TRUE INSPECTION

Inspection Report

532 Happy I Had a Home Inspection Dr.

Inspection prepared for: Your name
Date of Inspection:
Age of Home: Approximately 50 years
Weather: Clear 25°C

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INTRODUCTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE
This Inspection Report is supplemental to the Seller' s Property Information Statement (SPIS)

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Seller' s Property Information Statement (SPIS). It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don’t be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, “I can’t believe you had this building inspected and they didn’t find this problem.” There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only

documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he/she is expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Roof

Please refer to the Seller Property Information Statement in reference to the roof system's age, condition, prior problems, etc. Only the property owner would have accurate knowledge of this information. The roof's age cannot be determined by the inspector.
This inspection is not a warranty against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances. Inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof system.
Ratings and how to view this report:
This report uses a check box style ratings system with narratives to describe the apparent condition of systems and components.. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.
The following is an explanation of our ratings system:
SAT (SATISFACTORY) –Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
MARG (MARGINAL) –Indicates the component will probably require repair or replacement anytime within five years.
POOR –Indicates the component will need repair or replacement now or in the very near future.
S I (SIGNIFICANT ISSUES) –A system or component that is considered significantly deficient, inoperable or is unsafe.
N/A (Not Applicable) Rating system does not apply see comment section for explanation.
When using the rating system, the rating itself is for the overall condition. If there is a specific problem, then that will be indicated in the comment section. For example an exterior door may have a lock that is inoperable however the door is in very good condition. the rating would be satisfactory, then in the comment section would be a specific problem with the lock.
When referencing locations the view is the perspective of you standing in front of the home looking at it from the sidewalk.
Because every persons level of knowledge and skill very in respect to repairs I always recommend a qualified contractor perform the repair. Ultimately it is your choice to hire a professional or to carry out the repairs yourself based on your judgment.

Inspected By

Materials: Walked roof

Number of Layers

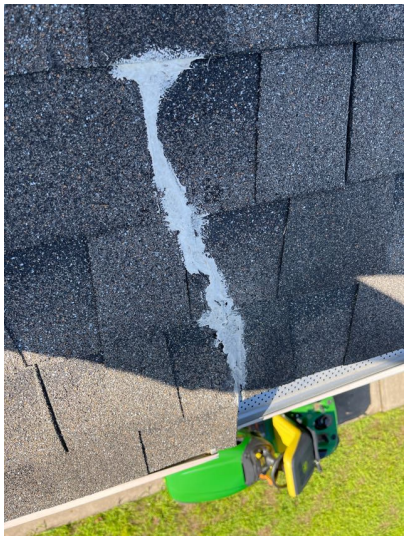
SAT	MRGL	Poor	S I	N/A
X				

Observations:
• 1 layer

Shingle Condition

SAT	MRGL	Poor	S I	N/A
X				

Shingle Type: Asphalt Composition



This is at the back of the home where the pool section meets the main house. Recommend roofing contractor, inspect and repair. Currently there is a silicone product in use. However, silicone is not a reliable sealant in this area and it is already breaking down on the lower section of the shingle. This is a potential area where leaks can occur and cause roof damage. Recommend repair ASAP.

Some of the ridge shingles near the chimney are loose. Recommend a roofing contractor reattach so that they do not come off during high winds. You can repair these yourself by putting a roof mastic underneath the shingles and temporarily putting some bricks to hold them in place. The brick should be removed the following day so that they do not accidentally come off the roof and causing injury to someone.

Flashing

SAT	MRGL	Poor	S I	N/A
X				

Roof Vents

SAT	MRGL	Poor	S I	N/A
	X			

Two of the roof vents to the left of the chimney are damaged and should be replaced

Chimney

SAT	MRGL	Poor	S I	N/A
		X		

Observations:

• The chimney has for flues. One of them is cemented off. The chimney and crown are in very poor condition and will need to be replaced. Recommend mason, evaluate and replace/repair.

The two flues with the white vents at the top, are not attached to a liner or anything.

Skylights

SAT	MRGL	Poor	S I	N/A
	X			

There are six skylights over the pool area. The skylights are older, and they all have multiple layers of silicone, some clear, and some white added. Recommend annual inspection and resealing as needed.

Roof Notes

SAT MRGL Poor S I N/A

Observations:
• There are gutter guards in place at the front of the home. There are also gutter guards in place at the back of the main home, but not at the back of the pool section.

Foundation

Foundation Type

Type: Basement

Materials: Some things you can do to avoid a leaky basement.

Clean Your Gutters
When clogged gutters overflow, water can pool around your foundation. Remove any leaves and debris left over from winter, then install leaf guards and downspout extenders to direct water 10 feet from the house.

Make sure surrounding soil is pitched away from the house at a slope of at least 1/4 inch per foot so that water drains toward your yard, not your foundation. Simply add soil, raking it smooth, until the grade is highest at the house's perimeter.

Keep Trees in Check
Shade trees with aggressive roots, like silver maples, should be planted at least 20 feet from your house to protect your foundation. Smaller species, like white fir, require only 10 to 15 feet of clearance.
, Because the foundation of the home and basement walls are below ground there is no way to inspect them without digging around the home., Concrete Wall

Foundation Walls

SAT	MRGL	Poor	S I	N/A
	X			

Observations:

• Parging needs repaired in areas. See photos.

Here is some information on parging.
https://www.caaquebec.com/en/at-home/advice/tips-and-tricks/tip-and-trick/show/sujet/foundation-parging-decorative-but-functional-as-well/

You can also cover the parging with a vinyl product which is maintenance free once installed. Please see:
https://www.homedepot.ca/en/home/categories/building-materials/siding/stone-veneer.htmlParging needs repaired in areas. See photos.

• Corner Wedge Cracks. See pictures. These are not normally a problem but rather cosmetic.
Corner Wedge Cracks on (location) corner of the home.
Recommend sealing with a high quality flexible sealant to keep water out and avoid further damage from ice.

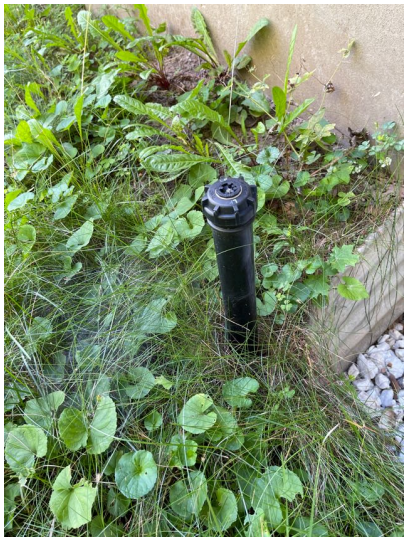
• Efflorescence present which indicate moisture problems.
There is a chance that the weeping tiles are blocked or not functioning properly.
Recommend review by a qualified foundation contractor.

Also see basement section.

The foundation walls in this case are rated as marginal because of the moisture issues and the expense of dampproofing . There was nothing to suggest that there are any major structural issues with the foundation.

There is a corner, wedge crack behind the downspout at the left side of the home towards the rear.

There is some damaged parging. This picture is on the left side of the home.



There is a sprinkler system in place. Be sure to check on the sprinklers are running that there is no water being sprayed against the foundation. If there is any water sprayed against the foundation sprinklers should be adjusted.

Corner wedge crack, front left corner of the home.

Some areas of the foundation are not visible for inspection as shown in the picture.

Front of home towards the left. The purging here is damaged. There is some damaged purging in several areas that has been unprofessionally patched. Recommend Mason inspect, and repair parging where needed.

Rear section of the home where the home and pool room meet at this section.

This crack in the parging. Someone has tried to repair it however, the parging has delaminated and detached from the concrete wall. This is at the back of the home. Recommend re-parging in areas where needed.

Foundation Windows

SAT	MRGL	Poor	S I	N/A
X				

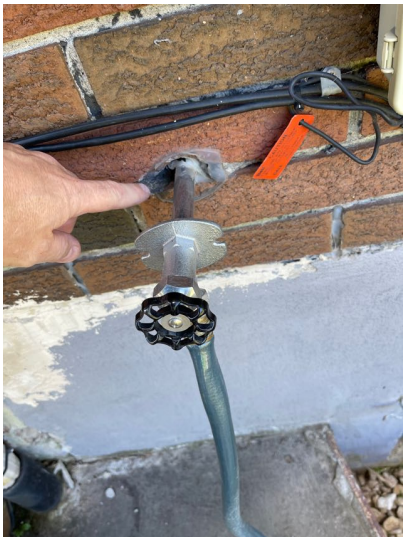
The wood framing around the foundation windows, should be either stained or capped with aluminum to protect them from rotting

Foundation Comments

SAT	MRGL	Poor	S I	N/A
			X	

Observations:

- **Recommend plumber inspect the perimeter drainage tiles with a camera to see if they are blocked or damaged. This should be possible through abandoned in ground downspout connections.**



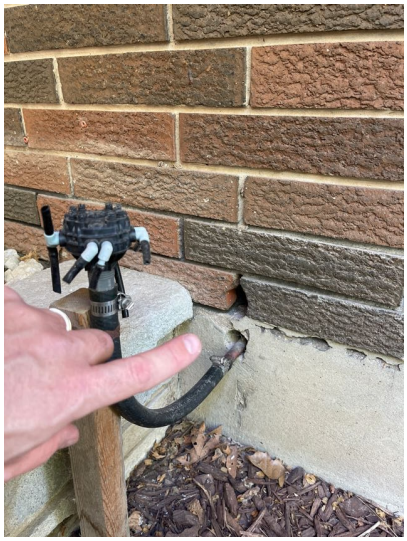
Recommend sealing this large gap, so that pests and water do not enter into the home

Exterior

Siding Comments

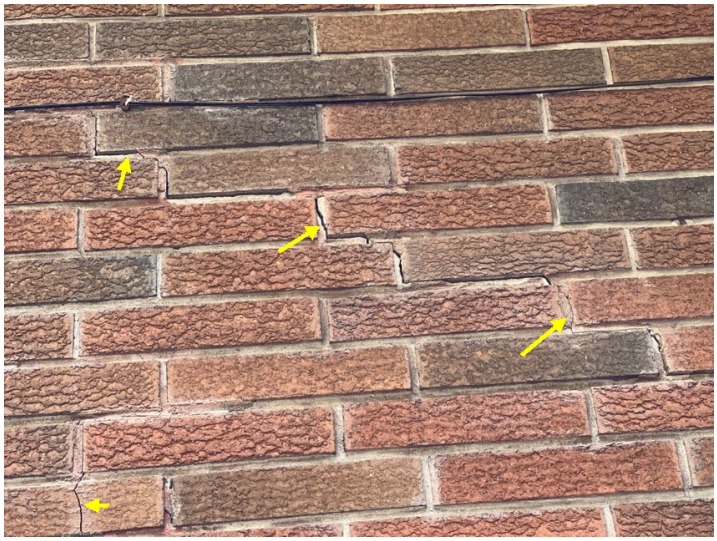
SAT	MRGL	Poor	S I	N/A
X				

Materials: Brick Veneer



There are voids in the foundation in the brick work at the front of the home, where the pool building meets the main house. Recommend sealing these areas up to keep moisture and pests out of the home.

There is a crack in the brick, as well as several bricks with missing mortar in this location at the front of the home underneath the front living room windows. Recommend sealing this and re-mortering where needed.



There are some areas above the garage door and beside the garage door that have cracks in the mortar joints. Recommend mason repoint.

Previously repaired brick mortar. The repairs are noticeable, and not very aesthetically pleasing. Amateurish workmanship. Other than appearance the repair is acceptable.

There is a layer of bricks at the front area of the pool room. These bricks are not designed to be below grade. This is difficult because to regrade the area so that the soil is below the bricks is going to bring the grade level down to low. recommend working with experienced contractor or mason to install a membrane or other barrier in this area so that the bricks are not exposed to constant moisture.

At the back of the home as shown in the picture, there is dark areas and light areas of this mortar. Some of the mortar is coming loose. This is because someone had tried to re-mortar this section incorrectly. Recommend Mason inspect and re-mortar where needed.

Any openings in the brick work should be re-mortared.

Gutters/Downspouts

SAT	MRGL	Poor	S I	N/A
	X			

Observations:

• Recommend extending downspouts to enhance drainage AWAY from structure. The discharge should be at least 5 feet away from the home.

This is extremely important to avoid water entry into the basement

This is a unused hook up for draining the gutters underground. The gutters are now draining out onto the ground as they should be. There are a few of these abandon underground hook ups, which should be cut off and capped.

Rear right of the home. Recommend extending this downspout so that there is not water dumping it next to the foundation.

This is an unreliable connection. These accordion style extenders, crack, and break with sunlight. This gutter is also draining into an underground connection. Recommend having a proper downspout installed and discharged out on to the grass.

This section of gutter near the front door is damaged. Recommend splicing in a new piece or replacing the entire gutter.

Soffit & Fascia Condition

SAT	MRGL	Poor	S I	N/A
X				

The soffit material has come loose in the section recommend reattaching soffit.

Window Conditions

SAT	MRGL	Poor	S I	N/A
	X			

The windowsills at the front of the home are slanted towards the windows. This encourages water to flow behind the brickwork and may cause damage to the wood framing behind. Recommend removal and reinstallation of the windowsills at the front living room windows.

Missing mortar between two windowsills at the front of the home. Pool room. Recommend repair to avoid water infiltration behind the brick work. The other window has martyr however, it is deteriorated and needs to be replaced as well.

Landing Rear Entrance

SAT	MRGL	Poor	S I	N/A
X				

Recommend ceiling is crack. If it is not sealed, water will get in and freeze and make the damage much worse every year. You could use a polyurethane caulking after the crack is notched out.

Railings 2

SAT	MRGL	Poor	S I	N/A
X				

Door Bell

SAT	MRGL	Poor	S I	N/A
X				

Hose Bibb Condition

SAT	MRGL	Poor	S I	N/A
X				

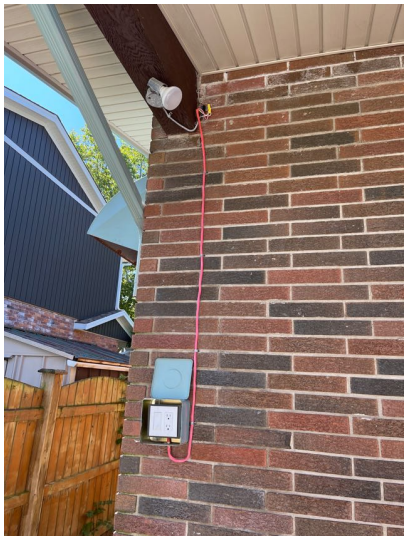
Observations:

- to avoid a burst pipe in the winter be sure to turn off the water inside the home leading to the exterior water faucet. The water faucet outside should be left open so that there is no water left to freeze. The other option is upgrading the spigot to a frost-free spigot.

Sprinkler head at the front of the home at the corner where the pool building starts. The sprinkler head seems to have a bunch of lines cut. Sprinkler systems are not included as part of the home inspection. Recommend sprinkler company evaluate the system if the system is not shut down properly in the winter there can be damage.

Lighting Comments

SAT	MRGL	Poor	S I	N/A
X				



This connection located at the right rear corner of the home. At the time of inspection, there is no power to the light or the receptacle. There is indoor wire being used outside, which is not proper because it is not designed to stand the sunlight. There are exposed connections at the top, which is incorrect. Recommend electrician to reinstall.

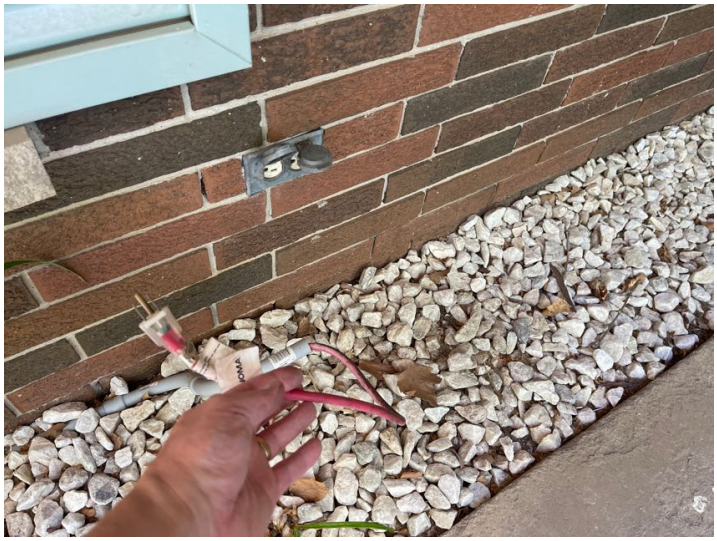
This is a natural gas light. It was not functional at the time of inspection.

Receptacle/Wiring Comments

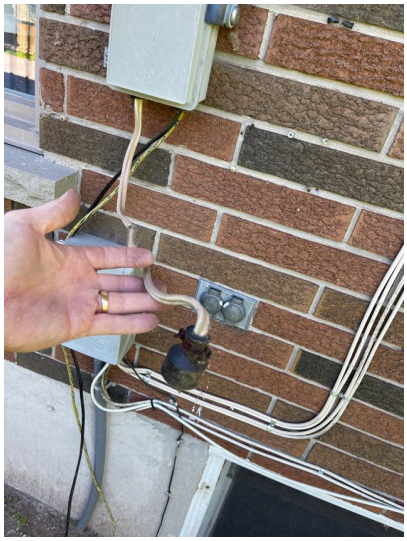
SAT	MRGL	Poor	S I	N/A
X				

Observations:

• Recommend having a qualified electrician upgrade all receptacles within 6 feet of a water source to GFCI protected receptacles as a safety feature.



This extension cord powers, the GFCI receptacle that is near the front door. It is not a typical installation, but there is nothing wrong with it. The electrical outlets on the exterior should all be upgraded to GFCI.



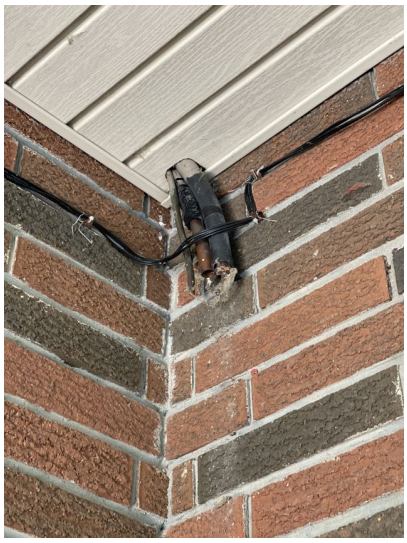
Non-exterior rated electrical wiring in use. Recommend electrician replace.

Vent Covers

SAT	MRGL	Poor	S I	N/A
X				

Comments

SAT	MRGL	Poor	S I	N/A



Front of the building. This is an old HVAC air conditioning hook up. This is of no concern and can be removed if you wish. The line was checked at the time of inspection, and there was no electrical power at the line which is the way it should be.

Front right corner of the home. These cantilevered roof joists are covered with a stained plywood to protect them from rot. This one on the end is open on the lower edge and should be repaired. The area where the wood covering meets the home has a gap which allows water to enter and damage the wood. At the time of inspection, the wood was probed at this location and found to be in solid condition. Recommend ceiling this area with a polyurethane caulking see picture A for close-up

A

At the back of the home, several of these cantilever joists have gaps at the sides. Recommend sealing the sides of the polyurethane caulking. I would not seal the bottom portion, so that water can escape in the event that it was to get into the area.

Both of the sliding glass doors for the pool as well as the windows above are in poor condition. They have condensation present, which indicates the thermal seals are gone. There are also sections of damage to the vinyl frames. See a picture B

The doors are also very difficult to open and close. Recommend replacement.

B

AC Compress Condition

SAT	MRGL	Poor	S I	N/A
X				

Type: Electric

• date of production:2018

Grounds

Walkways

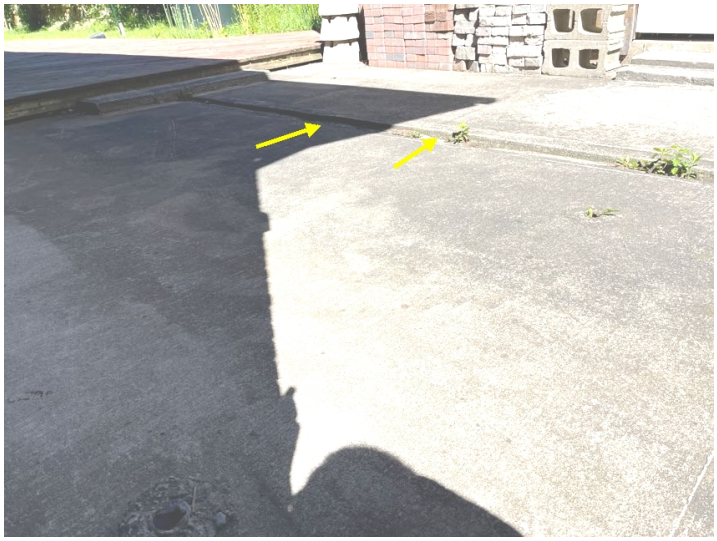
SAT	MRGL	Poor	S I	N/A
	X			

The walkway to the right of the driveway. This walkway is a trip hazard because part of the walkway has sunk while others have risen. Recommend repair.

This piece of metal as well as the bricks in this area are not necessary.

The front walkway at the front of the home is cracked in several areas. Recommend sealing the cracks with the polyurethane caulking.

This is a trip hazard in this area because one section of the concrete, his heaved upward. Recommend looking into other replacement or mud jacking to lift the lower section to match the other so there is not a trip hazard.



This is the concrete deck at the back of the home. This is a trip hazard in this area use caution.

This section of concrete deck is in the poorest condition out of any of them. There are several large cracks and spalling of the concrete.

Driveway

SAT	MRGL	Poor	S I	N/A
	X			

Materials: Asphalt
Observations:
• Eroded Asphalt noted

• Settled asphalt in some areas.
• Recommend driveway sealing to extend the life of the driveway.

Fence & Gates

SAT	MRGL	Poor	S I	N/A
X				

Deck/s

SAT	MRGL	Poor	S I	N/A
	X			

Locations: Rear of Structure
Observations:
- **Recommended sealing deck to extend life.**

Garage

Type

Materials: Attached • 2-car

Garage door condition

SAT	MRGL	Poor	S I	N/A
X				

Garage Opener Status

SAT	MRGL	Poor	S I	N/A
X				

Garage Door's Reverse Status

SAT	MRGL	Poor	S I	N/A
X				

Garage Door Parts

SAT	MRGL	Poor	S I	N/A
X				

Observations:
• No major system safety or function concerns noted at time of inspection.
• Recommend routine lubrication to extend useable service expectancy.

Walls/Firewall

SAT	MRGL	Poor	S I	N/A
X				

Flooring Condition

SAT	MRGL	Poor	S I	N/A
X				

There are some common cracks in some spalling concrete in the garage

Exterior Door

SAT	MRGL	Poor	S I	N/A
X				

Interior Door

SAT	MRGL	Poor	S I	N/A
X				

Observations:

Recommend upgrading to "self closing hinges." This is a fire safety feature.
https://www.familyhandyman.com/doors/self-closing-door-making-an-existing-garage-service-door-automatic/

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Rafters & Ceiling

SAT	MRGL	Poor	S I	N/A
X				

Attic

Access

SAT	MRGL	Poor	S I	N/A
X				

Chimney

SAT	MRGL	Poor	S I	N/A
				X

Observations:
• not visible due to limited access

Electrical

SAT	MRGL	Poor	S I	N/A
				X

Observations:
• most not accessible due to insulation

Insulation Condition

SAT	MRGL	Poor	S I	N/A
	X			

Materials: Fiberglass
Depth: 2- 12 inches
Insulation levels are sporadic and varied throughout the attic. Full inspection of the attic was not possible is there is an air handler in the centre of the attic restricting space.
Observations:
• Recommend further review and upgrades by a qualified insulation contractor.

Attic Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Structure

SAT	MRGL	Poor	S I	N/A
X				

Ventilation

SAT	MRGL	Poor	S I	N/A
X				

Attic Comments

SAT	MRGL	Poor	S I	N/A

Observations: Not all areas of the roof structure where visible for inspection due to limited/no access.

Exhaust Vent

SAT	MRGL	Poor	S I	N/A
			X	

Observations:

• Bathroom exhaust fan/s terminate into the attic close to the roof vent. Ideally the exhaust should terminate through the roof with its own dedicated roof vent however the area around the roof vent did not show any signs of organic growth at the time of inspection.

The proper way to vent is through the roof as see here: https://www.youtube.com/watch?v=PqrZWd_CQIE

Bathroom exhaust are near the roof vent. However, they should be vented properly as this can still allow moist air condensation in the attic

Pool

Pool Notes

SAT	MRGL	Poor	S I	N/A
				X

Observations: **The pool room does not have any dehumidification or ventilation. Recommend pool company specializing in indoor pools evaluate and make recommendations. Recommend installation of a dehumidifier and HRV. Just to give you an idea of the kind of dehumidifier you will need please see the below link as these items are expensive https://www.hawthornegc.ca/shop/product/quest-hi-e-dry-195-dehumidifier**

, Pool is closed and not running for inspection.

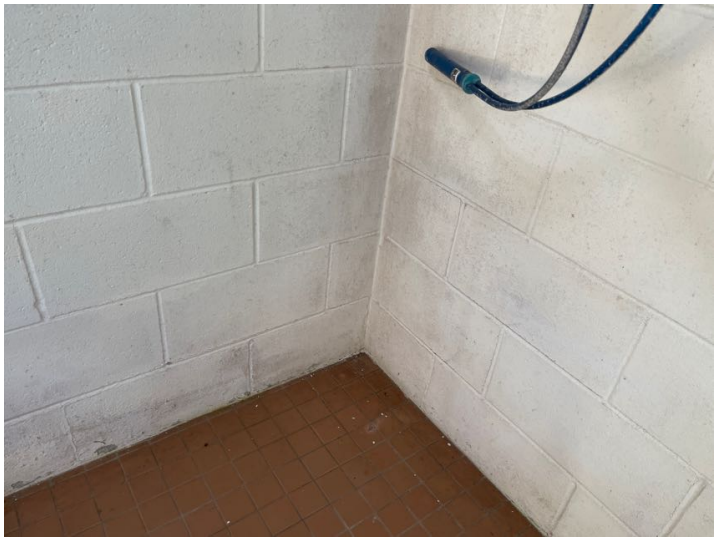
The pool was not in operation at the time of inspection. The water level was below. The Jets therefore testing of the pump filter and heater is not possible. This is a concrete pool. There is heavy, algae staining of the pool.

The pool paint is starting to come off in sections. Keep in mind that my view was restricted by algae and a solar blanket that I lift it and moved around to look underneath. In my opinion, you will need to get this pool refinished.

There is no water onto the shower at the time of inspection. Recommend current owner demonstrate that it works. As home inspectors we do not turn gate valves on that have been turned off because they so frequently leak and caused damage.

At some point in the past the pool had a ventilation system it appears that it drew air in through the garage and sent it out through the right side of the home as shown here. There is no exhaust system or air handlers hooked up any longer, which is a major problem because excessive humidity leads to mould growth. There appears to be light gray staining on several areas of the wall, suggesting possible, mould formation. Mould sampling was recommend, client declined.

All the wood on the interior section of the skylights is stained black. Recommend testing for mould. Because of the staining, you will most likely need to replace the skylights and the wood around them should the block staining be confirmed mould by a lab.



Filter

SAT	MRGL	Poor	S I	N/A
				X

The pool filter and pump are located in the basement furnace room. There is a floor drain on the other side of the wall. However, you may wish to install a drain closer to this area. If there is ever a leak from the pump or the filter, it would be best to ensure that the water has his little to travel as possible before getting out of the rest of the basement.

Filter and pump or not tested as there is not enough water in the pool to test them.

Pool Heater Condition

SAT	MRGL	Poor	S I	N/A
				X

Materials: gas

The pool does not have enough water in it to run the pump. I attempted to start the pool heater briefly just to make sure that it is operational. I was able to get the pilot light on however, I was not able to get the main burner to fire. This may be due to spiderwebs inside of the gas lines. This electrical switch that I am pointing to is also jammed and will not turn on. recommend having a pool company, service the heater and clean it.

Because I was not able to test the heater with the pool pump running there is no way to know if there are any leaks or not. Recommend having the pool water filled up so that the pool and heater can be running before closing.

Pumps

SAT	MRGL	Poor	S I	N/A
				X

Jets

SAT	MRGL	Poor	S I	N/A
				X

Structure Condition

SAT	MRGL	Poor	S I	N/A
				X

Observations: Looking at the sides of the pool that were above water there are some areas where the paint is peeling. This indicates that the pool may need painting in the near future. Recommend having the pool opened so that the pump is functioning and the water is clear for further inspection prior to proceeding.
The tiles around the pool were in good condition.
In my opinion locating the pool pump in the basement furnace room is a poor choice in the event of a failure of a hose or any component could result in a basement flood. I recommend either moving the pump and other equipment to the main level pool area., **The pool structure inspection was restricted by heavy algae. Recommend opening pool and cleaning for further inspection. , Limited Inspection Only**

Water Condition

SAT	MRGL	Poor	S I	N/A
				X

Observations: If you are new to owning a pool I advise you to look at some videos that Steve has on pool ownership.

https://www.youtube.com/playlist?list=PLtGssc-MrN3J0E5RuHON2x6lWl2I9cE79

I also recommend this product. I use this myself. https://c-poolandspa.com/en_ca/

, These are the recommend levels

pH: 7.2 – 7.6

Chlorine: 1.0 – 3.0 ppm

Total Alkalinity: 80 – 140 ppm

Calcium Hardness: 200 – 400

Cyanuric Acid: 25 – 50 ppm (If this level is on the low side I would not add Cyanuric Acid. Instead just use some stabilized chlorine pucks which have the product in it. You have to monitor the water to make sure the level does not go to high because high Cyanuric Acid levels diminish the effectiveness of the chlorine.

Other out building

Type

Materials: Detached

Roof Condition

SAT	MRGL	Poor	S I	N/A
X				

Materials: asphalt shingles

Flashing has come loose. Recommend reattaching to avoid damage to the wood.

Condition

SAT	MRGL	Poor	S I	N/A
	X			

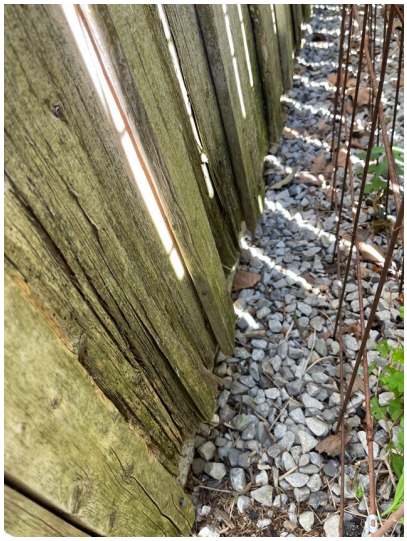
Observations:

• Recommend extending downspouts to enhance drainage AWAY from structure.

The gutter drains into the neighbours yard. On the right side there is no gutter or downspout. Recommend installing one.

Siding Comments

SAT	MRGL	Poor	S I	N/A
	X			



The wood on the lower right section has some rot damage

There is some rock damage on the lower section on the left side as well

Exterior Door

SAT	MRGL	Poor	S I	N/A
X				

The door hinges are loose and the door does not close properly or easily. Recommend repair.

Electrical

Main Amp Capacity

SAT	MRGL	Poor	S I	N/A
X				

Main Amp: 200 amp

Electrical Panel

SAT	MRGL	Poor	S I	N/A
X				

Observations:

• FYI: The panel is full. There is no more room to add additional breakers to this panel.

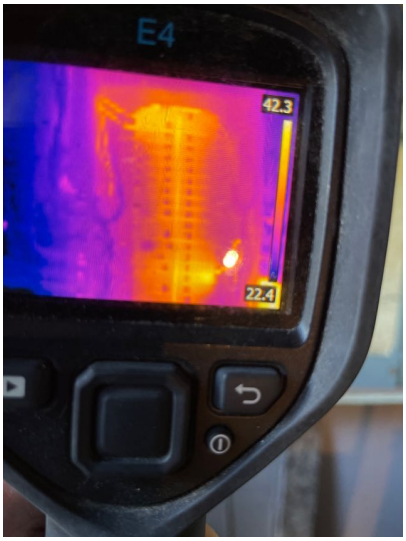
• When arriving at the inspection, the dead front cover was already off. I was not able to put the cover back on. Recommend electrician replace cover. Is a safety hazard to have the cover off recommend repair ASAP.

Breakers

SAT	MRGL	Poor	S I	N/A
X				

Observations:

• "Double tapping" of one or more breaker observed. Breakers are designed for one circuit or wire. A double tapped breaker is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire. Review and repair by a qualified electrician recommended.

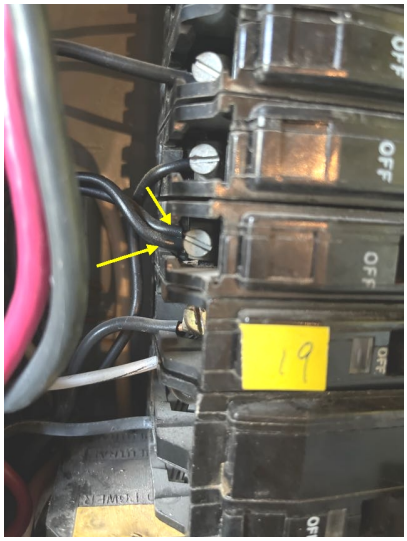


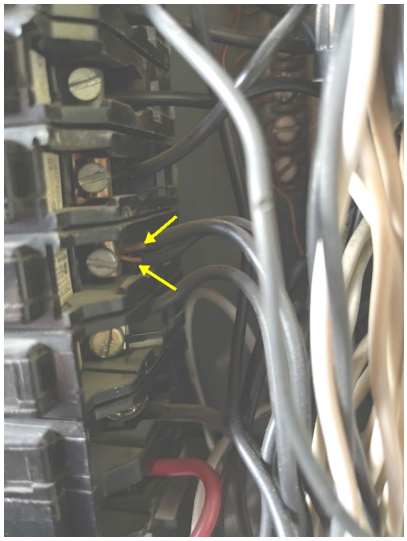
As shown in the picture a few of these breakers are running a little hot. Recommend electrician review.

Conductor Comments

SAT	MRGL	Poor	S I	N/A
X				

Wiring Method: Non metallic sheathed copper wiring





Security System

SAT	MRGL	Poor	S I	N/A
				X

Observations: Security systems are not inspected as part of a home inspection.

Although security systems are not included as part of the home inspection, I couldnâ€™t help but notice that several of these motion sensors have paint over the sensor area. Recommend consulting with your alarm company to ensure these are working correctly.

Plumbing

Main Water Line

SAT	MRGL	Poor	S I	N/A
X				

Location: Basement

Supply Lines

SAT	MRGL	Poor	S I	N/A
X				

Materials: Cross Linked Polyethylene "PEX", Copper

Fuel/Gas Line

SAT	MRGL	Poor	S I	N/A
X				

Fuel type: Natural Gas

Drain/Waste/Vent Pipes

SAT	MRGL	Poor	S I	N/A
X				

Materials: Acrylonitrile-Butadiene-Stryrene "ABS", Transite Pipe underground portion.
Observations:
• A sewer camera inspection was completed of the main drain line. There were no abnormalities or concern at the time of inspection. Client was present during camera inspection. The video file is provided to the client to keep on file.

Floor Drain

SAT	MRGL	Poor	S I	N/A
X				

Materials: There is a floor drain located in the basement.

Outdoor Water Shut Off

Materials: Missing shut off(s)
There are no water shut off valve(s) for the exterior water supply line(s) present.
Recommend plumber install ball type shut off valves so that you can turn the water off to the outside water lines to avoid a bust water line in the winter. Alternatively you can upgrade the exterior valve to a frost proof value.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Heater Condition

SAT	MRGL	Poor	S I	N/A
X				

Location/s: Basement
Heat Type/s: Gas, Conventional forced air
Observations:
• date of production:2017
• The furnace was in functional condition at the time of inspection

Heater Base

SAT	MRGL	Poor	S I	N/A
X				

Enclosure

SAT	MRGL	Poor	S I	N/A
X				

Gas Line/Valves

SAT	MRGL	Poor	S I	N/A
X				

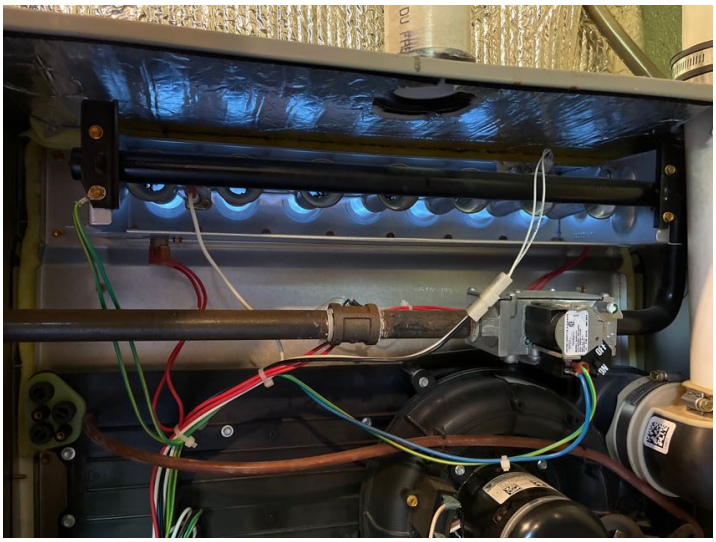
Filters

SAT	MRGL	Poor	S I	N/A
X				

Burners

SAT	MRGL	Poor	S I	N/A
X				

Observations:
- Good flame color and pattern noted



Venting

SAT	MRGL	Poor	S I	N/A
X				

Air Supply

SAT	MRGL	Poor	S I	N/A
X				

Registers

SAT	MRGL	Poor	S I	N/A
X				

Refrigerant Lines

SAT	MRGL	Poor	S I	N/A
X				

Condensate Line

SAT	MRGL	Poor	S I	N/A
X				

Thermostats

SAT	MRGL	Poor	S I	N/A
X				

Ductwork

SAT	MRGL	Poor	S I	N/A
X				

Water Heater

Water Heater Condition

SAT	MRGL	Poor	S I	N/A
X				

Heater type: Gas
Observations:
• Operated and was in functional condition at time of inspection
• Year of production:2018
• Recommend having the anode rod checked/replaced ever 3 years to extend the life of the water heater.

The purpose of an anode rod is to attract the sediment and corrosive elements (like minerals in the water) so that they corrode the anode rod rather than the inside of your water heater tank. In essence, an anode rod works to protect your water heater from corrosive elements that can damage your water heater

If your water heater is a rental then you do not need to worry about this.

You can also upgrade to a power anode rod which is expected to last the life of the water heater. You can read more on that product here and learn why it is better then the standard rod.

https://www.corroprotec.com/powered-anode-rod/

The company is based in Canada

Heater Enclosure

SAT	MRGL	Poor	S I	N/A
X				

Gas Valve

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
			X	

Materials: Copper, PEX
Observations:
• Plastic piping should not be attached to a water heater. You want at least 18" of copper off the top the heater and then transition to PEX

Combustion

SAT	MRGL	Poor	S I	N/A
X				

Venting

SAT	MRGL	Poor	S I	N/A
X				

Temperature Pressure Relief Valve

SAT	MRGL	Poor	S I	N/A
X				

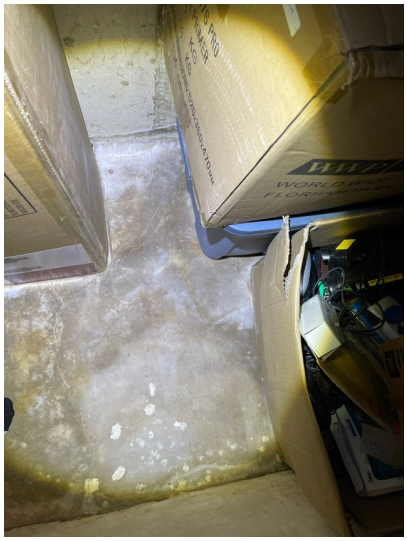
Basement Interior

Basement Floors

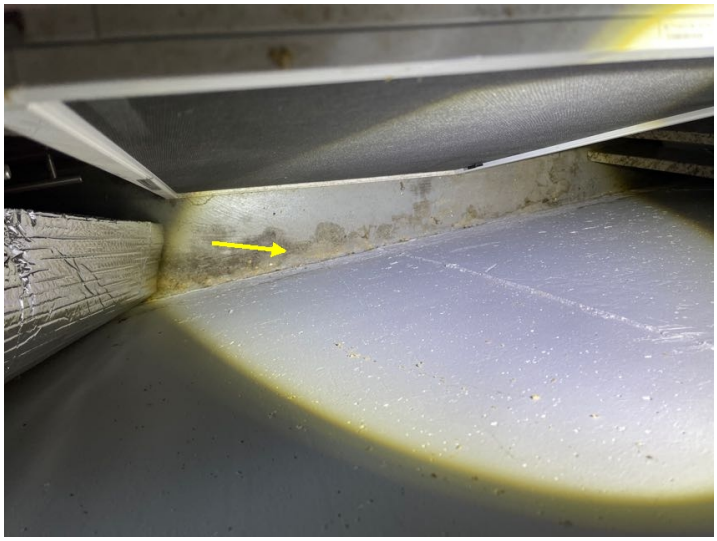
SAT	MRGL	Poor	S I	N/A
X				

Material: Concrete

Some efflorescence on the floor in the cold room, which is located closer to the front of the home in front of the laundry room. Efflorescence indicates moisture issues. See picture F.



F Here we can see more efflorescence on both the right and left side.



This picture is in the laundry room on the far right side wall. Here we can see a possible organic growth being the dark area and previously water staining. This is the same wall where the organic growth is. This staining may be from previous activities in the basement or it could be from the cold joint where the floor and the footing meet. There is also what appears to be water damage on the door going into the cold room , as well as in the areas near the door entering into the laundry room, suggesting that there has been a previous flood in the basement. See pictures G.

G cold room door

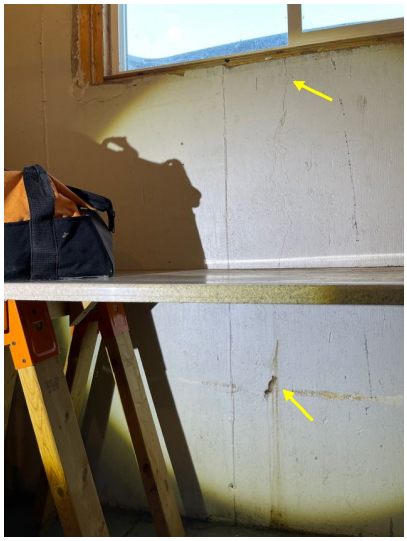
G next to the laundry room entrance door

Basement Walls

SAT	MRGL	Poor	S I	N/A
			X	

Observations:

- **Most of the basement walls are finished with drywall and prevent inspection of foundation walls from inside the home.**
- **See pictures for more information.**



There is a crack in the foundation below the basement window. Looking at the lower part of the picture, we can see staining indicating that this crack has leaked before. Recommend crack injection to repair a crack in avoid future leaks.

This basement window located to the right of the dryer, has a crack diagonally on the right side of the window. This is an extremely fine crack and not likely to leak, but not impossible to leak. You may wish to have this crack injected, depending if you are comfortable with the risk of leaving it or not. See picture D for close-up

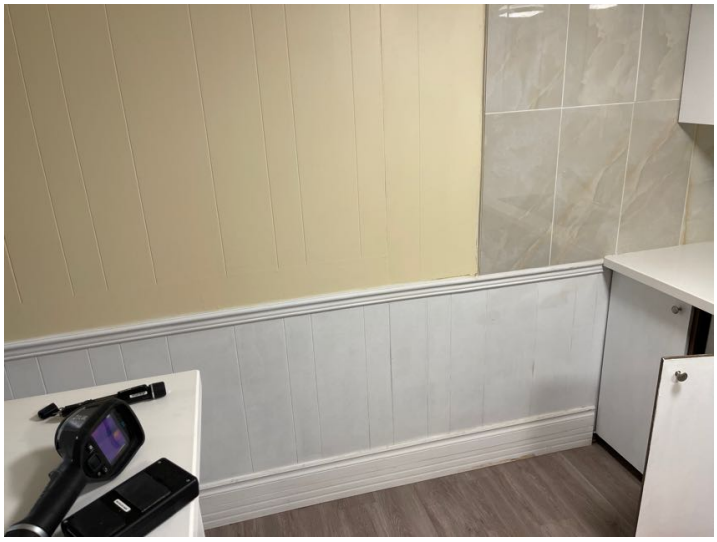
D

Possible organic growth on this wall, right side of the home, right of the laundry room window labelled D. Recommend cleaning with one part bleach to three parts water.

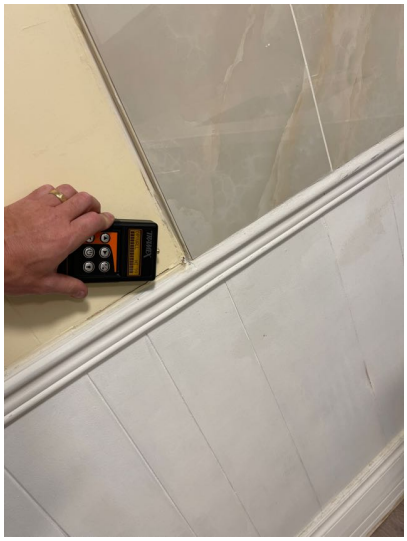
This picture shows efflorescence as well as a white crystal material, which could be a type of organic growth. Recommend testing to determine whether there is any organic growth or not. This is a solid concrete wall. It has a skim coat of plaster, except for on the very lower section. This is the room located on the other side of the chimney clean out

More efflorescence along the basement wall, located under the stairway where the water metre is.

High moisture levels in this exterior wall in the basement kitchen. See picture M



M



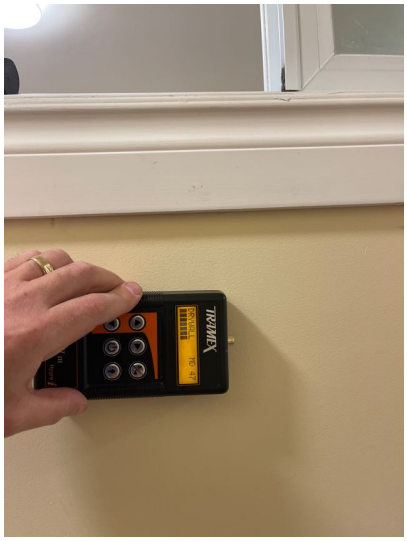
M

Both of these walls on the right and left side of the kitchen show very high moisture levels when compared to other areas of the basement. We can also see possible organic growth and water damage on the wall paneling. These walls are constructed on the outside of bricks. This kitchen is underneath the back concrete patio.
There is also elevated moisture level in the ceiling, recommend foundation contractor review and repair. There is a high probability of mould behind these walls because of the increased moisture level. The back wall of the kitchen is covered with tiles on the back wall which my tools will not detect moisture accurately through.

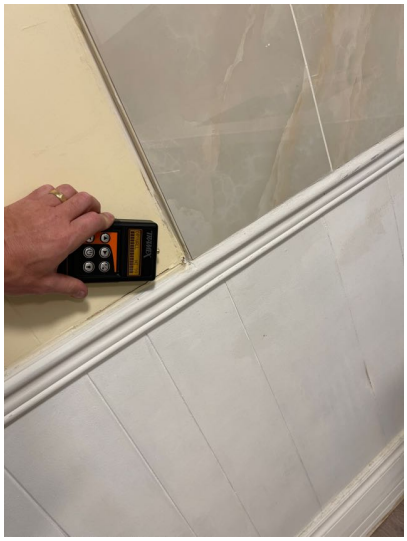
M

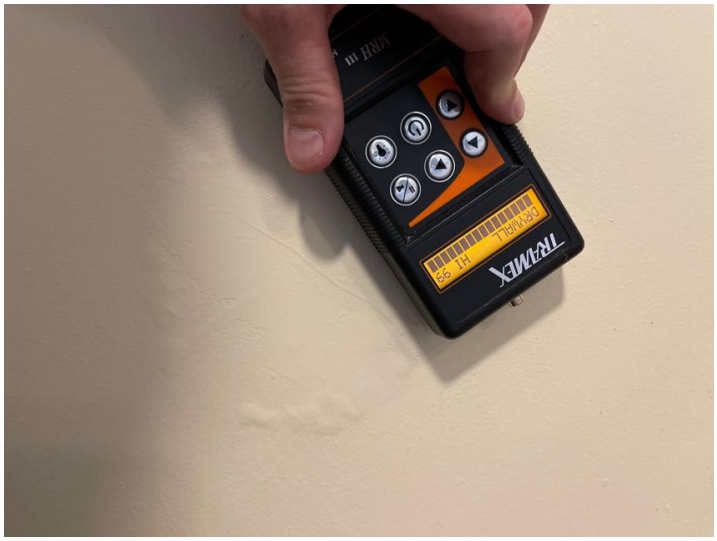
M

M



This picture is taken on a centre wall, interior wall of the basement bedroom to show a baseline of moisture level in the drywall based on the humidity levels in the home.

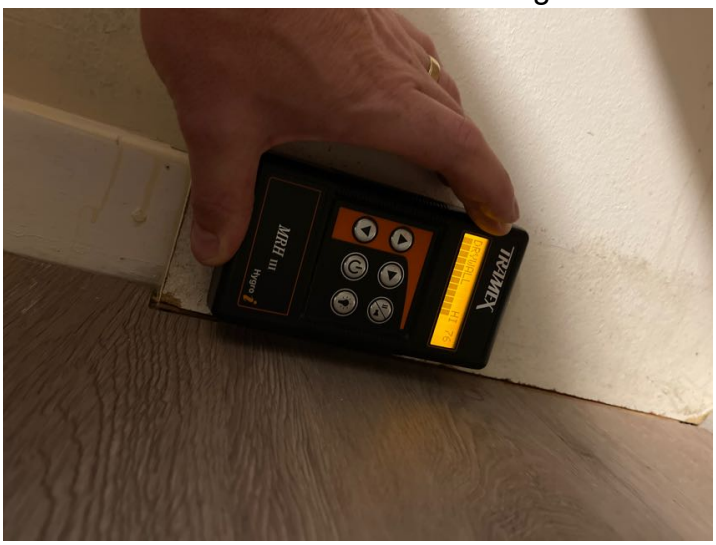




High moisture level and lifted paint in this bedroom indicate there is a leak in the foundation in this section. Basement bedroom rear left side. See picture N

N

There is also a moisture levels on the exterior wall left side in the basement bedroom closet located at the rear left side of the home. Possible organic growth on this wall aswell.



The shelving unit on the lower section in this picture is swollen from water damage. There is discolouration on the baseboard behind it, as well as on the shelving material that resembles organic growth. There is elevated moisture levels in this area, indicating a water infiltration problem. This is the basement bedroom left side front of the home

Stairs

SAT	MRGL	Poor	S I	N/A
X				

Posts/Supports

SAT	MRGL	Poor	S I	N/A
X				

Floor Joist/Beam

SAT	MRGL	Poor	S I	N/A
X				

This home previously had a boiler system installed. The copper lines are no longer in use. However, each of the copper lines has a product that is consistent with asbestos. Recommend testing this product. If the product does contain asbestos, it should be removed by a remediation company so that it is not accidentally inhaled. The product is loose in areas and could easily be disturbed even with having a fan running in the room, which means fibers could enter the air.

Insulation Condition

SAT	MRGL	Poor	S I	N/A

Observations:
• Walls covered in drywall limiting inspection of insulation.
• Insulation was observed to be missing or out of place in one or more locations. Recommend upgrading to promote proper insulation and increased efficiency of home.
• Because of the moisture issues in the basement some or all of the existing insulation may need to be replaced. You will not know this for sure until wall coverings are removed and further inspected in areas of high moisture readings.

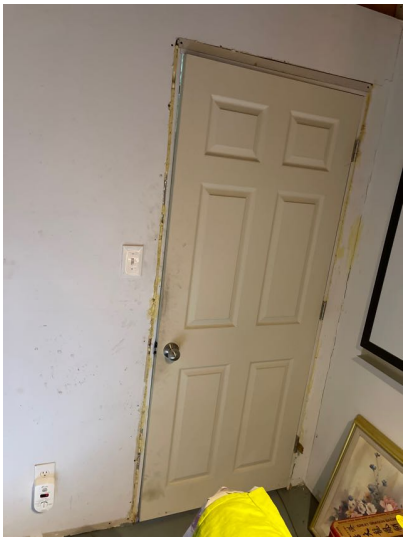
Sump Pump

SAT	MRGL	Poor	S I	N/A
				X

Observations:
• no sump pump present

Doors

SAT	MRGL	Poor	S I	N/A



The door going into the furnace room does not close easily. Recommend trimming and reinstalling.

Basement Comments

SAT	MRGL	Poor	S I	N/A
		X		

Observations:

• Recommend running a dehumidifier 24/7 set to 50% humidity or lower.
• Musty smell indicated possible onset of mold growth. Recommend further investigation to include mold testing and possible mitigation.

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Smoke Detectors

SAT	MRGL	Poor	S I	N/A
			X	

Observations:

• Smoke detector/s are outdated or have no date, recommend installing new smoke/carbon monoxide detectors. Smoke alarms/ should be replaced when they are 10 years old.
At minimum you should have one combination smoke alarm/carbon monoxide detector outside bedrooms on each floor.

Always record the date of installation if the unit does not have a replace by date displayed by the manufacture.

Bedrooms Basement

Electric

SAT	MRGL	Poor	S I	N/A
X				

This electrical outlet is wired in reverse. Recommend electrician repair.

Bathroom Basement

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Doors

SAT	MRGL	Poor	S I	N/A
X				

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ground Fault Circuit Interrupters

SAT	MRGL	Poor	S I	N/A
X				

Exhaust Fan

SAT	MRGL	Poor	S I	N/A
	X			

Observations:
• worn/older unit observed, recommend budgeting for replacement as unit could fail without notice.

Heating

SAT	MRGL	Poor	S I	N/A
X				

Mirrors

SAT	MRGL	Poor	S I	N/A
X				

Toilets

SAT	MRGL	Poor	S I	N/A
X				

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
X				

The hot water does not function on this shower. Recommend Plumber repair.

Showers

SAT	MRGL	Poor	S I	N/A
X				

Shower Walls

SAT	MRGL	Poor	S I	N/A
X				

Observations:
• Tile showers are prone to cracking at the corner grout joints. Recommend that you monitor for cracking and repair with caulking if necessary.

Kitchen basement

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Dishwasher

SAT	MRGL	Poor	S I	N/A
	X			

Observations:
• Operated at time of inspection.

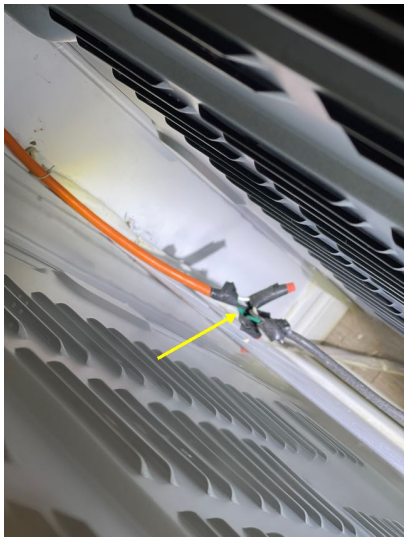
Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

There are no electrical outlets on the countertop area.



The vent/light over top of the stove is wired in using an extension cord which is hooked up to a power bar. Recommend repair as connections. Should be inside a junction box and not left open as in the picture.

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Wall Condition

SAT	MRGL	Poor	S I	N/A
			X	

Observations:
- **See basement wall section**

Vent Condition

SAT	MRGL	Poor	S I	N/A
X				

Cook top condition

SAT	MRGL	Poor	S I	N/A
X				

Oven & Range

SAT	MRGL	Poor	S I	N/A
X				

Observations:
- Functional at time of inspection

Fridge

SAT	MRGL	Poor	S I	N/A
				X

Observations:
- No fridge.

Laundry

Locations

Location: Basement, Main level

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Dryer Vent

SAT	MRGL	Poor	S I	N/A
X				

Observations:
• Routine cleaning of vent termination is recommended to prevent risk of lint buildup posing a fire hazard.

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

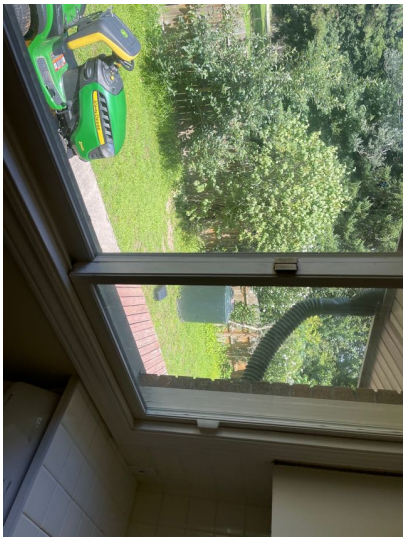
SAT	MRGL	Poor	S I	N/A
X				

Wash Basin

SAT	MRGL	Poor	S I	N/A
X				

Window Condition

SAT	MRGL	Poor	S I	N/A
X				



Missing screen on main level laundry room

Washing machine

SAT	MRGL	Poor	S I	N/A
	X			

This small washing machine was also tested at the time of inspection it made, no abnormal noises or leaked. These appliances are all rated as marginal because of age.

Dryer

SAT	MRGL	Poor	S I	N/A
	X			

Observations:
- Dryer was operated and produced heat.

Kitchen main floor

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Dishwasher

SAT	MRGL	Poor	S I	N/A
	X			

Observations:
- Operated at time of inspection.

Doors

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

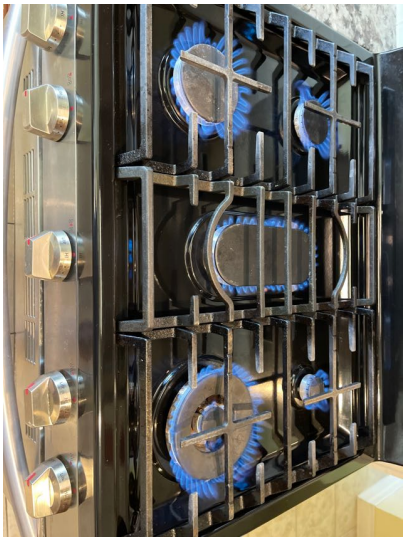
Vent Condition

SAT	MRGL	Poor	S I	N/A
X				

This vent over the kitchen sink does not function. Recommend replacing motor if you wish to use it. The fan over top of the stove functioned well.

Cook top condition

SAT	MRGL	Poor	S I	N/A
X				



Oven & Range

SAT	MRGL	Poor	S I	N/A
X				

Observations:
• Functional at time of inspection

Window Condition

SAT	MRGL	Poor	S I	N/A
X				

Fridge

SAT	MRGL	Poor	S I	N/A
	X			

Bathroom Main Floor

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Doors

SAT	MRGL	Poor	S I	N/A
X				

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ground Fault Circuit Interrupters

SAT	MRGL	Poor	S I	N/A
X				

Exhaust Fan

SAT	MRGL	Poor	S I	N/A
X				

Heating

SAT	MRGL	Poor	S I	N/A
				X

Observations: none

Mirrors

SAT	MRGL	Poor	S I	N/A
X				

Toilets

SAT	MRGL	Poor	S I	N/A
X				

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Window Condition

SAT	MRGL	Poor	S I	N/A
X				

Living Room/Dining Room

Window Condition

SAT	MRGL	Poor	S I	N/A
X				

Crank arm disconnected on one of the windows in the front living room.

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
	X			

This is a picture in the front living room. There is peeling stucco in this area and a crack in the ceiling that has been previously mended. Moisture levels are high in this area. This wall is covering the chimney, and with the chimney in such poor condition is likely water intrusion in this area due to the poor condition of the chimney. See picture T.

T

This is a moisture reading of the coved section of the ceiling, where the stucco has come loose

T
This is a moisture metre reading from the crock that runs from the front of the home towards the back.

This is the living room at the back of the home. The moisture reading near the brick wall of the fireplace at the top ceiling section is 35 when measuring other sections of the ceiling, the reading ranges from 0 to 8. There is no visible damage in this area however the increased humidity level is most likely caused by the same poor chimney condition.

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Open neutral. Recommend electrician replace receptacle.

Fireplace

SAT	MRGL	Poor	S I	N/A
				X

Location/s: Living Room
Observations:
• Fireplace is sealed shut. Client will be removing fireplace and chimney. Not inspected.

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Bedrooms Main Floor

Doors

SAT	MRGL	Poor	S I	N/A
X				

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Window Condition

SAT	MRGL	Poor	S I	N/A
X				

Observations:
• All the windows on the main level are older wood windows however, they were in good condition at the time of inspection.

Cracked glass. Bedroom at the front left corner of the home.

Closets

SAT	MRGL	Poor	S I	N/A
X				

Electric

SAT	MRGL	Poor	S I	N/A
X				

The bedroom at the rear of the house far left side. This outlet is not grounded. Recommend electrician repair.

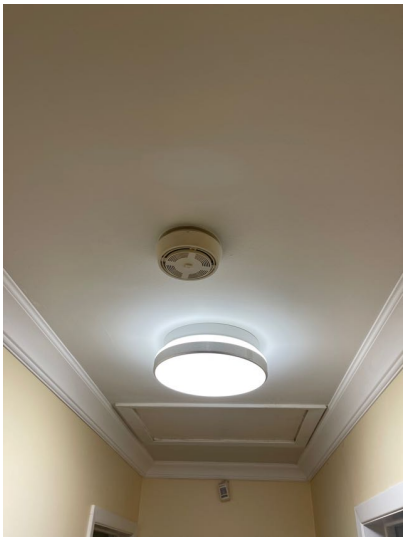
Smoke Detectors

SAT	MRGL	Poor	S I	N/A
			X	

Observations:

• Smoke detector/s are outdated or have no date, recommend installing new smoke/carbon monoxide detectors. Smoke alarms/ should be replaced when they are 10 years old.
At minimum you should have one combination smoke alarm/carbon monoxide detector outside bedrooms on each floor.

Always record the date of installation if the unit does not have a replace by date displayed by the manufacture.



Bathroom attached to Master Bedroom

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Doors

SAT	MRGL	Poor	S I	N/A
X				

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ground Fault Circuit Interrupters

SAT	MRGL	Poor	S I	N/A
X				

Exhaust Fan

SAT	MRGL	Poor	S I	N/A
X				

Heating

SAT	MRGL	Poor	S I	N/A
X				

Mirrors

SAT	MRGL	Poor	S I	N/A
X				

Toilets

SAT	MRGL	Poor	S I	N/A
X				

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Showers

SAT	MRGL	Poor	S I	N/A
X				

Bath Tubs

SAT	MRGL	Poor	S I	N/A
X				

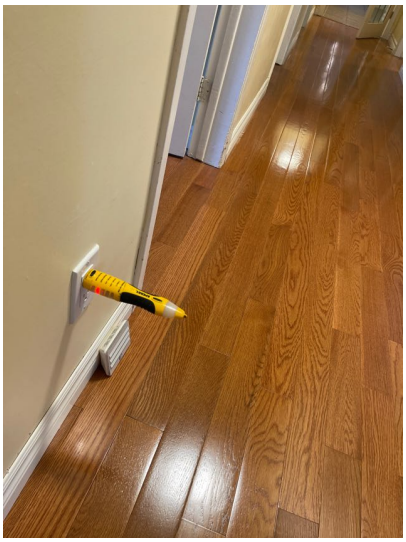
Interior Areas

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.

Electrical

SAT	MRGL	Poor	S I	N/A
X				



This outlet in the hallway on the main level is ungrounded. Recommend electrician repair.

Preliminary Air Quality Testing

Preliminary Air Quality Testing

SAT	MRGL	Poor	S I	N/A

Observations:
• Levels are considered acceptable.

Reading taken in basement rec room

This reading was taken in the pool room. The humidity level is too high.

Kitchen

Bathroom 2nd main floor

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

Bathroom located on main level. Main bathroom off of hallway.

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				

Doors

SAT	MRGL	Poor	S I	N/A
X				

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Counters

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ground Fault Circuit Interrupters

SAT	MRGL	Poor	S I	N/A
X				

Exhaust Fan

SAT	MRGL	Poor	S I	N/A
X				

Heating

SAT	MRGL	Poor	S I	N/A
X				

Observations: none

Mirrors

SAT	MRGL	Poor	S I	N/A
X				

Toilets

SAT	MRGL	Poor	S I	N/A
X				

Both this washroom as well as the other two washrooms on the main level, have an ad on the day that has hot water hooked up to them. These were not tested because they are difficult to test without spraying water everywhere.

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Showers

SAT	MRGL	Poor	S I	N/A
X				

Shower Walls

SAT	MRGL	Poor	S I	N/A
X				

Bath Tubs

SAT	MRGL	Poor	S I	N/A
X				

Bathroom other

Wall Condition

SAT	MRGL	Poor	S I	N/A
X				

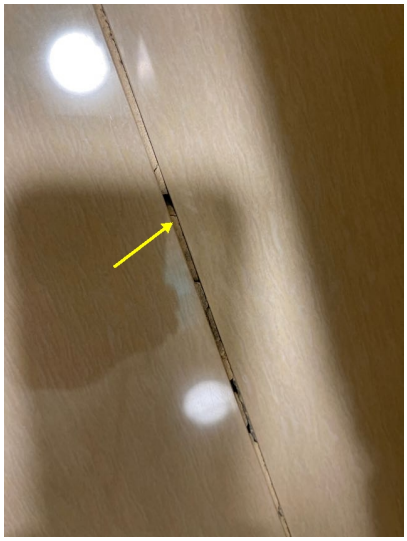
Bathroom attached to the bedroom at the front of the house left side

Ceiling Condition

SAT	MRGL	Poor	S I	N/A
X				

Floor Condition

SAT	MRGL	Poor	S I	N/A
X				



Missing and cracked grout in areas. Recommend re-grouting the floor.

Doors

SAT	MRGL	Poor	S I	N/A
X				

Cabinets

SAT	MRGL	Poor	S I	N/A
X				

Electrical

SAT	MRGL	Poor	S I	N/A
X				

Ground Fault Circuit Interrupters

SAT	MRGL	Poor	S I	N/A
X				

Exhaust Fan

SAT	MRGL	Poor	S I	N/A
X				

Heating

SAT	MRGL	Poor	S I	N/A
X				

Mirrors

SAT	MRGL	Poor	S I	N/A
X				

Toilets

SAT	MRGL	Poor	S I	N/A
X				

Sinks

SAT	MRGL	Poor	S I	N/A
X				

Plumbing

SAT	MRGL	Poor	S I	N/A
X				

Showers

SAT	MRGL	Poor	S I	N/A
X				

Shower Walls

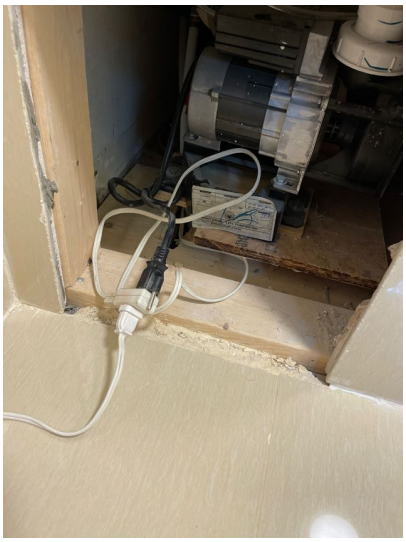
SAT	MRGL	Poor	S I	N/A
X				

Water leaks from this area when the shower is in use. Recommend resealing this area to avoid water damage on the floor and on the ceiling in the basement.

Whirlpool comments

SAT	MRGL	Poor	S I	N/A
X				

Observations:
• Operated



The bathtub motor is being fed by an extension cord that is also powering a TV in the other room. Recommend electrician hook up the pump to a GFCI receptacle. This is a safety issue.

Window Condition

SAT	MRGL	Poor	S I	N/A
	X			

The window has a handle like it should open however, it will not open because this room used to be larger and was constructed so there is a small room on the other side of the bathroom, sharing the same window. This would suggest that there was likely not a permit to put the bathroom in. You may want to check with city hall and see if there was a permit issued for this renovation.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Efflorescence	Efflorescence forms as moisture passes through the porous concrete of your basement walls. As the moisture evaporates into the air, it leaves these minerals behind.Building materials, such as concrete, wood, brick and stone, are porous materials. Porous materials can absorb or wick water by a process called capillary action. This is most often seen on foundations that have either no water proofing on the extiror of the foundation or in cases were the waterproofing is old and failed. See how a brick can wick water. https://youtu.be/aGlRDZo2_Eo
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HRV	Heat recovery ventilation, also known as HRV, mechanical ventilation heat recovery, or MVHR, is an energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow.[1] HRV provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.
parging	Parging is the coating applied to the visible (above-grade) portion of your home’s foundation walls. It is applied to both poured-concrete and concrete-block foundations to hide surface imperfections, marks from formwork and the like, so its role is essentially decorative, it also acts as a barrier against inclement weather

Report Summary

Roof		
Page 5	Chimney	**• If the chimney has for flues. One of them is cemented off. The chimney and crown are in very poor condition and will need to be replaced. Recommend mason, evaluate and replace/repair.**
Foundation		
Page 8	Foundation Walls	**• Corner Wedge Cracks. See pictures. These are not normally a problem but rather cosmetic. Corner Wedge Cracks on (location) corner of the home. Recommend sealing with a high quality flexible sealant to keep water out and avoid further damage from ice. • Efflorescence present which indicate moisture problems. There is a chance that the weeping tiles are blocked or not functioning properly. Recommend review by a qualified foundation contractor. Also see basement section. The foundation walls in this case are rated as marginal because of the moisture issues and the expense of dampproofing . There was nothing to suggest that there are any major structural issues with the foundation.**
Page 11	Foundation Comments	**• Recommend plumber inspect the perimeter drainage tiles with a camera to see if they are blocked or damaged. This should be possible through abandoned in ground downspout connections.**
Exterior		
Page 13	Gutters/Downspouts	**• Recommend extending downspouts to enhance drainage AWAY from structure. The discharge should be at least 5 feet away from the home. This is extremely important to avoid water entry into the basement**
Page 17	Receptacle/Wiring Comments	**• Recommend having a qualified electrician upgrade all receptacles within 6 feet of a water source to GFCI protected receptacles as a safety feature.**
Grounds		

Page 22	Driveway	• Settled asphalt in some areas. • Recommend driveway sealing to extend the life of the driveway.
Page 22	Deck/s	• Recommended sealing deck to extend life.
Garage		
Page 24	Interior Door	Recommend upgrading to "self closing hinges." This is a fire safety feature. https://www.familyhandyman.com/doors/self-closing-door-making-an-existing-garage-service-door-automatic/
Attic		
Page 24	Chimney	• not visible due to limited access
Page 24	Insulation Condition	• Recommend further review and upgrades by a qualified insulation contractor.
Page 25	Exhaust Vent	• Bathroom exhaust fan/s terminate into the attic close to the roof vent. Ideally the exhaust should terminate through the roof with its own dedicated roof vent however the area around the roof vent did not show any signs of organic growth at the time of inspection. The proper way to vent is through the roof as see here: https://www.youtube.com/watch?v=PqrZWd_CQIE
Pool		
Page 26	Pool Notes	The pool room does not have any dehumidification or ventilation. Recommend pool company specializing in indoor pools evaluate and make recommendations. Recommend installation of a dehumidifier and HRV. Just to give you an idea of the kind of dehumidifier you will need please see the below link as these items are expensive https://www.hawthornegc.ca/shop/product/quest-hi-e-dry-195-dehumidifier , Pool is closed and not running for inspection.
Page 30	Structure Condition	The pool structure inspection was restricted by heavy algae. Recommend opening pool and cleaning for further inspection. , Limited Inspection Only
Other out building		
Page 31	Condition	• Recommend extending downspouts to enhance drainage AWAY from structure.

Electrical		
Page 33	Electrical Panel	**• When arriving at the inspection, the dead front cover was already off. I was not able to put the cover back on. Recommend electrician replace cover. Is a safety hazard to have the cover off recommend repair ASAP.**
Page 33	Breakers	**• "Double tapping" of one or more breaker observed. Breakers are designed for one circuit or wire. A double tapped breaker is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire. Review and repair by a qualified electrician recommended.**
Plumbing		
Page 35	Drain/Waste/Vent Pipes	**• A sewer camera inspection was completed of the main drain line. There were no abnormalities or concern at the time of inspection. Client was present during camera inspection. The video file is provided to the client to keep on file.**
Water Heater		
Page 37	Water Heater Condition	**• Recommend having the anode rod checked/replaced ever 3 years to extend the life of the water heater.** **The purpose of an anode rod is to attract the sediment and corrosive elements (like minerals in the water) so that they corrode the anode rod rather than the inside of your water heater tank. In essence, an anode rod works to protect your water heater from corrosive elements that can damage your water heater** **If your water heater is a rental then you do not need to worry about this.** **You can also upgrade to a power anode rod which is expected to last the life of the water heater. You can read more on that product here and learn why it is better then the standard rod.** **https://www.corroprotec.com/powered-anode-rod/** **The company is based in Canada**
Page 37	Plumbing	**• Plastic piping should not be attached to a water heater. You want at least 18" of copper off the top the heater and then transition to PEX**

Basement Interior		
Page 39	Basement Walls	• Most of the basement walls are finished with drywall and prevent inspection of foundation walls from inside the home. • See pictures for more information.
Page 45	Insulation Condition	• Because of the moisture issues in the basement some or all of the existing insulation may need to be replaced. You will not know this for sure until wall coverings are removed and further inspected in areas of high moisture readings.
Page 46	Basement Comments	• Recommend running a dehumidifier 24/7 set to 50% humidity or lower. • Musty smell indicated possible onset of mold growth. Recommend further investigation to include mold testing and possible mitigation.
Page 46	Smoke Detectors	• Smoke detector/s are outdated or have no date, recommend installing new smoke/carbon monoxide detectors. Smoke alarms/ should be replaced when they are 10 years old. At minimum you should have one combination smoke alarm/carbon monoxide detector outside bedrooms on each floor. Always record the date of installation if the unit does not have a replace by date displayed by the manufacture.
Bathroom Basement		
Page 48	Exhaust Fan	• worn/older unit observed, recommend budgeting for replacement as unit could fail without notice.
Kitchen basement		
Page 50	Wall Condition	• See basement wall section
Bedrooms Main Floor		
Page 59	Smoke Detectors	• Smoke detector/s are outdated or have no date, recommend installing new smoke/carbon monoxide detectors. Smoke alarms/ should be replaced when they are 10 years old. At minimum you should have one combination smoke alarm/carbon monoxide detector outside bedrooms on each floor. Always record the date of installation if the unit does not have a replace by date displayed by the manufacture.