

SUMMARY REPORT

AmeriSpec Inspection Service
Tecumseh, Ontario
Ph#: (519) 739-1010 Fax#: (519) 739-1016

SUMMARY ITEMS

Doc #: 05162 [REDACTED]
Dwelling Address: [REDACTED]
Windsor, Ontario

Client Name: [REDACTED]
Inspector: Donald Campbell

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.



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Exterior

1103. Exterior
Wall
Cladding

Review. Cracked/deteriorated brick and/or missing mortar joints observed at multiple locations area of the building. We recommend professionally repairing the affected area to reduce the potential for water infiltration into the home and further displacement.



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Suggest sealing gaps at all windows, doors, and any voids where necessary.



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1105. Window & Frames

Review. Hardware is damaged at some windows; corrections are needed for proper operation.



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1106. Exterior
Door(s)

Review. In the inspectors opinion some of the exterior doors are near the end of their useful life due to age. Recommend review for repair or replacement as necessary.



1107. Gutters /
Downspouts

Review. Suggest disconnecting and extending downspouts and improving grade at exterior to prevent moisture intrusion into the basement.



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1115. Lot / Grade
Drainage

Review. We suggest re-grading and 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 to reduce further moisture infiltration into the home.



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1119. Deck

Review. Wood deterioration observed. Suggest repairs/replacement as needed.



Roof

1203. Exposed Flashings

Review. Patching observed. Inspector is unable to determine the effectiveness of these repairs. Suggest review by qualified roofer for repairs/replacement as necessary.



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1205. Conditions **Review. Recommend review by a qualified roofer for repair or replacement, as necessary.**



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Basements

1604. Walls

Review. Efflorescence observed at walls; this is a mineral deposit left behind from exterior water infiltration, recommend disconnecting and extending downspouts and maintaining a positive grade away from the foundation and further extending downspouts to limit further moisture intrusion.



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1620. Visible
Plumbing

Review. Active leaks observed at waste plumbing, suggest review by qualified plumber for repairs as necessary.



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Although no leakage was detected, there appears to be a non-standard repair at the drain line at basement, which is temporary in nature, permanent repairs are needed.



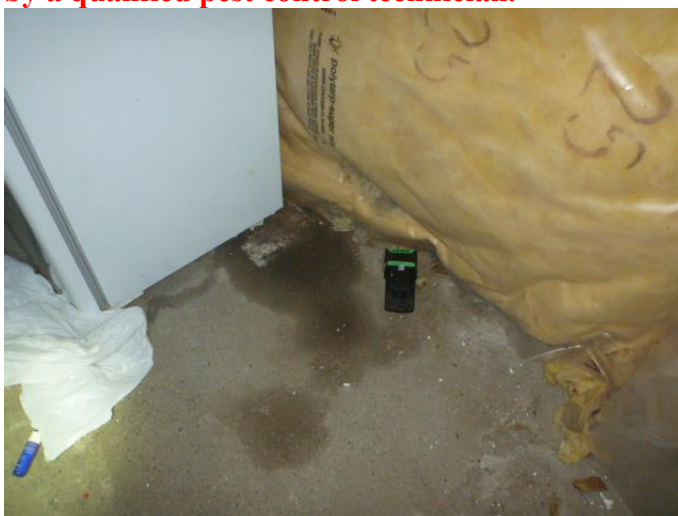
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1624. Distribution / Ducting **Review. While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that some building materials in this home may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing.**



1625. Maintenance **Review. Evidence of rodent activity observed, suggest review by a qualified pest control technician.**



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1626. Basement
Comments

Review. Stains, discoloration, growth and/or evidence of moisture observed. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is strongly recommended that corrective measures be taken to limit moisture inside the home.



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Plumbing

1702. Supply
Lines

Review. Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures, some restriction may have occurred. Extensive corrosion observed. Leaks visible. We suggest further review by a qualified licensed plumbing contractor prior to closing for repairs/replacement as needed to ensure proper water flow.



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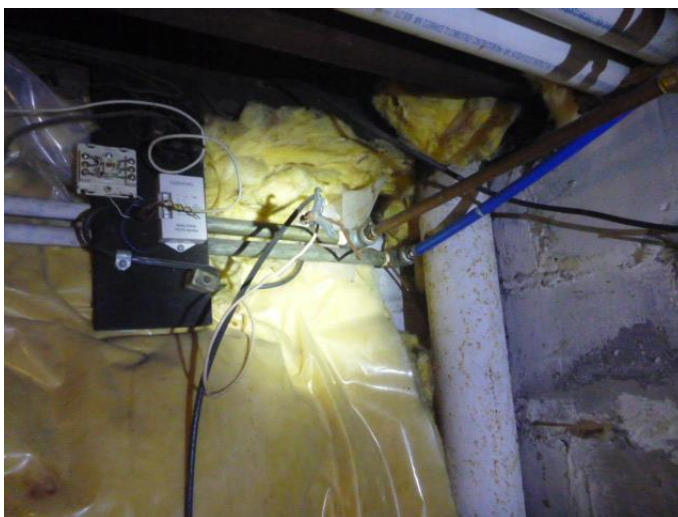
1703. Drain
Waste
Lines &
Vent Pipes

Review. Waste lines are mostly original & will likely need ongoing maintenance/replacement. Older drains are more likely to be of poor material, have hidden damage, root problems or other blockage, which can affect drainage or increase risk of sewer gas escape. Tip: your municipal plumbing inspector or department of public works may be able to advise you of any known neighborhood problems. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.



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Electrical

1804. Wiring
Method

Review. Knob and tube electric wiring was observed in this home. This type of wiring was standard at the time of construction. Client should consult with a licensed electrician prior to closing to verify its integrity, and/or if expansion to the system is planned. Expansion or additions to knob and tube wiring normally are not allowed as it can overload the system and cause a fire hazard.



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1806. Smoke
Detectors

Review. Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.



1809. Electrical
Comments

Review. The electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system or GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.



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Water Heaters

2108. Water
Heater
Condition

Review. In the inspectors opinion some of the water heaters are near the end of their useful life due to age and condition. Recommend review by a licensed plumber for repair or replacement, as necessary.



2111. Maintenan
e

Review. Leaks observed, suggest review by qualified plumber for repairs/replacement as necessary.



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Kitchens

2208. Electrical

Review. Extension cords improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.



Bathrooms

2311. Tub Surround

Review. In the inspectors opinion some of the tub/shower surrounds are near the end of its useful life due to condition. Recommend review for repairs/replacement as needed.



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Damaged/deteriorated grout observed; suggest re-grouting as necessary, to prevent further damage.



2319. Sink
Faucets

Review. Faucets drip. Recommend review by qualified professional for repair or replacement as necessary.



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2321. Toilet

Review. Some toilet bowls are loose at floor anchor bolts. The wax ring inside the units must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.



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Laundry Area

2513. Dryer
Hookups

Review. The flex hose at the dryer exhaust is a material that, under certain conditions, has been known to be a fire hazard. As a safety measure, we recommend replacing this exhaust hose with an approved metallic dryer vent duct.



Entry Way / Halls / Stairs / Interior Rooms

2608. Electrical

Review. Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

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Loose hanging light fixture observed, suggest repairing for safety.





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Doc #: 05162 [REDACTED] Inspector: Donald Campbell

Date: 5/16/2020

Dwelling Address: [REDACTED]
Windsor, Ontario

Client Name: [REDACTED]

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.



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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 items inspected appeared to function normally at 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. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

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. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

GENERAL INFORMATION

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 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 CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001. Inspector Donald Campbell.
1002. In Attendance Buyers; Buyers Agent; Seller; Tenants.
1003. Occupancy This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004. Property Information This is a multi-family structure.
1005. Levels 2 story structure.
1006. Estimated Age Based on the age of the home it is likely that a variety of building techniques no longer used today were applied to some of the components of the home, including the major systems (heating, plumbing, electrical, structure, etc.). These techniques are not necessarily 'better' or 'worse' than today's methods, however the components may not meet today's building standards. However, since the home inspection is not a code-compliance investigation, we do not comment on the home's building code compliance but instead focus on fire, health, and safety issues. If concerned about code compliance issues, we recommend consulting with the local municipal building department for additional information.
1007. Weather Conditions Weather conditions at the time of inspection were clear and cool with temperature in the 60's.
1008. Start Time 1:00 PM.

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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. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Step #	Component	Comment
1102.	Walkways	Concrete.
1103.	Exterior Wall Cladding	Review. Brick veneer. Cracked/deteriorated brick and/or missing mortar joints observed at multiple locations area of the building. We recommend professionally repairing the affected area to reduce the potential for water infiltration into the home and further displacement.
		Suggest sealing gaps at all windows, doors, and any voids where necessary.
1104.	Trim	Trim on this home is covered with aluminum/vinyl. The inspector is unable to view the condition of covered areas.
1105.	Window & Frames	Review. Double hung; Glass block; Sliding frame; Wood frame. Hardware is damaged; corrections are needed for proper operation.
		Double-glazed insulated windows observed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
1106.	Exterior Door(s)	Review. Metal; Wood. In the inspectors opinion some of the exterior doors are near the end of their useful life due to age. Recommend review for repair or replacement as necessary.
1107.	Gutters / Downspouts	Review. Suggest disconnecting and extending downspouts and improving grade at exterior to prevent moisture intrusion into the basement.
1108.	Fences / Gates	Wood.

AmeriSpec General Home Inspection

1109. Electrical Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
1110. Electric Meter(s) Serviceable.
1111. Gas Meter(s) Serviceable.
1115. Lot / Grade Drainage **Review. Flat lot. We suggest re-grading and 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 to reduce further moisture infiltration into the home.**
1116. Foundation / Structure Type Tree(s) present in close proximity to foundation. Removal of tree may be needed in future should damage become apparent. Suggest client monitor foundation/wall/roof to ensure damage free conditions
- Common cracks observed, primarily a cosmetic concern. Suggest sealing any cracks in surfaces to prevent water penetration as a routine maintenance effort.
1119. Deck **Review. Wood. Wood deterioration observed. Suggest repairs/replacement as needed.**
1121. Porch Concrete. Common cracks observed. We suggest sealing all cracks in concrete/brick surfaces to prevent water penetration as a routine maintenance effort.
1122. Stairs / Steps Wood; Concrete.
1123. Maintenance Suggest sealing all gaps at exterior to prevent rodent/animal intrusion into the home.
- Caulking should be applied around all windows, doors, and any voids where necessary.
- Suggest trimming trees/vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration and animal/rodent intrusion.

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1124. Exterior
Comments

Any home built prior to 1978 may contain lead/asbestos based products, it is highly recommended that extreme caution be taken when alterations to possible lead/asbestos based products are made. While Lead/asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that some building materials in this home may contain lead/asbestos. If client has any concerns regarding this possibility, an lead/asbestos testing lab should be consulted prior to closing.

Suggest consulting current owner as to the presence of any hidden or underground oil/septic tanks that were not visible to the inspector at the time of inspection.

Portions of this house are below grade. We were unable to view the arrangements made to prevent water entry in the below grade areas.

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Step #	Component	Comment
1201.	Methods Used To Inspect	The roof was inspected from atop the flat roof.
1202.	Material/Type	Rolled composition roofing.
1203.	Exposed Flashings	Review. Patching observed. Inspector is unable to determine the effectiveness of these repairs. Suggest review by qualified roofer for repairs/replacement as necessary.
1205.	Conditions	Review. Recommend review by a qualified roofer for repair or replacement, as necessary.
1206.	Maintenance	Suggest re-sealing all through-roof vents and projections as part of routine maintenance.

AmeriSpec General Home Inspection

1207. Roof Multiple layers of roofing noted.
Comments

Basements

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Step #	Component	Comment
1602.	Stairs	Wood. Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.
1603.	Floor	Concrete. Damp at time of inspection, inspector is unable to determine the source of moisture. Suggest repairs at plumbing and disconnecting and extending downspouts and improving grade at exterior to limit moisture intrusion.
1604.	Walls	Review. Efflorescence observed at walls; this is a mineral deposit left behind from exterior water infiltration, recommend disconnecting and extending downspouts and maintaining a positive grade away from the foundation and further extending downspouts to limit further moisture intrusion.
1605.	Ceiling	Unfinished.
1608.	Joists	Wood.
1610.	Support Posts / Columns	Concrete blocks.
1611.	Beams	Wood.
1612.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.

AmeriSpec General Home Inspection

- | | | |
|-------|---------------------------|---|
| 1613. | Heat / Cooling
Source | Central heating. |
| 1614. | Electrical | Knob and tube wiring observed. |
| 1616. | Insulation | Fiberglass. |
| 1620. | Visible
Plumbing | Review. ABS; Cast iron; Copper. Active leaks observed at waste plumbing, suggest review by qualified plumber for repairs as necessary. |
| 1624. | Distribution /
Ducting | Although no leakage was detected, there appears to be a non-standard repair at the drain line at basement, which is temporary in nature, permanent repairs are needed. Review. Ducts/Registers. While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that some building materials in this home may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing. |
| 1625. | Maintenance | Review. Evidence of rodent activity observed, suggest review by a qualified pest control technician. |
| 1626. | Basement
Comments | Review. Stains, discoloration, growth and/or evidence of moisture observed. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is strongly recommended that corrective measures be taken to limit moisture inside the home. |

Any below grade space can leak. While we attempt to look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement/crawl. We can not certify the basement/crawl against future water infiltration. Some thin cracking is common and whenever cracks exist, a possibility of future leaking exists. Most are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. The chances of leaks increase when adjacent surfaces are not well pitched away from home and when roof drainage is within several feet of the foundation.

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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. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut-off is located in basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Supply Lines	Review. Copper; Pex. Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures, some restriction may have occurred. Extensive corrosion observed. We suggest further review by a qualified licensed plumbing contractor prior to closing for repairs/replacement as needed to ensure proper water flow.
1703.	Drain Waste Lines & Vent Pipes	Review. Waste lines are mostly original & will likely need ongoing maintenance/replacement. Older drains are more likely to be of poor material, have hidden damage, root problems or other blockage, which can affect drainage or increase risk of sewer gas escape. Tip: your municipal plumbing inspector or department of public works may be able to advise you of any known neighborhood problems. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

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1706.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system; client may wish to confirm sewer connection with the local building department or the property owner prior to closing.
1707.	Water Supply System	Water supply system appears to be public, verified by seller.
1709.	Plumbing Comments	Suggest consulting current owners as to any previous sewer issues prior to close. Underground Sewage and water supply lines are excluded from the scope of this inspection.

Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. 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. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Step #	Component	Comment
1801.	Electrical Main Service	Service entrance is over head.
1803.	Main Electrical Panel & Location	Overload protection is provided by breakers.
1804.	Wiring Method	Review. Romex. Knob and tube electric wiring was observed in this home. This type of wiring was standard at the time of construction. Client should consult with a licensed electrician prior to closing to verify its integrity, and/or if expansion to the system is planned. Expansion or additions to knob and tube wiring normally are not allowed as it can overload the system and cause a fire hazard.

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1806.	Smoke Detectors	Review. Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.
1807.	Service Amperage and Voltage	Service panel ratings are approximately 100 amps and 120/240 volts.
1809.	Electrical Comments	Review. The electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system or GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.

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
1901.	Location of unit	The heating systems are located in the basement and service each unit.
1902.	Heating System Design Type/Brand	Gas forced air.
1903.	Energy Source	Natural gas.
1904.	Burner Chambers	Unable to inspect heat exchanger due to closed system.

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1905.	General Conditions	The gas forced air was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1906.	Exhaust Venting	Plastic.
1907.	Thermostat	Serviceable.
1908.	Air Filters	We recommend changing or cleaning the filter monthly during the heating/cooling season.
1909.	Distribution / Ducting	Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
1912.	Heating Comments	Recommend installing carbon monoxide detectors on all levels of home near sleeping and common areas as per Ontario fire code.

Water Heaters

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area.

Step #	Component	Comment
2101.	Location of unit	The water heaters are located in the basement.
2102.	Water Heater Design Type	Natural gas.
2104.	Supply Lines	Copper; Pex. Please refer to the plumbing supply step # 1702.
2105.	Energy Source	Natural gas.

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2106.	Temperature / Pressure Release Valve	The temperature and pressure relief valve was not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.
2107.	Combustion Chamber	Not Inspected.
2108.	Water Heater Condition	Review. In the inspectors opinion some of the water heaters are near the end of their useful life due to age and condition. Recommend review by a licensed plumber for repair or replacement, as necessary.
2109.	Flue Venting	Metal; Plastic.
2111.	Maintenance	Review. Leaks observed, suggest review by qualified plumber for repairs/replacement as necessary.
2112.	Water Heater Comments	Some rental tanks noted, maintenance and repair/replacement provided by rental company.

Kitchens

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2201.	Floor	Damaged floors observed; appears to be cosmetic. Recommend corrections as needed.
2202.	Walls	Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
2203.	Ceiling	Plaster. Stains observed on ceiling/wall at kitchens. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

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2206.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2207.	Heat / Cooling Source	Central heating.
2208.	Electrical	Review. Extension cords improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.
2209.	Cabinets	Cosmetic damage observed on drawer/cabinet, suggest corrections as needed.
2210.	Counter Tops	Cosmetic damage observed, suggest corrections as needed.
2211.	Sinks	Metal.
2212.	Faucets	Serviceable.
2213.	Traps / Drains / Supply	Evidence of previous leaks noted, suggest monitoring for future leaks and repairs as necessary.
2222.	Kitchen Comments	Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Bathrooms

Our focus in bathrooms 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 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. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to

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tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.	Floor	Damaged floors observed; appears to be cosmetic. Recommend corrections as needed.
2302.	Walls	Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
2303.	Ceiling	Plaster. Stains observed on ceiling/wall at bathrooms. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.
2304.	Doors	Plaster. Wood.
2306.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.	Heat / Cooling Source	Central heating.
2308.	Electrical	Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Recommend verifying bathroom vents are exterior vented as routine maintenance.
2310.	Tub/Whirlpool	Tub.
2311.	Tub Surround	Review. In the inspectors opinion some of the tub/shower surrounds are near the end of its useful life due to condition. Recommend review for repairs/replacement as needed.
2313.	Tub Faucet	Damaged/deteriorated grout observed; suggest re-grouting as necessary, to prevent further damage. Serviceable.
2317.	Shower Faucet	Same as tub.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Review. Faucets drip. Recommend review by qualified professional for repair or replacement as necessary.
2320.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.

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2321.	Toilet	<p>Review. Some toilet bowls are loose at floor anchor bolts. The wax ring inside the units must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.</p>
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Laundry Area

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. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
2512.	Washer Hookups	Washers are not in the scope of this inspection, suggest verify operation with owners prior to close.
2513.	Dryer Hookups	<p>Review. The flex hose at the dryer exhaust is a material that, under certain conditions, has been known to be a fire hazard. As a safety measure, we recommend replacing this exhaust hose with an approved metallic dryer vent duct.</p>

Entry Way / Halls / Stairs / Interior Rooms

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

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Step #	Component	Comment
2601.	Floors	Damaged floors observed; appears to be cosmetic. Recommend corrections as needed.
2602.	Walls	Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
2603.	Ceilings	Plaster. Stains observed on ceiling/wall at interior rooms and hallways. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.
2604.	Doors	Wood.
2606.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2607.	Heat / Cooling Source	Central heating.
2608.	Electrical	<p>Review. Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.</p> <p>Loose hanging light fixture observed, suggest repairing for safety.</p> <p>Some of the electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system or GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.</p>
2609.	Stairs	Serviceable.

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Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation.

Step #	Component	Comment
2701.	Access location / Inspection method	Due to the attic access hatches being screwed shut and covered with insulation, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

Multi-Unit Retrofit

Our review of a multiple-unit dwelling is a visual inspection intended to assist you in complying with "ONTARIO REGULATION 213/07". It is not a "Life Safety Study" as defined by the act. If you require a "Life Safety Study", please contact a Professional Engineer or an Architect. The legislation is fully in effect as of 1997. Failure to comply can result in fines or imprisonment and your insurance may not cover damages or liability in the event of a claim. We **STRONGLY** suggest you request an inspection of the property by the local fire department and Electrical authorities in compliance with the legislation.

Step #	Component	Comment
2801.	Fire Separation	Suggest sealing gaps with fire rated material between units to improve fire safety.
2802.	Means of Egress	Missing self closer noted at upper level unit entrance door, suggest installing for fire safety. Some units do share a hallway or stairwell. Only one exit is required provided they have a 30 minute fire separation from each other and the shared hallway or corridor and they have 20 minute fire rated doors with self-closers.

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2803.	Smoke Detectors	Suggest some and carbon monoxide detectors per units.
2804.	Electrical	The main electrical panels were checked and found to be serviceable.

Summary of repair/replacement costs and useful life of building components:

Our review is based on average costs and life expectancies of building components. We cannot guarantee life expectancy and costs noted as they can change at any time. This summary is only a guideline for budget purposes. Please see chart below for additional information.

- Roofing repair/replacement: Approximately 1000 square feet of roofing requires repair/replacement located at 376/378 Rosedale. Current life expectancy is >5 years with repairs required as leaks occur at this area. Average cost of repair/replacement of total roof is \$48,000.00 plus applicable taxes/permits when required with a standard 20 year warranty.
- Exterior metal door repair/replacement (2 Units): Average cost to remove and replace with steel doors \$1100.00 per door plus applicable taxes/permits when required. Useful life expectancy 20+ years with paint and maintenance.
- Heating units: 8 units range in age from 11-17 years old. Average replacement cost per unit is \$4000.00 plus applicable taxes/permits when required. Useful life expectancy of unit is 15+ years.
- Masonry repairs around building: This area will require removing and reinstalling brick veneer. A masonry contractor is required to quote this cost as it is site specific and not a repair/replacement item. Useful life expectancy of masonry walls is 50+ years with maintenance and repairs as required.
- The main water supply line is galvanized and failing, as are most laundry tubs. This part of ongoing maintenance and is site specific work. Based on the areas requiring repair/replacement a budget of \$8,000-12,000.00 plus applicable taxes/permits when required is applicable.

End of report.