electrician for estimates of repair before the inspection expiry date/signing at the notary.



No light switches for the basement. Only light switch for the basement is powered by one light switch installed on the top of the stairs. This is poor workmanship and proper lighting/switches are required in the basement.

Incorrect installation, should be secured to the wall

No light switch in the room either (Opens from upper stair switch)

## 9. Insulation Condition

- Fiberglass insulation (Visible area)

Not fully accessible for proper inspection due to the interior finishing. (Inspection limitation)

## 10. Basement Comments

In general, basements of houses are a vulnerable area due to the fact that is actually made of foundation walls and large portion of it is buried into the ground. This condition makes the basement prone to seepage and leakage through holes and cracks that may not be verifiable at the time of the inspection. The humidity level of the basement is being measured and with the help of moisture detector, all exterior walls are also being checked for any signs of moisture/water infiltration, when the house holds equipments and furniture allows us, and any deficiencies will be reported on. However these conditions can change with time. Close monitoring is required for any high level of humidity smell in the basement and any signs of water infiltration.

(Please note that this is a limited visual inspection and even our equipment have their own limitations as far as how deep behind the walls they can detect without demolition).

In general, basements have higher level of humidity and are more prone to water and moisture infiltration. It could be caused by negative slope around the foundation, leaking cracks, missing caulking around exterior doors and windows and even leaking pipes. These conditions could result uncomfortable situation, rotted structure and even creation of mold. (Moisture is the most important factor influencing mold growth indoors. Controlling indoor moisture helps limit mold growth).

Close monitoring and annual maintenance is highly recommended.

Moisture is conducive to Fungi/Mold, wood rot/decay, and wood destroying insects.

Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report.

Buyer is recommended to review the Sellers Declaration to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.

Almost all concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

The presence of Mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible.

People who have concerns about health effects and allergies of mold exposure should seek the advice of a health care professional and a certified mold inspector prior the possession. People who have concerns about structural damage or the asthenic effects of indoor fungi should seek the services of a qualified contractor.

General note: All active or previous water/moisture intrusion into the basements are subject to wood rot and creation of mold. Please note that these conditions are not always visible and verifiable due to the limited access and the nature of this inspection.

(For more detailed information, it is recommended to consult with a licensed specialist for further investigation and proper air sampling and laboratory tests).

(Moisture is conducive to Fungi/Mold, wood rot/decay, and wood destroying insects).

Inspection of the basement is limited to a visual review of conditions at time of inspection only. Weather conditions, storage of personal property, changing foundation or finished walls, etc. all contribute to inconclusive predictions of foundation performance. While there may not be visible evidence of water intrusion at time of inspection, the inspector CAN NOT warranty this or any basement against water entry.

## Basement Bathroom(s)

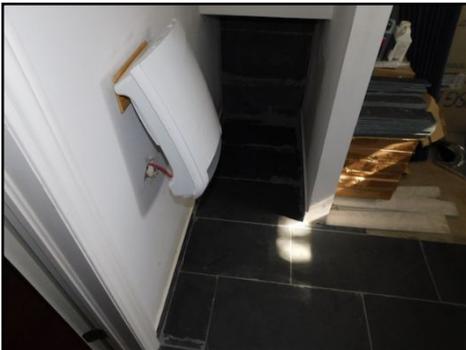
### 1. Bathroom Windows Condition



Previous water stain/infiltration. No moisture detected. Monitor the area and repair if needed

### 2. Bathroom Comments

The bathroom is still under renovation/not finished. Missing plumbing, electrical, shower, etc...



The bathroom is still under renovation/not finished. Missing plumbing, electrical, shower, etc...



The bathroom is still under renovation/not finished. Missing plumbing, electrical, shower, etc...



The bathroom is still under renovation/not finished. Missing plumbing, electrical, shower, etc...

## Garage

### 1. Garage Type

- Single internal garage
- The garage has been converted into a living area.

### 2. Garage Floor Condition

- Concrete

Overall usable considering the age of the house. Hair line cracks are common on all concrete floor, and they are recommended to be sealed to prevent water infiltration and further damages. (This is part of regular maintenance and it should be done as necessary).

### 3. Floor drain

The silt pit needs cleaning and caulking around the drain, this condition could cause water to enter below the slab.



The silt pit needs cleaning and caulking around the drain, this condition could cause water to enter below the slab.

### 4. Garage Door Condition

- Regular Roll-up insulated garage door panel.

Bottom weatherstrip is short (missing on one end), recommend changing weatherstripping to prevent visible daylight.

(Visible light) Partial day light was noted on the corner of the garage door. This condition can lead to heat loss and cold temperature during winter. Proper corrections by a qualified contractor is recommended.



(Visible light) Partial day light was noted on the corner of the garage door. This condition can lead to heat loss and cold temperature during winter. Proper corrections by a qualified contractor is recommended.



Bottom weatherstrip is short (missing on one end), recommend changing weatherstripping to prevent visible daylight.

### 5. Garage Door Opener Condition

Manual and it was tested for regular functionality.



Minor correction needed with the knob, to spring open

## 6. Fire Door Conditions

- Metal door.

Usable metal door

The garage fire door into the building should be a solid wood and have a thickness of 1 3/4 inch.

Self closer requires adjustment for proper closing. (This is to prevent carbon monoxide or smoke entering the building). Corrections recommended.



Self closer requires adjustment for proper closing. (This is to prevent carbon monoxide or smoke entering the building). Corrections recommended.

## 7. Condition of the walls and ceiling

- Drywall

Evidence of past water penetration observed, however it is dry at the time of the inspection.

All holes and openings should be sealed on walls and ceiling which could compromise the fire rating and can allow migration of Carbon Monoxide (smoke) in to the building.  
(No signs of water infiltration or major damages was noted at the time of the inspection).

(Gaps and holes) The garage is not fully gas and fire proof. This condition may be required to be corrected by insurance company to prevent smoke or Carbon Monoxide entering the building.  
(All gaps and holes should be sealed)



Evidence of past water penetration observed, however it is dry at the time of the inspection.



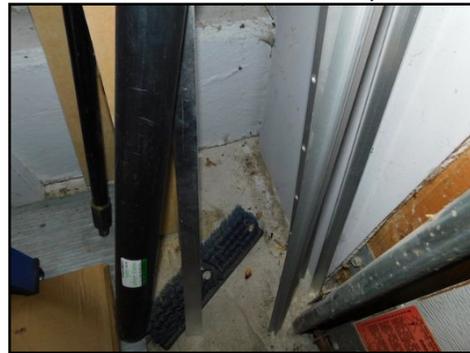
Evidence of past water penetration observed, however it is dry at the time of the inspection.



Evidence of past water penetration observed, however it is dry at the time of the inspection.



Minor tension crack, repair as needed



Evidence of past water penetration observed, however it is dry at the time of the inspection.

**8. Condition of the heating**

- Electric baseboard heater with wall mounted thermostat.

Functional. The thermostat was tested for regular functionality.

**9. Garage Comments**

The inspection of the garage was limited due to storage of personal property.



The inspection of the garage was limited due to storage of personal property.

# Structure

## 1. Visible portion

- Less than 5% (The inspection of the structure was mostly not verifiable due to interior finishing and limited access).

## 2. Joist Condition

Type:

- Manufactured or engineered floor joists.

Difficult to determine due to the angle and limited access, however it may appear that one of them may be cut open to much to let the vet through. There should always be 1 inch above and 1 inch below from the ends.

## 3. Beams Condition

Type:

- Built up wood.

Usable where observable.

## 4. Support Post Comments

Type:

- Not verifiable due to interior finishing.

## 5. Notes and comments

The structural portion of the inspection is limited only to the visible and accessible areas.

Limited inspection due to the interior basement finishing. Although large portion of the structure is not verifiable due to interior finishing and limited access, no signs of any active structural movement or failure was noted during the inspection. However this condition may change with time due to many factors such as water infiltration, high level of humidity, the age of the construction, etc.  
Close monitoring is required for all signs of settlement and movement.

General note: Damages caused by wood destroying insects, if any, are not always verifiable due to the limitations and nature of this type of inspection. It is recommended to consult with a local specialist for further investigation of these type of problems.

General note: Water and moisture intrusion into the building and condensation around windows could lead to structural rot and creation of mold. Water control around the building, maintenance of exterior caulking, proper ventilation and moisture control is required. (All areas with active or past water infiltration may result wood rot. These areas are not always verifiable due to limited access).

General note: Water infiltration into the basement, inadequate ventilation and high level of humidity can lead to wood rot and creation of microbiological growth (mold) in hidden areas.

(Central compression) Visible central compression was noted on the floor units (showing a settlement towards the middle). These conditions are often caused by common settlement of the middle supporting posts and/or main middle beams. Although these conditions may be typical considering the age of the building, close monitoring is required for any signs of future active settlement and a structural engineer should be consulted if this condition worsen.  
(Please pay close attentions to the cracks on the walls, specially on the corners and around doors and openings).

Some minor sloping of the floors were noted, this may be due to minor movement over time.

# Electrical

## 1. Main Service Drop Condition

Type and location:

- Main Service Drop is overhead
- From the rear portion of the house.
- Normal acceptable clearance is 10-15' at the closest point.

## 2. Method of the inspection

- The main panel was opened for proper inspection.

## 3. Condition of the main panel

Capacity/Type/Location:

The main electrical panel has a maximum capacity of 150 amps

The circuit branches are protected with breakers.

The main panel is located in the basement.

Main panels located in bedrooms may affect some people due to its magnetic field. It is recommended to consult with a specialist for all detailed information regarding this situation

Wires are made of copper in inspected areas.

The main disconnect is on the panel (breaker).



The main electrical panel has a maximum capacity of 150 amps

## 4. Main Panel Comments

Usable where visible. (No visual defects and no over loading observed at the time of the inspection).

**Panel is full. No room for expansion. Upgrading to a bigger panel may/will be needed when updating the electrical in the basement (no light switches) and possibly the basement bathroom.**



Panel is full. No room for expansion. Upgrading to a bigger panel may/will be needed when updating the electrical in the basement (no light switches) and possibly the basement bathroom.

**5. Main ground connection**

Properly connected to the main water entrance, before the valve.

**6. Electrical Comments**

Representative of lights, switches and outlets were verify for regular functionality (usually one or two per room) and they are in working condition.

Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles within 5 feet of any water sources inside the home, such as the kitchen, the bathrooms. Also in the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

Low voltage system and alarms are not within the scope of this inspection and are not inspected. (Due to the specialized nature of these systems, we suggest that you review these systems with the seller).

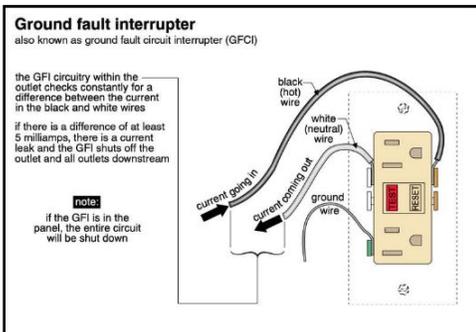
General note: Outlets located above the baseboard electric heaters can burn the wire connections to those outlets creating fire hazard and/or safety hazard.

Recommend further review by qualified electrician for quotes on upgrades/repair to ensure safe and adequate service. (Before the inspection expiry date/signing at the notary.

Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles within 5 feet of any water sources inside the home, such as the kitchen, the bathrooms. Also in the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

**GFCI is a device designed for protection in case of electrocution. All outlets located within 5 feet of any water source should be protected with GFCI.**



For kitchen/bathroom/exterior/garage



General note: Outlets located above the baseboard electric heaters can burn the wire connections to those outlets creating fire hazard and/or safety hazard.



General note: Outlets located above the baseboard electric heaters can burn the wire connections to those outlets creating fire hazard and/or safety hazard.



Missing faceplate, this is a safety hazard. Installation needed to enhance safety

# Plumbing

## 1. Main Shutoff Location and Comments

Type:

- Copper

Located just in front of the basement front wall.

Since main shutoff valves are operated infrequently, it is not unusual for them to become defective over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoff that have not been used for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.

Usable at the time of the inspection, however these types of valve can leak over time. Recommend replacing with a lever type valve.



Located just in front of the basement front wall.



Usable at the time of the inspection, however these types of valve can leak over time. Recommend replacing with a lever type valve.

## 2. Supply Line Condition

Type:

- Plastic Pex.

Usable, no leaks observed at the time of the inspection.

Corrosion observed at some of the fittings, no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.



Corrosion observed at some of the fittings, no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.

## 3. Waste Line Condition

Type:

- ABS Plastic for the distribution (Visible portion).
- Connected to the city sewer system.

Usable. No leaks with proper drainage was noted at the time of the inspection.

#### 4. Sump Pump Conditions

Location: Basement.

The pump was activated for regular functionality and it is in working condition. Regular check up is recommended to assure functionality. Cleaning recommended.



The pump was activated for regular functionality and it is in working condition. Regular check up is recommended to assure functionality. Cleaning recommended.

#### 5. Back water valve/clean outs/Floor drain

Backwater valve located in the basement, (visible during inspection).

The clean out was not found due to entirely finished basement. It is recommended to locate the clean out for emergency cases.

The floor drain is located in the basement, next to the hot water tank, however the efficiency of the floor drain is not within the scope of this inspection.

(Floor drain may dry out over time and letting sewer smell entering the building. Adding water on regular basis is recommended)



Backwater valve located in the basement, (visible during inspection).



Backwater valve located in the basement, (visible during inspection).



The floor drain is located in the basement, next to the hot water tank, however the efficiency of the floor drain is not within the scope of this inspection. (Floor drain may dry out over time and letting sewer smell entering the building. Adding water on regular basis is recommended)

#### 6. Venting Conditions

- ABS plastic, through the roof, however their efficiencies are not within the scope of this inspection.

#### 7. Plumbing Comments

The inspection of the plumbing pipes are only limited to the visible and accessible areas.

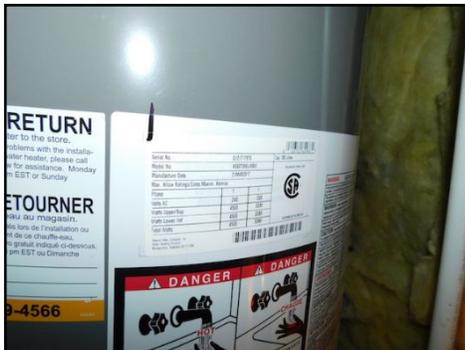
The supply and drainage system are verified by opening several water source at the same time within the same locations (bathrooms for example), for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned and will required corrections. (Minor water pressure variations are generally common).

Underground and exterior pipes ( both supply and drainage) are outside the scope of this inspection due to limited access. Specialized plumber with special equipments are required for further investigation of the condition of these pipes. (The cast iron pipes located under the concrete slab may be partially blocked with rust and residues).

# Water Heater

## 1. Age/Type/Capacity/Location

- Type of consumption: Electrical.
- Year manufactured: 2017
- Capacity: 278 Litres
- Located in the basement, under the stairs.



Year manufactured: 2017

## 2. Supply lines Condition

- Type:
- Plastic PEX.

- Usable, no leaks observed at the time of the inspection.

## 3. Temperature Pressure Release Valve Conditions

- Usable and properly connected, no signs of leaks observed at the time of the inspection.

## 4. Water Heater Comments

It is recommended by the insurance companies to change the hot water tanks every 10 years.

There is no pan under the water heater, adding one is recommended.

## Heating

### 1. Heating

- Electric baseboard heaters with wall mounted thermostats, a representative number of heaters were inspected, all were functioning during the inspection.

### 2. Thermostat(s) Condition

- Wall mounted thermostats located on each individual room and some of the units with integral thermostat.

Representative sample was verified and they most are in working condition, however thermostats could fail at any time. Replacement as necessary is part of regular usage and maintenance of the building.

### 3. Heating Comments

A representative number of baseboard heaters was tested and all but one are generally in serviceable condition. (Master bedroom heater did not function. Replacement needed.

## Air Conditioning

### 1. Air Conditioning Comments

Type:

- Wall mounted split unit.

Air conditioning could not be tested since no remote was available /not found. Buyer is advised to verify satisfactory operation prior to purchase. (Inspection limitation)

Electrical disconnect provided near this unit for safety.

### 2. Filter

Regular cleaning of the filter is part of regular maintenance for the air quality and higher performance of the furnace.

# Air exchanger

## 1. Condition of the air exchanger

A panel/switch was on the wall, however, nor air exchanger unit was found. It appears it just draws in air through the exterior vent when turning on the switch.  
(It's a first for me with this)



A panel/switch was on the wall, however, nor air exchanger unit was found. It appears it just draws in air through the exterior vent when turning on the switch.

## Safety and General information

### 1. Personal safety and health hazards

Electrical violations are safety hazards.

There are non functional or incomplete installation of smoke detectors in the required locations.

Improper lighting for the basement access, no three way light switch device found, trip hazard.

There are some uneven steps outside (trip hazard).

Man door in the garage is not self returning closed shut.

Garage is not gas proofed, (door and wall or duct).

All hazards should be treated with priority and should be promptly corrected

Insurance companies may insist on the repairs of safety hazards, and may send an inspector without notice to inspect the premises.

The new owner may be forced to make repairs within 90 days of insurance inspection.

Whenever it is mentioned in the report, that specialist is required for verification and/or cost estimates, it is recommended to do so before the final signing of documents at the notary.

### 2. For your information:

Heating systems and air conditioners are verified and operated, weather permitting, during the inspection and indicated as operational. No in depth inspections are made of any components. In depth studies can be made by qualified professionals with written reports. If failure occurs after inspection, the purchaser should be advised or a post notary inspection could be arranged by the purchaser. It is always recommended that a parts and labour insurance plan be purchased for cleaning and emergency servicing of the units involved. Underground fuel tanks are an environmental hazard. Consult the appropriate authorities if any doubt exists. These systems should be converted to internal storage type. If fuel oil or natural gas is used as a fuel, a carbon monoxide gas detector alarm is strongly recommended. • When the clothes dryer is in operation at the same time with stove exhaust fan, this may create a negative pressure within the house. The above two appliances draw large volumes of air out of the house, this air will be drawn in from the outside from the path of least resistance.

### 3. General Conditions and Specific Problems:

- General condition and specific problems:

The general condition of this building is to be improved, taking into consideration the problems mentioned previously in the foregoing as well as the specific problems mentioned herein.

#### Important notice

This report does not cover minor repairs which may be required because of normal wear and tear, nor improvements or maintenance work.

#### NOTE:

This building is not a new construction and, as such, may not meet the standards and current regulations, nor the standards and regulations which may have been in force when the building was constructed. Our inspection only aims to determine the physical condition of the building, and not its conformity.

Important notice: preventative recommendations

Level of the finish grade : the level of the finish grade should be 6 inches lower than the top of the foundation wall, as well as a free space of 6 inches minimum beneath the windows and door, and a slight pitch which will keep the water away from the foundations. (For masonry walls). Others : 8 inches of concrete walls must be exposed.

Every building needs periodical and cosmetic maintenance. Furthermore, any new owner should take advantage of the purchase of a property house to paint the inside, refurbish the floor covering or make renovations suited to his/her personality.

However, this work should not be considered as necessary and does not form part of this inspection report. The purpose of this inspection is not to make a new building out of an existing one, but to point out the important defects or problems which may contribute to premature deterioration of the building under inspection

Many different minor problems were pointed out to the purchaser during the visit of the building and these are not necessarily included in this report.

#### Insects:

Fleas, cockroaches, earwigs, silverfish, other insects and pests are usually found around garbage accumulations, in cupboards and closets. Fumigate where serious problems occur.

#### Rodents and small animals:

Rats, mice, squirrels and small animals can damaged the framework, wiring and parts of the plumbing of the house. Holes (in the earth or wood), damaged insulation, bare wires and teeth-marks or leaking pipes may also indicate the existence of small animals or rodents. Any point of entry into the house should therefore be sealed or a screen installed, and any nests found should be destroyed. Various types of poisons are also available, however, these should be used with extreme caution, and kept away from children and pets. If the problem is serious, exterminators or the municipal authorities should be called for advice.

### 4. Pyrite Clause

- PYRITE CLAUSE OR OTHER BACKFILL MATERIAL SUBJECT TO EXPANSION:

•At the time of our inspection, there was no evidence of heaving of the concrete slab in visible areas. However, it is possible that the backfill underneath the concrete slab contains material that will expand when water seeps through it (pyrite or others).

•The concrete slab in the basement was covered with a sub-floor, finished floor covering over a surface of 100%. Therefore, we were unable to determine the general condition of the concrete slab. However, the backfill material beneath the slab may contain material subject to expansion (pyrite or others).

Only through a DB certificate from contractor stating no contaminated back fill was used, or sample testing from the backfill underneath the concrete slab, would confirm if there is any potential material subject to expansion.

## 5. CIVIL CODE OF QUEBEC

### • CIVIL CODE OF QUEBEC

#### ARTICLES OF LAW CONCERNING THE LATENT DEFECTS

1726. The seller is bound to warrant the buyer that the property and its accessories are, at the time of the sale, free of latent defects which render it unfit for the use for which it was intended or which so diminish its usefulness that the buyer would not have bought it or paid so high a price if he had been aware of them.

The seller is not bound, however, to warrant against any latent defect known to the buyer or any apparent defect; an apparent defect is a defect that can be perceived by a prudent and diligent buyer without any need of expert assistance.

1728. If the seller was aware or could not have been unaware of the latent defect, he is bound not only to restore the price, but to pay all damages suffered by the buyer.

1739. A buyer who ascertains that the property is defective may give notice in writing of the defect to the seller only within a reasonable time after discovering it. The time begins to run, where the defect appears gradually, on the day that the buyer could have suspected the seriousness and extent of the defect.

The seller may not invoke tardy notice from the buyer if he was aware of the defect or could not have been unaware of it.

# Thank you for hiring Inspectiprop

Inspectiprop

The undersigned inspector affirms that the building inspection was conducted following the standards of practice to the best of his abilities and has no interest present or future in the intended property. All observations were formulated without any outside influences and no information or important part of any system was voluntarily omitted or withheld in respect to the customer

I remain at your service for any related questions or clarifications following the inspection, please do not hesitate to communicate with me if you have any questions concerning this report or the property inspected.

Yours truly,



Joe Marsillo : Is a Certified Master Inspector with national certification. Also, Certified Commercial Inspector, Certified Thermal Imaging and Air Quality Testing.



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