



AmeriSpec Home Inspections

260 Church Street
Schomberg Ontario
Ph#: (905) 939-2383



Doc #: 2019-07-1853 Inspector: Chris Hill

Date: 7/11/2019

Dwelling Address: 40 Groomsport Cres.
Toronto, On

Client Name: N/A

Client's Agent: N/A Real Estate Company: N/A

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in to account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CONSUMER PRODUCT SAFETY at <http://www.hc-sc.gc.ca/cps-spc/index-eng.php> web site for recall information regarding any system or component.



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DEFINITION OF TERMS

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

Serviceable: The item was inspected and appeared to function normally at the time of inspection.

Not Present: The item was not present at the time of inspection.

Not Inspected: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

Not Tested: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

Comment: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed.

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

GENERAL INFORMATION

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

Our interior review is visual and evaluated with similar homes, of same age, in mind. It is recommended that the interior screens of all doors and windows be removed during the winter season to allow adequate air circulation at the doors/windows. The seal of double insulated thermal windows may crack at any time; lighting, draperies and atmospheric conditions may combine to impede our detection of defects. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked. Floor coverings are noted purely for informative purposes, and no evaluation of their overall condition is made.



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Pictures/photos/illustrations are included so that the customer can visualize the type of problem that is represented in the description section of the report, they do reflect the state of the actual property at the time of inspection but are in no way intended to represent all of the defects or problems of the same type or other defects or problems that are present on the property at the time of the inspection.

FOR ANY MODIFICATION TO THE STRUCTURE, WE RECOMMEND CONSULTING A LICENSED SPECIALIST TO ENSURE THAT MODIFICATIONS ARE DONE SAFELY AND FOLLOWING THE STANDARDS OF PRACTICE.

Further to your request, we have completed a visual inspection of the property and dwelling located at the above noted address. We thank you for selecting us, and appreciate the opportunity to be of service to you at this time.

If at any time, during the ownership of this home you have any questions please feel free to contact our office.

Overview: The enclosed report provides you with information about the overall condition of the home based on a visual, non intrusive review of all the accessible areas as outlined in the "Inspection Agreement" between Amerispec and you. Our home inspections are completed in accordance with the "Canadian Association of Home and Property Inspectors Standards of Practice and Code of Ethics".

Limitations of the Home Inspection: It should be noted that the inspection report does not provide a comprehensive listing of repairs to be completed at the home and is not intended to be used as a means to renegotiate the sales price of the property. In addition, the contents of the report should not be interpreted as an opinion of the value of the property. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this inspection. In accordance with the above mentioned "Standards of Practice", we do not complete repairs or recommend specific contractors to complete repairs.

It should be understood that owning a property involves some risk and while we can give you a general overview of the property, we cannot inspect what we cannot see or access. In accordance with current home inspection practices, moving furniture, dismantling equipment, lighting pilot lights, switching on breakers, etc., is not within the scope of this inspection. As you are aware this report is not an exhaustive technical evaluation, but a guide to assist you with managing and minimizing the risk associated with owning a home.

This report is our official report to you on the conditions observed at the time of the inspection. Verbal observations made during the course of the inspection process may be made before all information has been gathered on system conditions and should not be considered as the official report. This report may contain photographs of some items or components. These images are for convenience only and do not represent all items or components that may be deficient. **ALL DEFECTS HAVE NOT BEEN PHOTOGRAPHED. WE RECOMMEND YOU READ THIS REPORT IN ITS ENTIRTY FOR INFORMATION ON ALL CONDITIONS VISIBLE AT THE TIME OF THE INSPECTION.**

After the Inspection: After you've moved into your home and have had an opportunity to operate all of the fixtures, valves and switches, there may be a time that you discover something wrong with the house. You may also be upset or disappointed with your home inspection because you thought we should have discovered the problem. The following may assist you in understanding why this may be the case.

Intermittent or Concealed Problems: Some problems can only be discovered by living in a house. Some cannot be discovered during the limited time spent during an inspection. For example, some shower stalls leak only when people are in the shower, but do not leak when you simply turn on the shower fixtures, some basements and roofs leak only under certain specific conditions. Some problems will only be discovered when carpets, furniture or wall finishing's are lifted or removed. These conditions may have existed at the time of the inspection but there were no clues to indicate their existence. Our inspections are based on the past performance of the house, if there are no clues to a problem a home inspection is not likely to find one.

Minor Issues: During the inspection we constantly make subjective decisions on what minor problems to report on, if any.



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Where we note them in a report we do so as a courtesy. The intent of the inspection is not to find the cosmetic problems, but rather to comment on the more significant issues that are identified during the visual inspection. These are normally the things that affect one's decision on whether to purchase the home.

Contractor's Advice: The main source of dissatisfaction with home inspectors normally comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when what we said that, with minor repairs the roof will last a few more years.

Last-one-in Syndrome: It is human nature for homeowners to believe the last little bit of "Expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first one in" and consequently it is our advice that is often misbelieved.

Why Didn't I See It? Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem" There may be several reasons for this oversight.

1. It is impossible for contractors or other "Specialists" to know what conditions or circumstances were present at the time of the inspection.
2. If and when a homeowner discovers a problem, it is very easy to look back in time and say that the inspection should have identified the issue. Anyone can say that the basement is wet when there are 2" of water covering the floor. Predicting the problem under different circumstances is a very different story.
3. If we spent 15 minutes under a sink or 45 minutes disassembling a furnace we'd probably find more issues too. Unfortunately the inspection would take several days and cost the homeowner substantially more.
4. It is difficult for the homeowners to remember the circumstances in and around the house at the time of the inspection. Homeowners seldom remember it was snowing, the ground and roof were totally covered, and there was furniture, personal belonging and storage filling the basement. Or that the A/C unit could not be tested due to winter conditions.
5. We are "generalists", we are not specialists. The heating contractor may indeed have more HVAC expertise than we do. We have general knowledge of the house as a system in regards to heating/cooling, plumbing, electrical, roofing, siding etc. "A master electrician may not know how to replace a toilet".
6. Problems often become apparent when carpets are lifted, walls removed, or when fixtures or cabinets are replaced. A home inspection is a visual examination and not an evasive one.

Not a Warranty: In conclusion, for a relatively modest fee, a home inspection is designed to better your odds. It is not designed to eliminate all risks. For that reason a home inspection should not be considered an insurance policy or warranty. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an infinite policy period would be considerably more than the fee we charge. It would also not include the value added in terms of the educational component and the inspection report.

If you have any questions related to this report or the general condition of the property, please contact our office.

Thank you again for choosing AmeriSpec for your home inspection.

Yours truly,

AMERISPEC INSPECTION SERVICE
Chris Hill

AmeriSpec of York Region**GENERAL CONDITIONS**

1005.	Inspector	Chris Hill RHI.
1010.	Occupancy	Occupied. At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result.
1015.	Building Description	Detached two story single family dwelling. The house appears to be constructed using masonry and wood frame construction technologies.
1020.	Attendees	The buyer and buyer's agent were present.
1025.	Estimated Age	The estimated age is approximately 45-48 years old.
1030.	Weather Conditions	Hot and partly cloudy.
1035.	Inspection Time	Inspection started at 1:00 pm and was completed by 4:30 pm.
1040.	Owner Seller Disclosure	N/A
1045.	Comments	None.

AmeriSpec of York Region**EXTERIOR**

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

The inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications for any product/component or item should be verified through the local building authorities, or the company who manufactured the product or item. The buyer could inquire with seller prior to closing.

Step #	Component	Comment
1105.	Driveway	Asphalt. Settling noted.



We recommend proper sealing and leveling across settled area at front of garage or consulting with a qualified paving contractor to determine appropriate repair options and associated costs.

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1110. Walkway

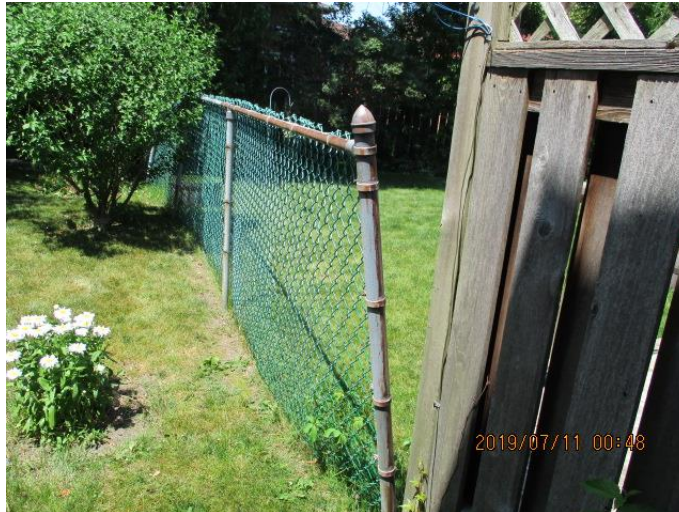
Interlocking brick. Walkway(s) appear to be sloped toward the homes foundation at the front walkway.



In order to prevent possible water infiltration into the home, we suggest regrading underlying fill material with a positive slope away from the foundation walls and re-leveling the walkway materials with a positive slope away from the foundation.

1115. Fences/Gates

Wood. and chain link.



Leaning fence noted at rear right side. We recommend repairs/adjustment be completed in these areas to ensure proper functionality. We recommend repainting/restaining the fence as part of routine maintenance to prolong the functional life of the fence.

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1117. Hose Bibs

We recommend proper winterizing of all your exterior hose bibs to prevent possible freezing and water damage caused by a damaged pipe. Turn off interior shut off to exterior hose bib.



At the exterior, open exterior hose bib. At the interior shut off valve there should be a small brass cap (bleeder valve) remove and let any water in pipe leading to exterior, drain out or into a hand held container. After draining replace and hand tighten the bleeder valve. Hose bibs were located at the garage and rear of the house.

1125. Siding

Brick, wood and stucco type finish. At the time of the inspection the exterior siding appeared to be in generally good condition with no evidence of any obvious significant deterioration, breeches or openings.

1130. Trim

Aluminum and wood trims noted. Weathered wood conditions noted at certain areas. Suggest scraping, sealing and repainting as part of normal maintenance activities. In order to prolong the life of the wood trim and reduce the potential for deterioration, we recommend scraping, caulking and repainting the wood trim as part of routine maintenance.

1135. Soffits/Fascia

Aluminum. Poorly vented soffits. Suggest consulting with a qualified attic specialist for upgrade options and costs.

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1140. Window & Frames Vinyl. We recommend that the client considers adding/installing window well(s) at the basement area, with adequate/proper drainage to eliminate conditions of poor drainage noted at lower level windows. At the time of the inspection, a build up of debris was noted in several of the window wells around the exterior of the home.



In order to ensure proper drainage of water and reduce the potential for water infiltration into the home during sudden heavy rain falls and snow melts, we recommend removing all debris and ensuring that at least a 3-4 inch separation is maintained between the lower window sill and the gravel window well base. We recommend caulking and sealing around all windows as part of routine maintenance to reduce the potential for water infiltration into the home and minimize air leakage from the home. We recommend ensuring that window wells installed at lower level basement windows are maintained in a clean condition with gravel levels maintained at approximately 3-4 inches below the lower window sills to reduce the potential for water infiltration into the home through the lower level windows. Proper plastic covers installed on hinges for easy access can be installed if needed.

1145. Exterior Doors Metal and wood with glass insert.

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1150. Electrical

The electrical meter for the home is located at the front left side of the house.



The electric meter/main conduit is loose and/or disconnected. We recommend consulting Ontario Hydro or a licensed electrician to evaluate/correct this situation. Loose or missing support clamp noted at electrical conduit to meter base.



Recommend repairs to support to prevent damage to conduit. Outlets without Ground Fault Interrupters (GFI) noted. It is recommended that outlets near water sources, such as exterior outlets, garage, kitchen and bathrooms, be equipped with GFCIs. We recommend, for safety reasons, this be corrected.

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1155. Gutters & Downspouts

Aluminum. We suggest extending/redirecting downspouts to further channel water away from the foundation (ideally the end of the downspout should terminate with proper support, 6-8 inches above the ground).



(This will prevent premature freezing and allow downspout to drain longer before freezing) in order to reduce the potential for water infiltration into the home.



Even though gutter guards are installed a build-up of debris was noted in the gutters. We recommend ensuring that gutters and downspouts are cleaned and flushed as part of routine maintenance to ensure proper drainage of water away from the home and to reduce the potential for water backup and resultant damage to roofing materials and concealed components of the home. Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

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1160. Lot/Grade Drainage
- The building is constructed on a flat lot. We suggest maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home. The lot slopes toward the home at window well areas. This is a sensitive area in terms of potential water infiltration into the basement. We recommend adjusting the grade here to ensure positive grade away from the foundation. We also recommend properly capping all old clay tiles that were used to drain downpipes.



1165. Gas meter
- The Gas meter is located at the front left corner of the house.



1170. Exposed Foundation
- Poured concrete. Appears repairs were done a left side chimney area

1175. Exterior Comments
- Property appears to have had renovation(s) made. We are unable to determine if improvements were done with permits. As part of the scope of this inspection, we do not investigate nor give any opinion as to the compliance of the property's improvements with any governmental building code requirements or permits. If concerned, we recommend consulting with your lawyer and contacting the appropriate governmental agencies if you desire such information.

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PORCH

Our evaluation of the porch/balcony is to determine if portions are missing and/or deteriorating, and to ensure that all necessary components are properly installed and sealed. Portions of structure may be hidden from view and cannot be evaluated by our visual inspection.

Step #	Component	Comment
1205.	Type	Porch. Located at the front entry.
		
1210.	Cover	Asphalt shingles. Support appears intact.
1215.	Ceiling	Soffit. Ceiling appeared to be in good condition at the time of inspection.
1220.	Deck / Slab	Concrete. We recommend sealing the slab/deck with the house as part of routine maintenance to reduce the potential for possible water infiltration into the home.


PORCH #2

Step #	Component	Comment
1205.2.	Type	Porch. Located at the right side entry.
		
1210.2.	Cover	Asphalt shingles. Support unable to determine, appears intact.
1215.2.	Ceiling	Soffit.
1220.2.	Deck / Slab	Concrete. We recommend sealing the slab/deck with the house as part of routine maintenance to reduce the potential for possible water infiltration into the home.

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PATIO


Our evaluation is to determine if portions are missing and/or deteriorating, and to ensure that all necessary components are properly installed and sealed. Portions of structure may be hidden from view and cannot be evaluated by our visual inspection.

Step #	Component	Comment
1205.	Type	Patio. Located at the rear of the house.
		
1220.	Deck / Slab	Interlocking brick. Settling noted, possible trip hazard. We recommend sealing the affected area to reduce the potential for water infiltration and to reduce the potential for further displacement. Suggest repairs to step for your safety. In addition, we recommend monitoring the affected area for any evidence of future displacement and, if required, consulting with a qualified contractor to determine repair options and associated cost.

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GARAGE

Our evaluation of the garage is limited to the structural integrity of the unit.

Step #	Component	Comment
1305.	Location	Attached.
1310.	Siding	Brick.
1315.	Roof	Attach; Sloped construction; 1 layer ACS. Attached, see Roof section.
1316.	Observation	Observed from roof.
		
1320.	Floor/Slab	Concrete. Common cracks noted. Negative slope noted. The water draining and snow melting off your car will not drain out the garage door. This is an indication that the garage floor slab may have settled or was installed this way settled. We recommend sealing around perimeter of the slab and also suggest monitoring and consultation with a qualified contractor for repair or replacement options and the associated costs.
1330.	Garage Door	Two insulated metal door(s).
1335.	Garage Door Hardware	Spring system.

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1340. Garage Door Opener
Opener
- The garage door-opener is equipped with a safety reverse device which operated when tested at the time of our inspection. It is recommended that these devices be checked regularly. Garage door opener is improperly wired with extension cord.



Ideally the wiring should be dedicated with its own supply cord to an electrical outlet at the ceiling area.

1345. Window
1350. Service Door
1360. Fire Wall
1365. Walls
1370. Ceiling
1375. Electrical
- Fixed plastic in overhead doors.
Wood. Unable to access rear wood door.
No obvious significant breeches were noted where visible.
Block and brick common cracking above rear door seal.
Unfinished.
Improperly used extension cord(s) for general wiring, loose hanging light fixture.



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1395. Garage Comments Our inspection of the garage was limited due to the storage of personal or household effects.



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ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating, and to ensure that all necessary components are properly sealed. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection from the exterior. If such a review is desired, client should contact a qualified licensed roofing contractor.

Step #	Component	Comment
1400.	Roofing Type & Materials	Sloped construction. One layer of asphalt composite shingle material.



1405.	Age	The roof covering appears to be approximately 14-16 years old. The average life expectancy of shingles of this type is 15-20 years. The roofing material shows normal wear for its age and type. We recommend consulting with a qualified roofing contractor to discuss repair/maintenance options and associated costs in the areas where materials are missing, damaged or compromised to prolong the functional life of roof and reduce the potential for roof leaks.
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1410. Observation

Observed from roof.



1415. Flashings

Possible sensitive areas with respect to water infiltration are commonly found around plumbing vents, roof vents, chimneys, valleys and roof/wall interfaces. These are vulnerable areas that are present around most homes. In order to reduce the potential for water infiltration into the home around the above-noted areas, we recommend ensuring that the noted area(s) area properly sealed by a qualified roofing contractor as part of routine maintenance.

1420. Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings. Loose/missing gravel noted. Recommend review and repair, as required, to prolong the useful life of the roof.

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1430. Chimney
Comments

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. At the same time, air for combustion is drawn into the appliance. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. Due to concealed conditions, our inspection is limited to visible and accessible components only and includes a review of the chimney structure, liner, chimney cap, and appliance connections. On this basis, the determination of concealed chimney conditions is beyond the scope of this inspection.

1435. Chimney

The chimney is located at the right side of the house.



A spark arrester/rain cap has been installed as a safety feature and to minimize the possibility for pest intrusion and water infiltration into the home.

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ATTIC

There are a number of components that make an attic work properly; the roof, the insulation and the ventilation. The roof itself must keep the elements out of the house, thereby protecting the occupants and also the structure from damage due to moisture. Insulation keeps the house warm in winter and cool in summer. Without proper ventilation, heat can build up in the attic during summer, making the rest of the house unnecessarily warm and shorten the life expectancy of the roof.

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

Step #	Component	Comment
1505.	Access	Attic access located at upper hallway ceiling. The attic was partially accessed and viewed from hatch area only. Entering attics that are insulated can cause damage to the insulation and attic framing. In addition attics with insulation cannot be safely or completely, inspected due to the limited visibility of the framing members. Based on this our review of the attic space is limited to visually accessible areas as observed from the hatch only. Missing weather-stripping noted around the attic access hatch. We suggest installing foam weather stripping and hooks and eyes to provide a tight seal to the attic for energy efficiency. No insulation was noted above the access hatch. We suggest having rigid type insulation installed to increase energy efficiency.
1510.	Framing	Rafters.



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1515. Sheathing/Leaks Plywood. Minor black discolouration due to poor venting suggest review as required.



1525. Insulation Blown in fiberglass approximate thickness is 10" to 12".



Approximate thermal resistance value is up to R32. Plastic air/vapour barrier noted under the insulation. Due to insulation covered conditions, we were unable to determine the continuity of the barrier. R Values obtained with current insulation are below modern standards. We recommend increasing the quantity of insulation to modern standards as an energy conservation measure and to assist with the prevention of ice damming.

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1530. Ventilation

Roof vents.



The amount of ventilation observed in the attic may be inadequate for the size of the roof. Although no evidence of any obvious adverse ventilation effects were observed at the time of the inspection, Client may consider installing additional ventilation including proper soffit vents and roof vents to enhance ventilation in the attic and reduce the potential for moisture related damage originating from the interior of the home.

1535. Electrical

Due to insulation covered conditions, we were unable to observe the electrical installations in the attic.

1540. Ducts

Serviceable.

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HEATING

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Step #	Component	Comment
1605.	Fuel/System Type	Gas. Forced air system.
1610.	System Description	High efficiency (or condensing) system noted. A high-efficiency furnace has an annual fuel utilization efficiency (AFUE) rating of 90% to 97%. Typical life expectancies for this type of system range from 15 to 25 years when the system is properly serviced and maintained. Based on observations made at the time of the inspection, information provided by the Current Owner or found on the unit's manufacturers tag, the unit appears to be on the order of 7 years old.



Gas shut off and electrical disconnects provided.

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1615. Limitations The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace heat exchangers for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend contacting your local gas utility company or a qualified heating contractor.

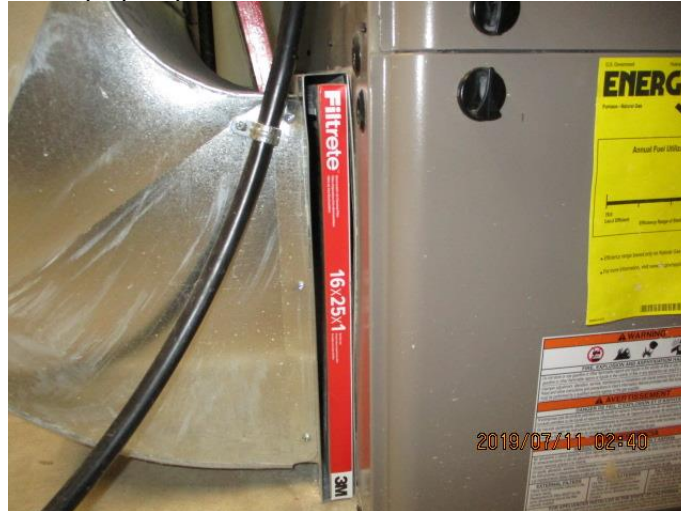


- A humidifier system is connected to the home's air handling system. In accordance with the CAHPI Standards of Practice, inspection of humidifier systems is not within the scope of a home inspection. We recommend consulting with the current owner or a qualified contractor to determine/obtain operations and maintenance information associated with the humidifier.
1620. Condition At the time of the inspection the heating equipment tested operable under normal operating controls. No evidence of any obvious significant corrosion or deterioration was observed at the time of the inspection.
1625. Exhaust Venting Plastic vent piping noted.
1630. Thermostat Thermostat located at the main hallway. Programmable thermostat present. We suggest you reprogram the thermostat to your family's requirements.
1635. Distribution Appears intact. We recommend that all ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality.

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1640. Maintenance

We recommend that the client commence an annual maintenance, cleaning, and parts service/replacement program with the local utility company or a qualified heating contractor in order to keep the heating equipment in optimum and safe working order. We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor to ensure proper operation. Filter 16 x 25 x 1



1645. Comments

The thermostat(s) was activated at the time of inspection. Based on our observations, the heating system appeared to be functional. We recommend that the furnace be serviced and cleaned once a year. Some insurance companies now require evidence of recent maintenance should an insurance claim be made.

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AIR CONDITIONING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UP REQUEST.

Step #	Component	Comment
1705.	Description/Conditions	The air conditioning system is electric. The condenser/compressor components of the air conditioner are located at the left side of the house of the home. The air conditioning system is electric. This is a split system where the condensing unit, (located on the exterior of the house), works in conjunction with the furnace fan to deliver cooled air throughout the house via the heating ducts. This is the standard type of air conditioning system for our locality.



		An electric disconnect was noted for this equipment. We recommend maintaining disconnect in a secured (i.e. cable tied or locked) state to prevent tampering.
1710.	Age/Life Expectancy	Based on the information observed on the air conditioner manufacturer's tag or information provided by the current owner, the unit appears to be on the order of 7 years old. The average life expectancy of a unit of this type in this geographic location is about 15-20 years.
1715.	Test Status	The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls. It is noted that a detailed review of the cooling capacity of this unit is beyond the scope of the inspection; we therefore cannot make any warranty as to the system's adequacy.

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1720. Maintenance Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. If the Client is not knowledgeable with maintenance and cleaning requirements, refer to pages 170 - 171 of the Home Repair Hand Book for additional information or consult with a qualified cooling contractor.

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PLUMBING

[*Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comment
1805.	Water Supply	Water supply to the home is from a public system. The main water shut off is located at the furnace area.



We recommend testing water shut off valve to ensure proper operation in case of emergency. Lubricate valve with penetrating oil and/or grease, shut off valve and proceed to the highest faucet open and allow water to stop. This will verify water shut off is functioning properly. Water filtering equipment installed in the home are beyond the scope of the inspection. We recommend further review and service as needed to ensure proper safe operation. No water softener was present in the home at the time of the home inspection. Due to the presence of scale and mineral deposits on some of the plumbing fixtures in the home and/or the known elevated concentrations of hardness compounds (calcium and magnesium), we recommend consulting with a qualified water treatment specialist for further assessment and to determine water softener installation options and associated costs.

1815.	Plumbing Waste System	The property is connected to a public waste disposal system.
1820.	Distribution Piping	Where visible the distribution piping is copper.
1825.	Waste Pipes	Waste lines are ABS (plastic) where visible.

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1830. Water Heater

Electrically operated unit.



The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature. Temperature/pressure relief valve does not have a proper extension pipe. The pipe allows the steam to escape near the floor reducing the risk of scalding. We recommend that one be installed for additional safety. Unit has a 189 litre capacity.

1840. Plumb Venting

Functional drainage noted throughout the home at the time of the inspection.

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ELECTRICAL

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comment
1905.	System Configuration	The capacity of the main electrical service provided to the home is approximately 200 amps, 110/220 volts. The main service wires enter the home underground.



1910.	Main Service Panel	The main electrical panel is located at the left basement.
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Overload protection of the main service wires is provided by fuses. Main disconnect noted. The main conductor is copper. The system appears to be properly grounded.

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1915. Distribution Panel The electrical distribution wiring in the home is of copper composition. Overload protection of the distribution wiring in the home is provided by fuses.



Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amp of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. GFCIs/GFIs should ideally be installed on all outdoor outlets and bathroom outlets to enhance safety and where electricity may be in close proximity to water. One or more of the metal knock outs were missing from the electrical panel. This is an unsafe condition as it allows access to the live buss bars and possible shocks. We suggest that new cover plates be installed for safety.

1920. Distribution
 General

Serviceable.

1925. Comments

It is recommended that any wiring conditions noted within this report be corrected by a licensed electrician to ensure proper installation and safety. Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes.

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BASEMENT

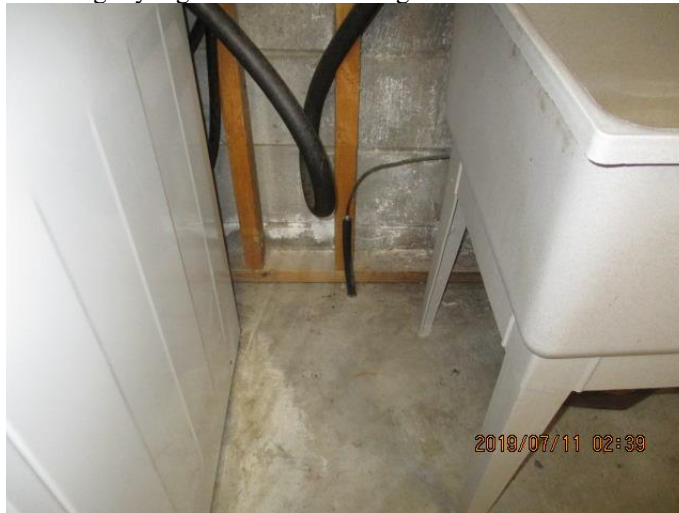
Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage.

Step #	Component	Comment
2000.	Type	Basement.
2001.	Condition	Partially finished.
2005.	Stairs/Access	Loose/damaged guard/railing was observed at the steps. We recommend repairing/replacing the affected guard/railing to ensure safety.
2010.	Floor	Concrete. Due to partially finished conditions, our inspection of the basement floor was limited to visibly accessible areas only. The client should be aware that most basements will leak at some time. Those that don't will still likely have low levels of moisture moving from below the concrete floor into to finished areas of the home. Consequently, without a proper vapour barrier above or below the concrete slab, the floor finishes may be subject to moisture damage over time. Floor drain noted.

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2015. Walls

Concrete block. Evidence of efflorescence was noted at several minor areas slightly higher moisture reading.



Efflorescence is a white mineral deposit often seen on the interior of foundation walls. The presence of efflorescence indicates that moisture penetration has occurred, however does not tell a great deal about the severity of a potential water infiltration problem or whether the problem is active. As water passes through the wall, it collects and dissolves mineral salts from the masonry, concrete or mortar, so that when the water arrives at the interior wall surface, it contains high levels of minerals salts in solution. The crystalline salt deposit, known as efflorescence, is left behind when the water evaporates off the wall surface. This may be a result of water originating from the outside of the home passing through the wall, or water rising up through the wall by capillary action. See Exterior - Lot/Grade Drainage section and Exterior - Exposed Foundation section for additional information. Evidence of active seepage noted at the front of house under basement stair area.



See lot/grade drainage, gutters/downspouts, and exterior foundation. If the condition persists, we recommend further review/repair by a qualified basement/foundation contractor. See Interior Comments - Moisture Stains and Patching section for additional information. Partially finished.

2016. Ceiling

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2020.	Joists	2 x 8. Where visible joists appear to be in good condition with no evidence of any obvious damage/distress. Due to partially finished materials/conditions, we were unable to determine the conditions of the joists and their associated connections where covered.
2030.	Support Posts / Columns	Metal. No evidence of any obvious distress was observed at the time of the inspection.
2035.	Beams	Metal. No evidence of any obvious distress was observed at the time of the inspection.
2045.	Windows	Slider, serviceable. suggest removing metal guards for safety.
2050.	Doors	Serviceable.
2055.	Electrical	Outlets inoperable at time of inspection at over half of the basement. We recommend consulting a licensed electrician for further review/correction of this situation.
2065.	Ventilation	Ventilation by use of windows. Suggest removing metal guards for safety.
2070.	Insulation	Due to finished conditions and inaccessibility, we were unable to verify the presence of insulation. No insulation where visible.
2075.	Vapour Barrier	Due to finished conditions, we were unable to verify the presence of a proper vapour barrier installation. No vapour barrier where visible.

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2080. Sump Pump

Sump pump tested operable at the time of the inspection.



The sump pump appears to be discharging into the home's sanitary sewer system. In accordance with current standards, we recommend redirecting the discharge piping to the exterior of the home to reduce the potential for overloading of the municipal waste water treatment system. A qualified plumber should be consulted to determine modification options and associated costs. Given the active nature of some sump pumps, Client may consider installing a battery backup system and backup pump to ensure that the sump pump is operable during power outages. Sump pits/pumps are designed to collect and properly manage/discharge storm water from rain and snow melt that accumulates around the building. Sump pits/pumps are usually provided in basements where there is a higher risk of subsurface flooding. If installed, exterior perimeter foundation drainage tile may drain into the sump pit. We are unable to confirm however, if a proper connection between the weeping tiles, if existing, and the sump pit was made. We recommend consulting with the current owner or builder. Sump pits /pumps are typically necessary in areas where the water table may become excessively high during certain times of the year. In addition, some municipal building departments require the installation of a sump pit/pump if storm sewers located at the street are higher than the lowest floor level.

2085. Plumbing

A floor drain was noted in the house. Due to the inaccessible nature of the sewer system, further inspection of the below the floor portions of the sewers is beyond the scope of our inspection. At the time of the inspection a water softener was installed in the home. In accordance with the CAHPI Standards of Practice, assessment of the operation and connections of the water softener were not performed as part of the home inspection.


2090. Heating

Heat register(s) noted.

2095. Basement
Comments

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

FIREPLACE

Step #	Component	Comment
2105.	Location	Fireplace is located in the main floor family room.
		
2110.	Type	Unit is a wood burning fireplace.
2115.	Condition	Fireplace damper was operable at time of inspection. Due to the inaccessible nature of chimney flues, our inspection of the clay flue tiles for signs of cracking, deterioration, or evidence of previous chimney fires is extremely limited. We recommend having the flue professionally cleaned and inspected by a qualified Wood Energy Technology Transfer (WETT) contractor prior to using the chimney to ensure safe and proper flue conditions.

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INTERIOR COMMENTS

Step #	Component	Comment
2205.	LIMITATIONS	At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result. Property appears to have had renovation(s) made. We are unable to determine if improvements were done with permits. As part of the scope of this inspection, we do not investigate nor give any opinion as to the compliance of the property's improvements with any governmental building code requirements or permits. If concerned, we recommend consulting with your lawyer and contacting the appropriate governmental agencies if you desire such information.
2210.	FIRE/CO PROTECTION	Based on the age of the smoke alarms, we recommend upgrading them to ensure proper operation and safety. We recommend verifying age and condition of all present smoke alarms, if needed installing additional smoke alarms around the home (at least one per level), ensuring you have "hard wired and battery back up units "(in case of power failure)" and testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries twice annually to ensure proper operation. We recommend installing at least one carbon monoxide detector in the home for safety. The best location for this detector is close to where people are sleeping. We recommend installing and maintaining fire extinguishers in the home to further enhance safety.
2215.	INSULATION	It is beyond the scope of a visual and non-destructive review of the home to determine the insulation (R-values) within the exterior walls. We are also not able to determine the composition or quality of any insulation within the exterior walls.

AmeriSpec of York Region**ENVIRONMENTAL**

Step #	Component	Comment
2435.	RADON	<p>Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian homes may pose a health risk.</p> <p>Health Canada's studies show that high radon levels are not widespread in Canadian homes. However, it is difficult to predict the level in any one home. If you are concerned about exposure to radon gas in your home, you might consider contacting AmeriSpec to test your home to see if it exceeds Canada's guideline for exposure to radon in indoor air. The guideline recommends that:</p> <ul style="list-style-type: none">- Remedial measures be taken in a dwelling whenever the average annual radon concentration in the normal occupancy area exceeds 200 becquerels per cubic meter.- The higher the radon concentration, the sooner remedial measures should be taken.- When remedial action is taken, the radon level should be reduced to a value as low as practicable (i.e., reduced as much as possible using methods that are cost-effective). <p>For further information, visit the AmeriSpec website at www.AmeriSpec.net/LMA or Health Canada's site at www.hc-sc.gc.ca/iyh-vsv/environ/radon_e.html</p>

AmeriSpec of York Region**FAMILY ROOM**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comment
2505.	Location	Located on the main level at the rear right corner of the house.
2510.	Floor	The floor is finished with wall to wall carpeting.
2515.	Walls	Painted drywall/plaster. Wood paneling.
2520.	Ceiling	Painted drywall/plaster.
2525.	Doors	Sliding glass door requires adjustment or repairs difficult to operate
2535.	Electrical	Serviceable.
2545.	Comments	Due to the presence of personal or household effects, our inspection was limited to visibly accessible areas only. Forced air register noted.

AmeriSpec of York Region**FAMILY ROOM #2**

Step #	Component	Comment
2505.2.	Location	Located in the basement at the left side of the house
2510.2.	Floor	The floor is finished with wall to wall carpeting.
2515.2.	Walls	Wood paneling.
2520.2.	Ceiling	Tiled drop ceiling and painted drywall/plaster.
2530.2.	Windows	Slider, serviceable.
2535.2.	Electrical	Outlets inoperable at time of inspection. Ungrounded outlets also noted. We recommend consulting a licensed electrician for further review/correction of this situation.
2545.2.	Comments	Forced air register noted.

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ENTRY

Our interior review of the entry is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comment
2605.	Location	Located on the main level at the front of the house.
2610.	Floor	The floor is finished with ceramic tile. Area rug(s) noted. This limited our review of the floor finish.
2615.	Walls	Painted and papered drywall/plaster.
2620.	Ceiling	Painted drywall/plaster.
2630.	Exterior Door	Wood door
2635.	Windows	Fixed.
2640.	Electrical	Serviceable.
2645.	Closet	Serviceable.
2655.	Comments	Forced air register noted.

AmeriSpec of York Region**LIVING ROOM**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comment
2405.	Location	Located on the main level at the front left corner of the house.
2410.	Floor	The floor is finished with wall to wall carpeting.
2415.	Walls	Painted drywall/plaster.
2420.	Ceiling	Painted drywall/plaster.
2430.	Windows	Vinyl. Casement. Fixed.
2435.	Electrical	Serviceable.
2445.	Comments	Due to the presence of personal or household effects, our inspection was limited to visibly accessible areas only. Forced air register noted.

AmeriSpec of York Region**DINING ROOM**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comment
2405.	Location	Located on the main level at the rear left corner.
2410.	Floor	The floor is finished with wall to wall carpeting.
2415.	Walls	Painted drywall/plaster.
2420.	Ceiling	Painted drywall/plaster.
2425.	Doors	Serviceable.
2430.	Windows	Vinyl. Casement.
2435.	Electrical	Serviceable.
2445.	Comments	Forced air register noted.

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KITCHEN/EATING AREA

The kitchen inspection is a combination of visual and functional. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

NOTE: Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
3000.	Location	Located on the main level at the rear of the house.
3005.	Floor	The floor is finished with ceramic tile.
3010.	Walls	Painted drywall/plaster. Walls are drywall/plaster painted with a tiled backsplash above kitchen countertop.
3015.	Ceiling	Painted drywall/plaster.
3030.	Window	Serviceable. Vinyl. Casement.
3035.	Electrical	Ground fault interrupter provided for safety. Inoperable outlet noted left side of sink. Suggest further review and repairs as required by a qualified electrician.
3040.	Cabinets	Serviceable. Due to the presence of personal or household effects in the cabinets, our inspection of the cupboards and cabinets was limited to visibly accessible areas only.
3045.	Counter Top	Granite or other natural stone.
3050.	Sink	Serviceable.
3055.	Faucet	Serviceable. The vegetable sprayer tested operable at the time of the inspection.
3060.	Trap/Drain/Supply	No leaks noted.
3070.	Dishwasher	Dishwasher tested operable at the time of the inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "rinse" cycle only.
3075.	Range/Cook Top	Electric.
3080.	Oven	Electric.
3090.	Microwave	Serviceable.
3100.	Comments	We recommend installing and maintaining fire extinguishers in the home to further enhance safety.

AmeriSpec of York Region**LAUNDRY ROOM**

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer are not moved during an inspection to prevent floor damage. Therefore a limited review of the area behind and below the washer/dryer is conducted.

Step #	Component	Comment
3205.	Location	The laundry room is located basement rear.
3210.	Floor	Unfinished.
3215.	Walls	Unfinished.
3220.	Ceiling	Unfinished.
3235.	Electrical	Inoperable outlet noted. Suggest further review and repairs as required by a qualified electrician.
3245.	Laundry tub	Serviceable.
3250.	Tub Faucet	Serviceable.
3255.	Trap / Drain / Supply	Serviceable.
3270.	Washer Hook-up	Washers are not operated by our inspectors. We recommend that the client confirm with the current owner that the washer is in working condition as of closing.
3275.	Dryer Hook-up	Electric, 220 volts. For safety we recommend venting the dryer with a properly certified pre-fabricated metal/tin ducting.

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BATHROOM

Our focus in the bathrooms is directed at identifying visible water damage and/or problems and identifying future potential problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

NOTE: Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
3400.	Location	Located ensuite to the master bedroom.
3405.	Floor	The floor is finished with ceramic tile.
3410.	Walls	Painted drywall/plaster.
3415.	Ceiling	Painted drywall/plaster.
3420.	Doors	Serviceable.
3425.	Electrical	GFIC, ground fault interrupter protected electrical outlet provided for safety.
3430.	Windows	Vinyl. Slider, serviceable.
3435.	Exhaust Fan	None noted. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from the home and improve/maintain indoor air quality in the home.
3440.	Heating	Forced air register noted.
3460.	Shower/Surround	We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls. Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface and grout lines, if applicable, require frequent maintenance/sealing to reduce the potential for water infiltration and associated damage. It is recommended that the edges of the surrounds be kept caulked or sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration, and extensive moisture damage to the interior walls and surrounding sub flooring, which is not always visible at the time of the inspection. We recommend proper cleaning of shower walls, thoroughly drying then applying "Tile and Grout Sealer" over area to seal grouting to help prevent moisture penetration into surrounding walls.
3465.	Shower Enclosure	Serviceable. Glass shower door noted.
3470.	Shower Faucet	Serviceable.
3475.	Sink	Serviceable.
3480.	Sink Faucet	Serviceable.
3485.	Trap / Drain / Supply	Serviceable.
3490.	Toilet	Serviceable.
3495.	Cabinet / Counter	Serviceable.

AmeriSpec of York Region

BATHROOM 2

Our focus in the bathrooms is directed at identifying visible water damage and/or problems and identifying future potential problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

NOTE: Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
3400.	Location	Located at the 2nd floor hallway right side..
3405.	Floor	The floor is finished with vinyl.
3410.	Walls	Painted drywall/plaster.
3415.	Ceiling	Painted drywall/plaster.
3420.	Doors	Serviceable.
3425.	Electrical	Outlets without Ground Fault Interrupters (GFI) noted. It is recommended that outlets near water sources, such as exterior outlets, garage, kitchen and bathrooms, be equipped with GFIs. We recommend, for safety reasons, this be upgraded.
3430.	Windows	Vinyl. Slider, serviceable.
3435.	Exhaust Fan	We recommend regular cleaning and maintenance to ensure proper operation of exhaust fan to help remove excess humidity from bathing and showering.
3440.	Heating	Forced air register noted.
3445.	Tub/Surround	We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls. It is recommended that the edges of the surrounds be kept caulked or sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration, and extensive moisture damage to the interior walls and surrounding sub flooring, which is not always visible at the time of the inspection.
3450.	Tub Enclosure	Curtain.
3455.	Tub Faucet	Loose seal around tub spout. We recommend securing to prevent further deterioration/leaks.
3475.	Sink	Serviceable.
3485.	Trap / Drain / Supply	Serviceable.
3490.	Toilet	The toilet tank kept running after the toilet was flushed. We recommend professionally repairing/replacing the flapper hardware to ensure proper operation.
3495.	Cabinet / Counter	Serviceable.

AmeriSpec of York Region

POWDER ROOM

Our focus in the bathrooms is directed at identifying visible water damage and/or problems and identifying future potential problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

NOTE: Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
3400.	Location	Located on the main level at the middle right side of the house.
3405.	Floor	The floor is finished with ceramic tile.
3410.	Walls	Painted drywall/plaster.
3415.	Ceiling	Painted drywall/plaster.
3420.	Doors	Serviceable..
3425.	Electrical	Outlets without Ground Fault Interrupters (GFI) noted. It is recommended that outlets near water sources, such as exterior outlets, garage, kitchen and bathrooms, be equipped with GFIs. We recommend, for safety reasons, this be upgraded.
3430.	Windows	Vinyl. Casement.
3440.	Heating	Forced air register noted.
3475.	Sink	Serviceable.
3485.	Trap / Drain / Supply	Serviceable. No leaks noted.
3490.	Toilet	Serviceable.
3495.	Cabinet / Counter	Serviceable.

AmeriSpec of York Region

HALL/STAIRS

Our interior review is visual and evaluated with similar homes, of same age, in mind. Floor coverings are noted purely for informative purposes, and no evaluation of their overall condition is made.

Step #	Component	Comment
3705.	Location	From 1st floor to 2nd floor.
3710.	Floor	The 2 nd floor is finished with wall to wall carpeting.
3712.	Stairs	Stairs are totally carpeted.
3714.	Railing	Railing appears to be secure and the proper height for safety.
3715.	Walls	Painted drywall/plaster. Papered drywall/plaster.
3720.	Ceiling	Painted drywall/plaster.
3725.	Door	Serviceable.
3735.	Window	Serviceable. Vinyl. Slider, serviceable.
3740.	Electrical	Serviceable.
3745.	Closet	Serviceable. Due to the presence of a significant quantity of personal belongings in the closets, our inspection of the closets was limited to visibly accessible areas only.
3750.	Comments	Smoke detector noted. We recommend regular testing and maintenance to ensure proper safe operation. Check date on detectors. Most detectors have an average life expectancy of 7-10 years. If possible we also recommend you install a combination or separate battery back up detector, if needed in case of prolonged electrical outage.

AmeriSpec of York Region**MASTER BEDROOM**

Our interior review of bedrooms is visual and evaluated with similar homes, of same age, in mind. It is recommended that the interior screens of all doors and windows be removed during the winter season to allow adequate air circulation at the doors/windows. The seal of double insulated thermal windows may crack at any time; lighting, draperies and atmospheric conditions may combine to impede our detection of defects. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked. Floor coverings are noted purely for informative purposes, and no evaluation of their overall condition is made.

Step #	Component	Comment
3805.	Location	Located at the 2nd floor front left corner of the house..
3810.	Floor	The floor is finished with wall to wall carpeting.
3815.	Walls	Painted drywall/plaster. Papered drywall/plaster.
3820.	Ceiling	Painted drywall/plaster.
3825.	Doors	Serviceable.
3835.	Windows	Vinyl. Thermal insulated double hung window noted.
3840.	Electrical	Serviceable.
3842.	Heating	Forced air register noted.
3845.	Closet	Serviceable. Due to the presence of a significant quantity of personal belongings in the closets, our inspection of the closets was limited to visibly accessible areas only.
3850.	Comments	Due to the presence of personal or household effects, our inspection was limited to visibly accessible areas only.

AmeriSpec of York Region

BEDROOM 2

Our interior review of bedrooms is visual and evaluated with similar homes, of same age, in mind. It is recommended that the interior screens of all doors and windows be removed during the winter season to allow adequate air circulation at the doors/windows. The seal of double insulated thermal windows may crack at any time; lighting, draperies and atmospheric conditions may combine to impede our detection of defects. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked. Floor coverings are noted purely for informative purposes, and no evaluation of their overall condition is made.

Step #	Component	Comment
3805.	Location	Located on the second level at the rear right corner of the house.
3810.	Floor	The floor is finished with wall to wall carpeting.
3815.	Walls	Painted drywall/plaster.
3820.	Ceiling	Painted drywall/plaster.
3825.	Doors	Serviceable.
3835.	Windows	Vinyl. Thermal insulated double hung window noted. Missing screen noted.
3840.	Electrical	Serviceable.
3842.	Heating	Forced air heat register noted.
3845.	Closet	Serviceable.
3850.	Comments	Due to the presence of personal or household effects, our inspection was limited to visibly accessible areas only.

AmeriSpec of York Region

BEDROOM 3

Our interior review of bedrooms is visual and evaluated with similar homes, of same age, in mind. It is recommended that the interior screens of all doors and windows be removed during the winter season to allow adequate air circulation at the doors/windows. The seal of double insulated thermal windows may crack at any time; lighting, draperies and atmospheric conditions may combine to impede our detection of defects. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked. Floor coverings are noted purely for informative purposes, and no evaluation of their overall condition is made.

Step #	Component	Comment
3805.	Location	Located at the 2nd floor middle rear.
3810.	Floor	The floor is finished with wood strip.
3815.	Walls	Painted drywall/plaster.
3820.	Ceiling	Painted drywall/plaster.
3825.	Door	Serviceable.
3835.	Window	Serviceable. Vinyl. Thermal insulated double hung window noted.
3840.	Electrical	Serviceable.
3842.	Heating	Forced air register noted.
3845.	Closet	Serviceable.
3850.	Comments	Due to the presence of personal or household effects, our inspection was limited to visibly accessible areas only.

AmeriSpec of York Region**BEDROOM 4**

Step #	Component	Comment
3805.2.	Location	Located at the 2nd floor rear right corner of the house..
3810.2.	Floor	The floor is finished with wood strip.
3815.2.	Walls	Painted drywall/plaster.
3820.2.	Ceiling	Painted drywall/plaster.
3825.2.	Door	Serviceable.
3835.2.	Window	Vinyl. Thermal insulated double hung window noted.
3840.2.	Electrical	Serviceable.
3842.2.	Heating	Forced air register noted.
3845.2.	Closet	Due to the presence of a significant quantity of personal belongings in the closets, our inspection of the closets was limited to visibly accessible areas only.
3850.2.	Comments	Due to the presence of personal or household effects, our inspection was limited to visibly accessible areas only.