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RESIDENTIAL REPORT

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12/16/2020 9:00AM

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Bartek Inspections

10141135 Canada Inc.

119 Boul. Westpark

Dollard Des Ormeaux, Qc

H9A 2K1

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1: PROCESS

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Color Coding Info

MINOR CONCERN

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN

- A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

Overview

A **Home Inspection** is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only.

This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Standards of Practice

Note: (click on the blue links)

Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors and CCPIA for an insight into the scope of the inspection.

General Information

The exterior of the building was inspected first to detect any weak points or signs of certain defects.

The pictures taken at the time of the inspection will support this report.

This inspection will allow comments regarding the condition of the building and its components. I will make a list of points, which require special attention, either because they represent a deficiency, or the condition is such that it does not fulfill its intended use.No furniture, equipment or plants were moved.

We will not give any conclusion as to the presence or absence of pyrite since no report was provided and there were no visible signs of its presence.

Furthermore, we do not conclude as to the presence or absence of any harmful or carcinogenic substances (except where we find signs of mold and/or moisture)

The responsibility of the undersigned limits itself to the points mentioned in this report.

Included with this report are the contingencies and limiting clauses.

2: INSPECTION DETAILS

Information

Type of Building
Detached, Single Family

In Attendance
Client

It is highly recommended that the client is present during the inspections and follows the inspector. The explanations will be given during the inspection, with regards to the issues discovered and the equipment used.

Inspection Method
Attic Access, Infrared, Visual, Moisture Meter, Dylos Air test, Basement Access

Attic Access -

at the time of the inspection there was access to the attic to allow for visual inspection

Crawlspace Access - at the time of the inspection there was access to the crawlspace to allow for visual inspection

Infrared -

Thermography is a technique for recording the temperature of objects and materials using infrared rays. Infrared cameras record the temperature at various points on the surfaces inspected. It displays these measurements in a colour image called a thermogram. Based on that we can see; cold air infiltration, lack of insulation, or water infiltration. Our findings are verified with moisture meter.

Visual - the inspection is only a visual inspection of the building, no walls are opened nor equipment operated.

Moisture Meter - a piece of equipment allowing to determine the moisture content in the building materials

Dylos Air Test - equipment that allows to determine number of small and large particles in the air. We can not determine what kind of particles only the acceptable levels.

Radon Test - we can test the presence of the radon gas in the basement, test takes minimum 48 hours

Air Flow Test - we can measure the sped of the air at the vent registers, we can also verify the air temperature and moisture.

Basement -

at the time of the inspection there was access to the basement to allow for visual inspection

Occupancy
Furnished, Occupied

At times the place is filled with personal belongings making the inspection difficult as some things may be hidden by various objects, that we are not allowed to move.

Temperature (approximate)
1 Celsius (C)

Temperature is an important factor in the Infrared Scan performed during the inspection, the more temperature differential between the inside and outside the more accurate results can be obtained.

Weather Conditions
Cloudy

Weather conditions are important to indicate as some problematic conditions occur only under specific condition (example: rain with a wind in a specific direction)

Limitations

General

LIMITATIONS

Contingency conditions and limitations

I assume no responsibility for legal matters.

This report is to be used within the stipulated goals, and stipulated limits only.

The fees related to the production of this report limit itself to one visit, and production of the report. Any other site visits and their costs, meetings with insurers or other, should be agreed upon in advance.

The undersigned does not agree to testify in court, or appear in court relative to this report of the property concerned, unless another agreement was made for the above.

Possession of this report, or a copy of this report, does not give the right to publication or reproduction, neither the right of utilization by persons other than the client, without prior consent from the undersigned.

Certification

Taking in consideration the pertinence, the quality, and the quantity of the recorded information, I declare that the building described above was visited by qualified professional and I certify that the opinion and the information included in this report are to the best of my knowledge, are true, and that I have no direct or indirect interest in this real estate property.

3: EXTERIOR

		IN	NI	NP	D
3.1	Facade, Bricks, Stone, Siding, Flashing & Trim	X			X
3.2	Foundation	X			X
3.3	Eaves, Soffits & Fascia	X			X
3.4	Vent Covers	X			X
3.5	Windows	X			X
3.6	Exterior Doors	X			X
3.7	Decks, Balconies, Porches & Steps	X			X
3.8	Walkways, Patios & Driveways	X			X
3.9	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.10	Shed & Other Structures		X		
3.11	Addition	X			
3.12	Pool & Spa			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

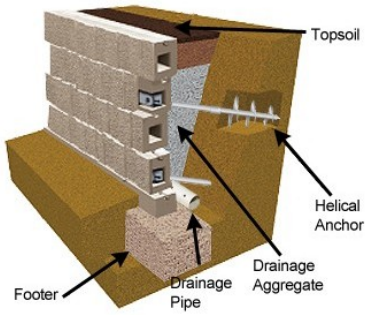
Windows: Window Manufacturer
Unknown

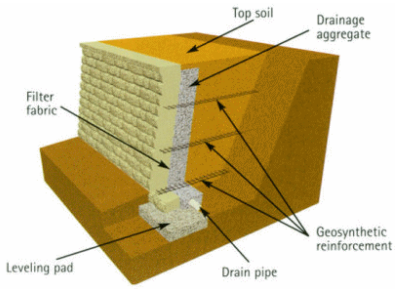
Windows: Basement Windows
Single glass, Slider

Exterior Doors: Side Door
N/A

Exterior Doors: Back Door
Wood

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall
N/A





Facade, Bricks, Stone, Siding, Flashing & Trim: Exterior Wall Covering Material

Aluminum, Brick, Siding

Information only:

- Brick cladding. ...
- Vinyl cladding. ...
- Metal cladding. ...
- Ceramic cladding. ...
- Concrete cladding. ...
- Stone cladding. ...
- Composite cladding. ...
- Metal Mesh cladding.

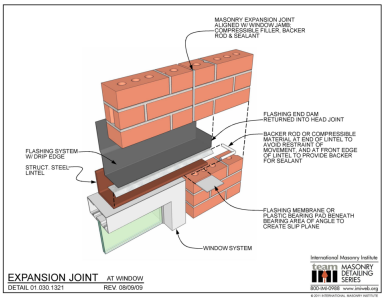
More info

Facade, Bricks, Stone, Siding, Flashing & Trim: Steel Angle

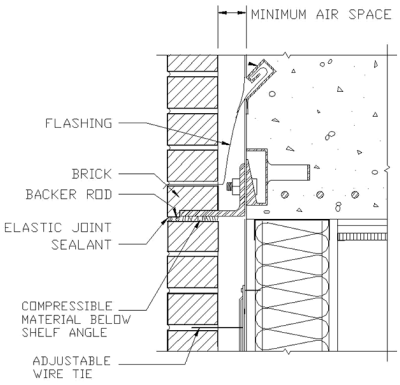
Primed, Rusted

Information:

Actually, the steel angle is put in place to create a horizontal break in the brick veneer so that the expansion of the brick can take place, as well as any shrinkage of the structural frame. ... It is also important to differentiate between shelf angles and steel lintels above windows.



Steel Angle over window



Shelve Angle

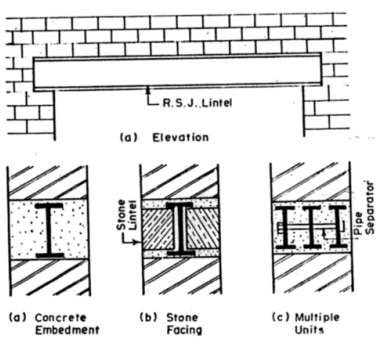
Facade, Bricks, Stone, Siding, Flashing & Trim: Window Lintels

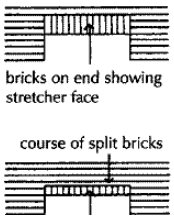
Brick

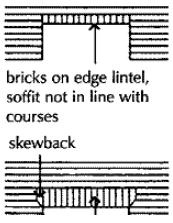
Information & examples:

Lintels:

Brickwork needs to be supported over openings. There are five methods of doing this: brick arches, steel bars or angles, prefabricated reinforced concrete, prefabricated brickwork and directly from the reinforced concrete structure. The steel angles (known as shelf angles), can provide all the support, or be attached to the primary structure such as a reinforced concrete frame, to which the load is transferred.







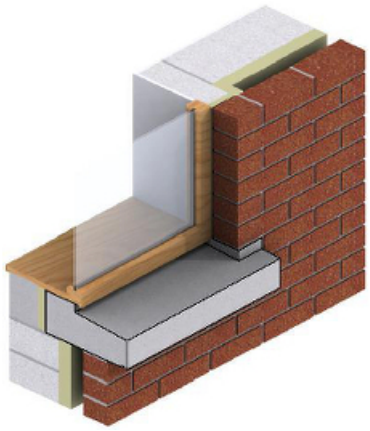
Facade, Bricks, Stone, Siding, Flashing & Trim: Window Sills

Brick, Aluminum covered

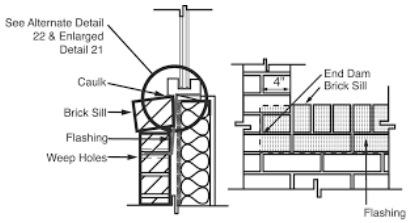
Information & examples:

Window sills are necessary because they are a part of a building's structure. They serve as the framing of the window to keep it in place. Without a window sill, the opening of that window would sway and shift as the foundation settles. ... The window sill acts as a brace to reinforce the wall.

A window sill is part of the window trim, the decorative covering around the window's edge that protects where the window attaches to the wall and prevents drafts and moisture from getting into the home. The window sill is the flat piece at the bottom of the window.



Stone Sills



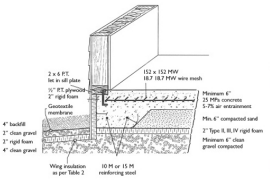
Brick Sills

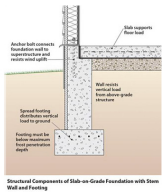
Aluminum sills

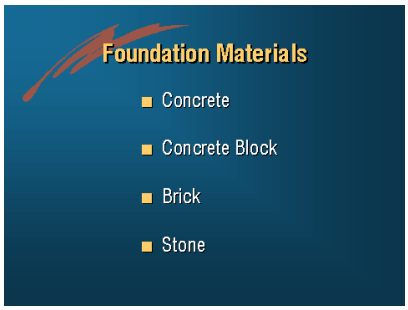
Concrete cast sills

Foundation: Material

Concrete







Foundation: Foundations

Standard Foundations

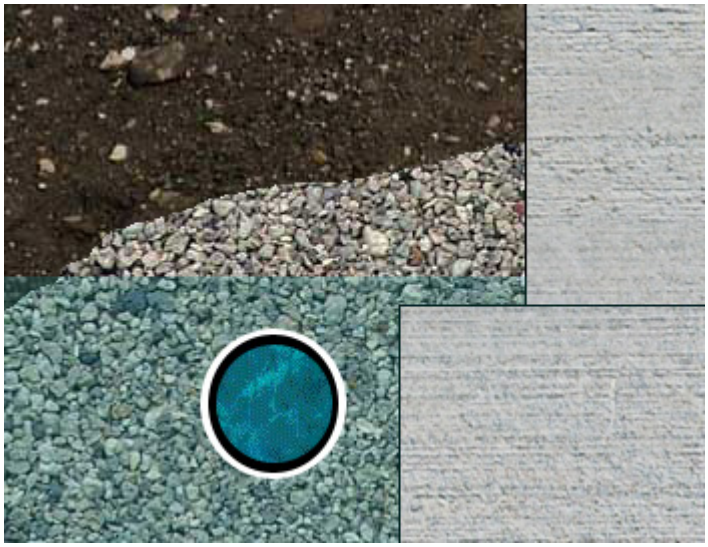
Foundation failure is a significant (and costly) problem in its own right. But left unaddressed, even relatively minor foundation damage can lead to much bigger (and more expensive) repairs down the road.

The best defense against escalating expenses is to scan for potential signs of foundation damage and address these issues as soon as they appear. Many of these signs often manifest in other parts of the home, usually several levels above the underlying foundation.

Foundation: **French Drain & Membrane**

French Drain Present

Exterior French Drain Systems in Quebec



Here is a cross-section of a French drain system running along the cement footing of a foundation. It shows the drain (blue with water), the crushed stone it rests in, and surrounding replacement soil.

French Drains clogged

This is a section of a completely dirt-packed drain system from a house in Montreal, QC.

French drain systems are a common and popular drainage system that have been installed since the early 1920s.

Eaves, Soffits & Fascia: Soffits, Fascia, Eaves

What is a soffit?

The word soffit is derived from the French word for "formed as a ceiling" and the Latin term for "to fix underneath." It is the exposed surface beneath the overhanging section of a roof eave. It can also refer to the horizontal underside of similar architectural structures such as an archway, a staircase or a ceiling.

Part of the function of the soffit is to assist in ventilating the attic. The soffit typically features a plain design with small holes that provide air circulation. The air from the soffit cycles to the vents to draw heat and moisture away from the house. This is a highly important function because moisture in the attic can develop rot in the sheathing and rafters.

Most soffits are made from vinyl, an effective material for withstanding the degradation that comes from heat and moisture exposure. This is especially important considering that the soffit can be easily exposed to moisture due to unkempt gutters and wet weather conditions.

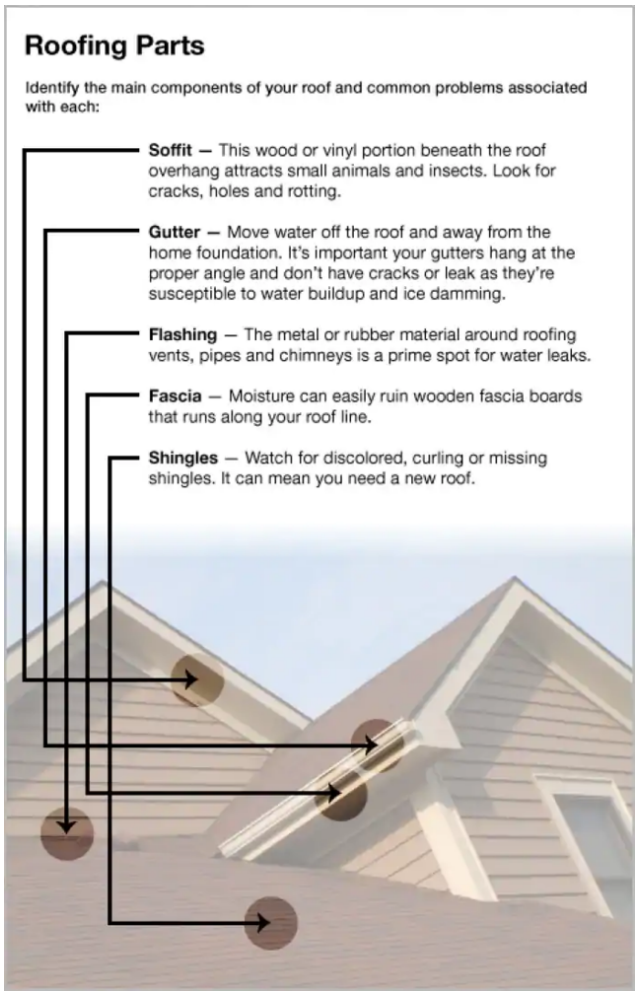
What is fascia?

Roofing fascia board is another common area that can be damaged and may need to be repaired. The fascia is a vertical finishing edge connected to the ends of the rafters, trusses, or the area where the gutter is attached to the roof. The primary role of the fascia is to act as a layer between the edge of the roof and the outdoors, and is meant to protect the wooden board against water damage that can occur during certain weather conditions.

Aside from its functional role, the fascia also plays a very important aesthetic role since it creates a smoother, more even appearance for the edge of the roof. In addition to protecting the wooden board from water damage, the fascia protects the entire roof and the interior of the house from weather damage by blocking its entrance to the home. The majority of homes will feature a fascia board, but some older home styles lack this component.

Eaves:

are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style, such as the Chinese dougong bracket systems.



Vent Covers: Vent Covers

Plastic, Metal

Exterior wall **vent covers** are placed over the vent in order to prevent certain elements from creating havoc on the home. Exterior wall vents have the ability to dispel moisture, heat and pressure but also act as a barrier against weather elements such as rain, snow and hail.

Windows: Window Type

Casement, Thermal

8 Types of Windows

- Double-Hung (Guillotine) Windows. This type of window has two sashes that slide vertically up and down in the frame. ...
- Casement Windows. These hinged windows operate by a turn of a crank in an operating mechanism. ...
- Awning Windows. ...
- Picture Window. ...
- Transom Window. ...
- Slider Windows. ...
- Stationary Windows. ...
- Bay or Bow Windows.

Exterior Doors: Exterior Entry Door

Steel

Building Code for exterior doors

According to ADA standards, all exterior doors must measure at least 32 inches wide when opened to 90 degrees. The threshold height can be no higher than 3/4 inch, and hardware must be placed at no higher than 48 inches above the finished floor.

Most front entry doors in our area swing inward, and the justification for it used to be that out-swing doors are unsafe because their hinge pins are exposed outside, where they are easily popped out by a burglar to get into the house.

Exterior Doors: Patio Door

Slider

So the height is mostly the same for any kind of door, but a sliding glass door width can be almost anything. ... Sliding door consist of two sections one is fixed glass panel and other is sliding glass panel. Standard Size for two-panel sliding glass doors are: 60 inches, or 5 feet.

A sliding glass door or patio door, is a type of sliding door in architecture and construction, is a large glass window opening in a structure that provide door access from a room to the outdoors, fresh air, and copious natural light.

Decks, Balconies, Porches & Steps: Front Stairs

Concrete

In perhaps their most basic uses, stairs and steps share a single meaning. Both refer to a series of stepsthose "structures consisting of a riser and a tread," as the definition of step puts it. ... When they're outside, they're more often called steps than they are called stairs.

Decks, Balconies, Porches & Steps: Side Stairs

N/A

In perhaps their most basic uses, stairs and steps share a single meaning. Both refer to a series of stepsthose "structures consisting of a riser and a tread," as the definition of step puts it. ... When they're outside, they're more often called steps than they are called stairs.

Decks, Balconies, Porches & Steps: Back Stairs

N/A

In perhaps their most basic uses, stairs and steps share a single meaning. Both refer to a series of stepsthose "structures consisting of a riser and a tread," as the definition of step puts it. ... When they're outside, they're more often called steps than they are called stairs.

Decks, Balconies, Porches & Steps: Balconies, Decks and Porches

Wood

Balcony is a platform on the outside of a building, above ground level, with a wall or railing around it.

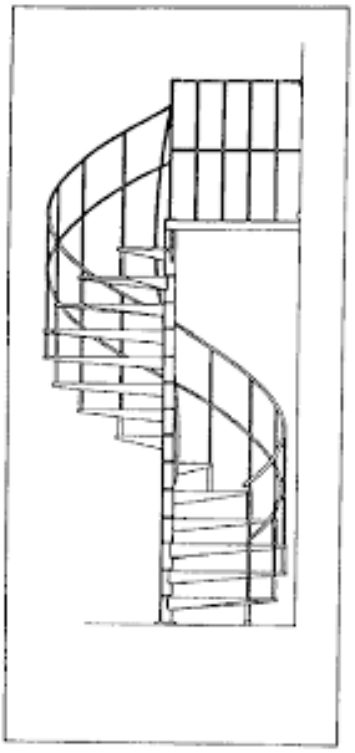
Deck is a flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, and usually connected to a building.

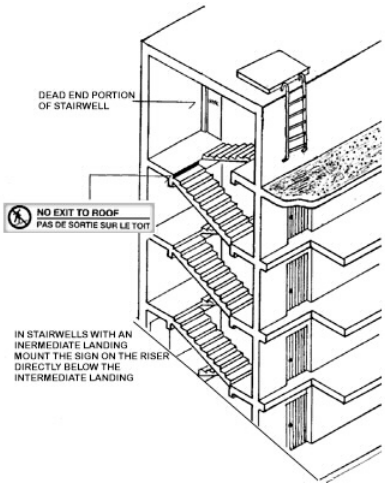
Porch is a small area, usually unenclosed, at the main-floor height and used as a sitting area or for the removal of working clothes so as not to get the home's interior dirty, when the entrance door is accessed via the porch.

Decks, Balconies, Porches & Steps: Emergency Staircase

N/A

A fire escape is a special kind of emergency exit, usually mounted to the outside of a building or occasionally inside but separate from the main areas of the building. ... A fire escape consists of a number of horizontal platforms, one at each story of a building, with ladders or stairs connecting them.





Walkways, Patios & Driveways: Driveway Material

Asphalt

A driveway is a piece of hard ground that leads from the road to the front of a house or other building

Driveways info

Walkways, Patios & Driveways: Walkway Materials

Concrete

A walkway is a passage or path for people to walk along. Walkways are often raised above the ground. Synonyms: path, alley, footpath, way

Vegetation, Grading, Drainage & Retaining Walls: Ground Grading

Negative Grading

Where your home is situated on your lot, and how the land surrounding the site is sloped, can make the difference between a dry basement and one that is annoyingly wet after a heavy rain or major spring thaw. In order to prevent oversaturated soil around basement walls from leaching water into your home, the ground must slope away from the foundation for several feet at a grade of at least 1 inch per foot.

Vegetation, Grading, Drainage & Retaining Walls: Type of Ground

Grass, Snow Covered

There are three basic types of soil:

sand, **silt** and **clay**. But, most soils are composed of a combination of the different types.

Loam. Loamy soils are an intermediate soil halfway between sand and clay. This soil typically has a mix of organic material, sand and clay. Loamy soils are considered by builders to be adequate for building on, which means that they are better than clay but worse than sand.

Deficiencies

3.1.1 Facade, Bricks, Stone, Siding, Flashing & Trim

Recommendation

BRICKS - WATER STAINING

Visible water staining on the bricks, this could lead to brick deterioration during the winter months with frost and defrost. Recommended to reconfigure the gutters and the flashing at the top edge of the brick wall.

Recommendation

Contact a qualified professional.

3.1.2 Facade, Bricks, Stone, Siding, Flashing & Trim

Recommendation

SIDING - DENTED

Physical damage visible on the siding. Replacement or repair is required.

Recommendation

Contact a qualified professional.

3.1.3 Facade, Bricks, Stone, Siding, Flashing & Trim

Recommendation

SIDING - MILDEW/ALGAE

Due to the improper gutter system, there is visible water damage to the wall.

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home.

Green stains on siding are usually the result of mold, mildew, algae or moss. These stains occur naturally over time. When house siding begins to turn green, it diminishes the exterior appearance of the home.

Recommend that said areas be washed or cleaned or a regular basis.

3.1.4 Facade, Bricks, Stone, Siding, Flashing & Trim

Maintenance Item

STEEL ANGLE - RUSTED

Rusted steel angle can deteriorate to the point of structural failure, it also creates unpleasant rust stains. It is recommended to lean the rust apply POR15 and anti-rust paint

Recommendation

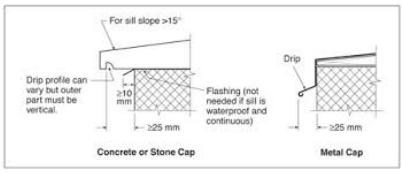
Contact a qualified professional.

3.1.5 Facade, Bricks, Stone, Siding, Flashing & Trim

Recommendation

WINDOW SILLS - LACK OF DRIP EDGE

Drip Groove. Where a Drip Groove has been applied to the underside of wall copings, window sills and pier caps, rain water will run underneath the stone, reach the Drip Groove and fall directly to the ground, instead of continuing to run underneath the stone and down the wall, leaving unsightly water marks and stains.



Recommendation

Contact a qualified professional.

3.1.6 Facade, Bricks, Stone, Siding, Flashing & Trim

Recommendation

WINDOW SILL - MADE OF BRICKS

Bricks are not the best material to use for the horizontal application as a window sill.

Bricks and mortar have a great capacity to absorb water. Both contain tiny passageways that actually suck water into the wall. Water can also enter through tiny cracks between the bricks and mortar.The solution for buildings with leaks through brick is to stop water from getting into the brick in the first place. Remember, brick is naturally porous. It will always absorb water. However, there are brick water repellents that can make them impervious to water.

Recommendation

Contact a qualified professional.

Cracks between the bricks are visible allowing water infiltration into the wall below

3.4.1 Vent Covers

CRACKED OR LACK OF CAULKING

Recommendation

Missing or cracked caulking may allow water infiltration into the wall cavity causing serious moisture, mold and structural problems.

Recommendation

Contact a qualified professional.

3.4.2 Vent Covers

DAMAGED OR DETERIORATED

Recommendation

Over time, a vent cover breaks and need replacing.

Exterior wall vent covers help remove the heat and moisture that can build up in a homes ducts. Exterior wall vents are also needed to relieve pressure that might have been building in the ventilation threatening to damage the system if the pressure is not released. Built up moisture, heat and pressure can become a threat to the safety and well-being of those living in the home this is why it is important that the home has a quality ventilation system and that the homeowner maintains his or her system.

Recommendation

Contact a qualified professional.

It appears the the vent is not functioning properly.

3.4.3 Vent Covers

PLASTIC VENT COVERS

Maintenance Item

Cheap plastic vent covers are vulnerable to deterioration from UV rays.

Recommendation

Contact a qualified professional.

3.5.1 Windows

DAMAGED

Recommendation

One or more windows appears to have general damage (broken glass), but are operational. Recommend a window professional evaluate and repair.


basement


Basement


Back of the house second floor broken glass

3.5.2 Windows

Recommendation

DRIP EDGE - MISSING

Bottom edge of the window frame had no drip edge. Visible water staining and some damage to the aluminum trim.

Recommendation

Contact a qualified professional.

3.6.1 Exterior Doors

Recommendation

CRACKED CAULKING

One outside project that will pay you back right away is re-caulking your homes exterior.

Leaky doors due to Lack of Caulking.

Caulking fills up the space between the edge of the doors and the wall (before caulking is applied) Look for consistency in caulking, and make sure it fully fills up the space. Holes in caulking can also allow insects to get in and nest around your frame.

Caulking is a relatively simple job with a big payoff. It protects your home against water and moisture intrusion, preventing things like mould and rot. It also helps stop drafts and heat loss, saving you money every month. It can also keep dangerous fumes like carbon monoxide from seeping into the house.

Recommendation

Contact a qualified professional.


garage door

3.6.2 Exterior Doors

Recommendation

DETERIORATED

Exterior doors showed signs of deterioration, rot, and finish failure. Recommended to replace.

Recommendation

Contact a qualified professional.

3.6.3 Exterior Doors

Recommendation

DOOR - DAMAGED

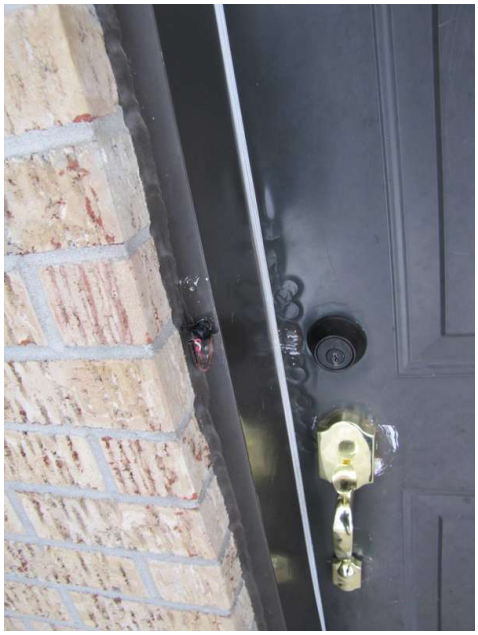
Visible damage to the door. possibly due to a break-in the frame is cracked.

Also there is a gaps around the frame allowing cold air infiltration.

Door replacement is recommended

Recommendation

Contact a qualified professional.

3.6.4 Exterior Doors

Recommendation

WEATHERSTRIPPING - DAMAGED

Garage door

Weatherstripping reduces drafts and blocks energy loss through windows and doors. The right weatherstripping, when installed correctly, can pay off significantly in energy savings.

When it comes to a homes energy loss caused by air leaks through windows, doors, and walls (called infiltration), old windows and leaky doors are serious offenders. If you can hear windows rattle on a windy day, feel drafts blowing, or see light between the moving parts of a window or exterior door, you can bet that expensively-heated or cooled air is departing your home. In exchange, you're getting uncomfortable drafts in the winter and heat gain in the summer.

Even new windows and doors with integral weatherstripping may require improvement. Low-grade materials, poorly installed windows or doors, or damaged weatherstripping may seal poorly. Again, the result is energy loss and drafts.

Recommendation

Contact a qualified professional.



3.7.1 Decks, Balconies, Porches & Steps

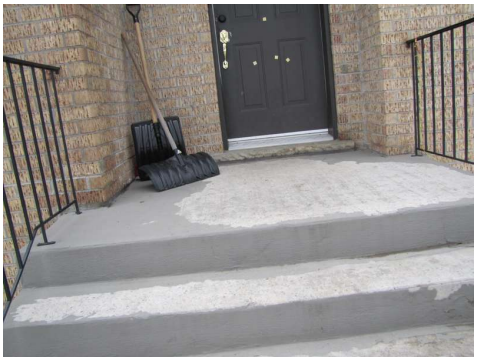
Recommendation

CONCRETE STEPS - DETERIORATED

Concrete steps showed signs of deterioration and water infiltration through the cement. It is not recommended to paint the concrete surface as it requires "breathing" repairs and application of masonry sealer or stain is recommended

Recommendation

Contact a qualified professional.




3.7.2 Decks, Balconies, Porches & Steps

Safety Hazard

RAILING - LOOSE

Railing not attached properly to the wall.

Recommendation

Contact a qualified professional.


Front


Front


Back balcony the railing was loose

3.7.3 Decks, Balconies, Porches & Steps

Safety Hazard

RAILING - MISSING

The steps should extend to touch the wall or the railing should be installed on the wall side.

The code doesn't refer to the exterior in steps, but states from finished floor or platform to finished grade in excess of 30" requires a guard rail. It's with interior they mention any stairway with more than 3 risers (2 steps) will require a handrail.

Recommendation

Contact a qualified general contractor.


Back wooden balcony

3.7.4 Decks, Balconies, Porches & Steps

Recommendation

STAIRS - UNEVEN STEPS

Riser height. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm)

Recommendation

Contact a qualified professional.

First step is much shorter than the others

3.8.1 Walkways, Patios & Driveways

Recommendation

WALKWAY - DRAINING TOWARDS THE HOUSE

Improper grading of the walkway may add to the water infiltration issues through the foundations.

Recommendation

Contact a qualified professional.

3.9.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

4: ROOF

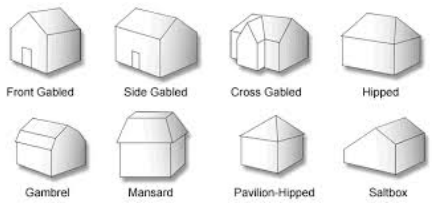
		IN	NI	NP	D
4.1	Coverings	X			X
4.2	Gutters and Roof Drain	X			X
4.3	Flashings & Soffits	X			X
4.4	Skylights, Chimneys & Other Roof Penetrations	X			X
4.5	Ice Damming	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Ground

Roof Type/Style
Gable



Gutters and Roof Drain : Gutter Material
Aluminum

All you need to know about different types of gutters!

Flashings & Soffits: Flashing Types

Everything you need to know about flashings.

Coverings: Material

Asphalt

1. Solar tiles

Advanced solar collectors integrate seamlessly into existing shingles, generating up to 1 kilowatt of energy per 100 square feet. Theyre particularly good for sunny roofs in homeowners associations that forbid typical solar panels. While they may help offset energy costs with solar power, they also cost more than traditional solar options.

2. Asphalt shingles

Asphalt shingles are the most common roofing materials in America because theyre effective in all environmental conditions. Quality varies widely, so ask whether they pass the ASTM D3161, Class F (110 mph) or ASTM D7158, Class H (150 mph) wind tests and the AC438 durability test. Upfront costs are low, but you should expect to replace the shingles after about 20 years. If you live in a hail prone area, consider impact resistant shingles which have a UL 2218 Class 4 rating. Impact resistant shingles may qualify for a discount on your homeowners premium.

3. Metal roofing

Metal roofing comes in vertical panels or shingles resembling slate, tile and shake and lasts about 60 years. Metal excels at sloughing off heavy snow and rain, wont burn and resists high winds. It is lightweight and can be installed over existing roofs. However, metal can be noisy during rainstorms, and may dent from hail. Average costs range between $5 and $12 per square foot, depending on type and style of metal which is more than asphalt but less than concrete tiles. Corrosion also varies by material.

4. Stone-coated steel

Interlocking panels mimic slate, clay or shingles and resist damage caused by heavy rains (up to 8.8 inches per hour), winds of 120 miles per hour, uplifting, hail and freeze-thaw cycles. Consequently, theyre an economical, effective choice for wet, windy regions or areas prone to wildfires. Some stone-coated steel roofs are warranted for the lifetime of the house.

5. Slate

Slate roofing lasts more than 100 years. It wont burn, is waterproof and resists mold and fungus. Slate is effective in wet climates but is expensive, heavy and may be easily broken when stepped on. Keep this in mind if you live in an area that experiences hail.

6. Rubber slate

Rubber slate looks natural and can be cut with a knife to fit intricate roofs like those found on Victorian homes. Rubber slate roofs can last 100 years but can be damaged by satellite dishes and walking so may also be susceptible to damage by hail, similar to slate. Roofing professionals that are trained to install rubber slate may be hard to find.

7. Clay and concrete tiles

Clay and concrete roof tiles can withstand damage from tornadoes, hurricanes or winds up to 125 miles per hour and even earthquakes, according to "A Summary of Experimental Studies on Seismic Performance of Concrete and Clay Roofing Tiles" by the University of Southern California for the Tile Roofing Institute. They are good in warm, dry climates. They may require extra support to bear their weight, and they are likely to break when walked on.

8. Green roofs

Green roofs are covered with plants and can improve air quality, reduce water runoff and insulate homes to reduce urban heat islands. However, they need extra structural support, a vapor barrier, thermal insulation, waterproofing, drainage, water filtration, soil, compost and plants. Their estimated lifespan is 40 years.

9. Built-up roofing

This heavy roofing consists of layers of asphalt, tar or adhesive topped with an aggregate and is only for flat roofs. Tar and gravel roofs, also for flat roofs, are best for roof-top decks with heavy foot traffic. These roofs may become sticky in summer, and it is harder to shovel snow off of these roofs when compared to smooth surfaces. They can last 20 to 25 years.

Flashings & Soffits: Material

Aluminum

Flashing can be made of several different types of materials, from plastic and rubberized asphalt to a variety of metals. It can be exposed or concealed. Metal flashing is typically exposed but can be installed under the shingles or outer covering.

Flashing can come as roll roofing or as a membrane; each has its own best use. Membranes are one piece and can simplify installation around roof projections.

Metals typically used for flashing include:

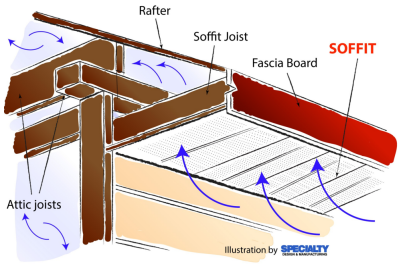
- Copper
- Lead
- Lead-coated copper
- Galvalume
- Malleable metals such as aluminum, zinc, and stainless steel

Plastic and other softer materials can be used but must be able to withstand direct sunlight and weathering. Plumbing vents and air ducts often come wrapped in stainless steel or other flashing material.

Flashings & Soffits: Type of soffits

Perforated

In popular use, soffit most often refers to the material forming a ceiling from the top of an exterior house wall to the outer edge of the roof, i.e., bridging the gap between a home's siding and the roofline, otherwise known as the eaves.



Skylights, Chimneys & Other Roof Penetrations: Skylight

N/A

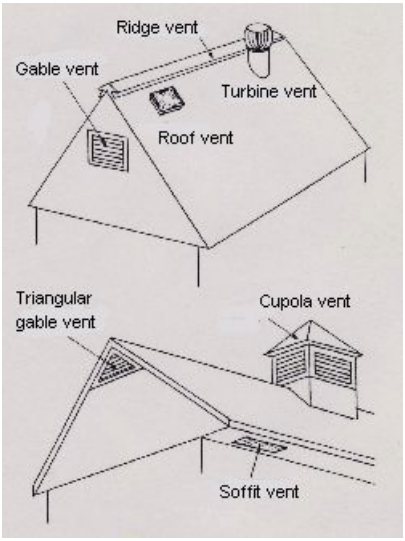
1. Fixed skylight
2. Ventilated skylight
3. Tubular skylight
4. Custom skylight
5. Pyramid skylight
6. Dome acrylic skylight
7. Barrel vault skylight

Additional Information!

Skylights, Chimneys & Other Roof Penetrations: Roof Vents

Maximum

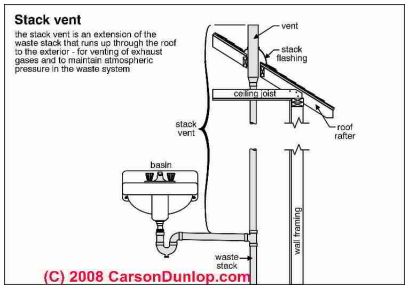
Roof vents. ... Intake Vents: Air intake vents are used to allow outside air to enter into attics and ventilation spaces. Intake vents should be located along a roof assembly's lowest eave at or near soffits or eaves. Intake vents are best used with exhaust vents that are located at or near a roof assembly's peak.



Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent

Present

It is a vertical pipe attached to a drain line and runs through the roof of your home. The vent stack is the pipe leading to the main roof vent. It channels the exhaust gases to the vent and helps maintain proper atmospheric pressure in the waste system.



Deficiencies

4.1.1 Coverings

DAMAGED (GENERAL)

Recommendation

Roof coverings showed moderate damage.

Any of the below signs will require roof replacement:

- Shingles that are curled, cracked, or absent. ...
- Shingles that are dark, dirty, or even wet. ...
- Lots of shingle granules in gutters. ...
- Wear and tear around roof objects and openings. ...
- Blistering or peeling exterior paint. ...
- Staining on interior ceilings or walls. ...
- Leaks in the attic after a rainstorm. ...
- A roof deck that is sagging.

Recommend a qualified roofing professional evaluate and repair.

Signs your roof needs replacement!

Shingles damaged due to gutter downspout. recommended to relocate the downspout to the other side

4.1.2 Coverings

SNOW COVERED

Recommendation

The roof was snow covered and we were not able to see the complete condition of the roof.

Our suggestion is to withhold an amount at the notary before signing, till the climatic condition allow a proper roof condition verification.

Recommendation

Contact a qualified professional.

4.1.3 Coverings

Recommendation

SHINGLES - MISSING

Observed areas that appeared to be missing sufficient coverings.

When roof shingles go missing, they open up the only weather shielding your house has to severe weather, heat, cold, and moisture. If those missing roof shingles aren't fixed quickly, your roof and home can sustain permanent damage.

Recommended to contact a qualified roofing contractor evaluate & repair.

4.1.4 Coverings

Maintenance Item

TREES TOUCHING THE ROOF

Should tree branches hang over your roof?

Limbs hanging over a home are a threat to the rooftop and the entire property.

Heres why.

1. As branches scrape against roof shingles on windy days, they can strip off layers of asphalt.
2. Their leaves fall directly onto your roof or into the gutter, which can lead to mold, deterioration or leaks.
3. Even worse, if the tree is damaged or diseased, a storm can cause limbs to fall onto your home.

Recommendation

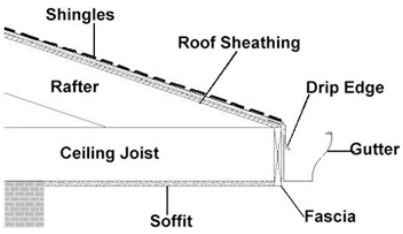
Contact a qualified professional.

4.2.1 Gutters and Roof Drain

Recommendation

GUTTER LEAKAGE

Visible staining on the gutters indicates that the gutters are leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.










4.2.2 Gutters and Roof Drain

Recommendation

GUTTER DOWNSPOUT - CAUSING DAMAGE

Due to improper installation the gutter downspout is causing damage to the brick wall, efflorescence is visible on the brick wall directly behind the gutter elbow.

Recommendation

Contact a qualified professional.


4.2.3 Gutters and Roof Drain

Recommendation

GUTTER DOWNSPOUT - DRAIN NEAR HOUSE

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Driveway will become icy and slippery which could pose a slip hazard.

Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.

Redirect the downspout, possibly under the surface to the street

Right front

Right front

Right back

Front left

4.3.1 Flashings & Soffits

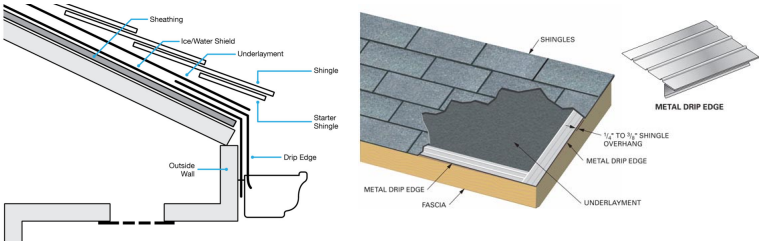
Maintenance Item

DRIP EDGE FLASHING - MISSING

When it comes to roofing, the importance of drip edges is often overlooked by homeowners. Though drip edges are a common feature on homes located in certain areas, they are not as common in areas that do not experience frequent or severe storms. In addition, drip-edges are sometimes excluded from a project in order to save money. While lacking a drip edge on your roof may save you money in the short-term, it can cause costly damage that will be expensive to fix. As a homeowner, it is important to fully understand how and why a drip edge is used.

Drip edges not only act to preserve the appearance of your roof, but they help shield your property from potential damages:

- Deters insects and other small pests from accessing the space between the fascia board and a deck at the bottom of the roof, which could otherwise give pests the opportunity to enter a home or attic.
- Protects the shingles from potential water damage, which otherwise may cause the roof, deck, and fascia board to erode over time.
- Pushes water away from the fascia and reduces the risk of it eroding over time.
- Helps the gutters to move water away from the house and its base.
- Shields exposed regions from insect and pest infestation.
- Safeguards the edge of a deck from water during rainstorms.
- Guards the underlying roofline against damage in the winter months such as ice and snow damage, which could result in rotting.
- Safeguards the roof from strong gusts of wind and wind-blown rain.
- Shields the fundamental wood and promotes the performance of water-shedding.
- Shields against the occurrence of shifts between a deck and the fascia boards.
- Lengthens the life and the effectiveness of the roofing materials and the roof overall.



Recommendation

Contact a qualified professional.

4.5.1 Ice Damming

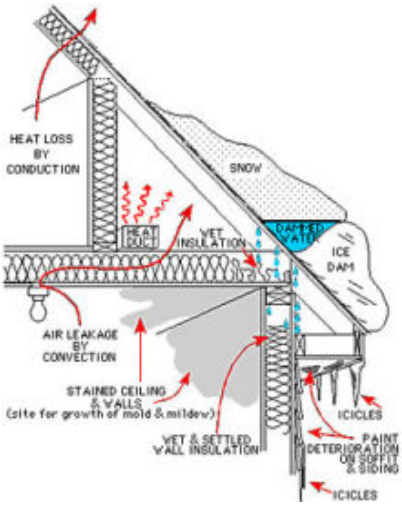
ICE DAMMING

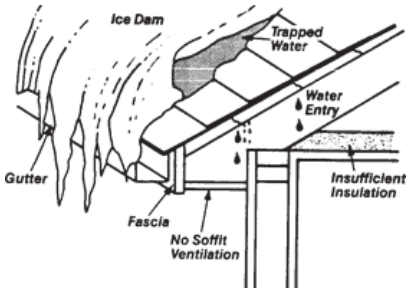
Safety Hazard

An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation, and other areas.

Recommendation

Contact a qualified insulation contractor.


HEAT LOSS BY CONDUCTION
SNOW
HEAT DUCT
WET INSULATION
ICE DAM
AIR LEAKAGE BY CONVECTION
STAINED CEILING & WALLS (site for growth of mold & mildew)
WET & SETTLED WALL INSULATION
ICICLES
PAINT DETERIORATION ON SOFFIT & SIDING
ICICLES


Ice Dam
Trapped Water
Water Entry
Gutter
Insufficient Insulation
Fascia
No Soffit Ventilation

5: INTERIOR, WINDOWS, DOORS & ROOMS

		IN	NI	NP	D
5.1	Steps, Stairways & Railings	X			X
5.2	Floors	X			X
5.3	Doors Interior View	X			X
5.4	Walls Interior	X			X
5.5	Ceilings Interior	X			X
5.6	Kitchen	X			X
5.7	Bathrooms	X			X
5.8	Powder Room			X	
5.9	Laundry Room	X			X
5.10	Windows - Interior View	X			X
5.11	Utility Room	X			
5.12	InfraRed Scan	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Doors Interior View: Front Door
Metal

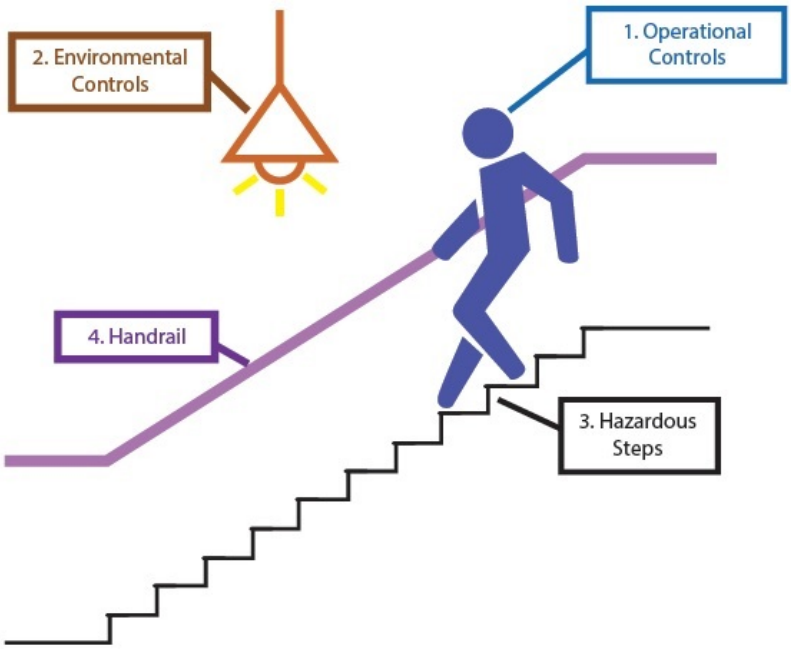
Doors Interior View: Interior Doors
MDF

Laundry Room: Laundry Room

Steps, Stairways & Railings: Main Stairs

Carpet

The Safer Work Stairs and Steps Information Sheet provides practical advice on four interdependent elements of safer stairs and steps - no one element should be considered in isolation.



- Every working day one person is hurt in a slip, trip or fall on work stairs or steps
- Descending is associated with many accidents
- Slips are more common (than trips or falls)

1. Operational Controls

Operational Controls are the rules and policies around the use of stairs and steps

- See the Safer Work Stairs and Steps Information Sheet for advice

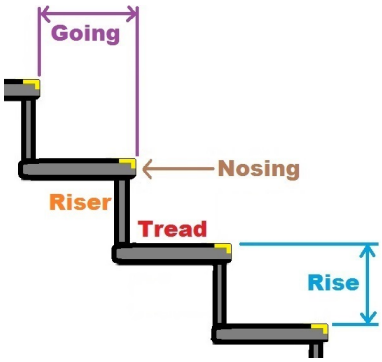
In 2014, 71% of relevant HSA workplace visits found no activities restricted on stai rs, steps

- Users should remove/replace spectacles if required

2. Environmental Controls

Environmental Controls refer to the visual cues around stairs and steps

- See the Safer Work Stairs and Steps Information Sheet for advice

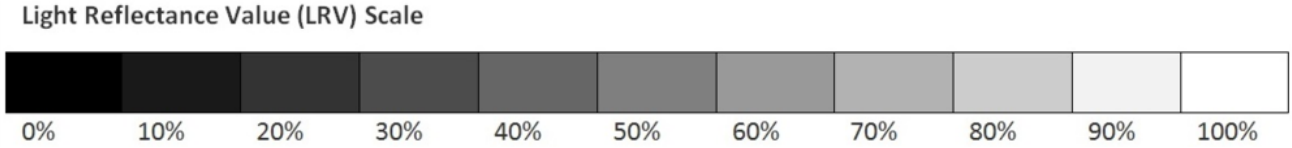


- Provide lighting of at least 100 lux at the tread
- Consider photoluminescent step edges/ nosings and handrails for emergency stairs/ step(s)
- Consider a different-coloured step edge/ nosing at the top and bottom steps for last step confirmation

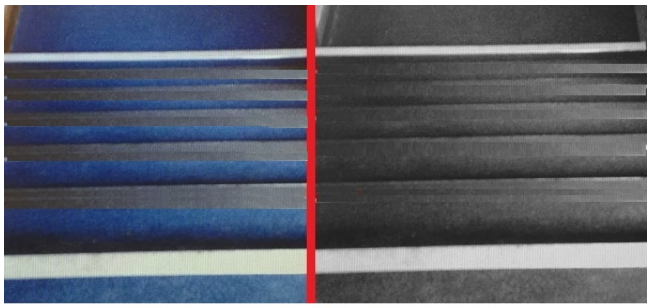
Visual Contrast and Visual Contrast Checks

Contrasting step edges/nosings and handrails are about lightness or darkness, not colour. Colours that look different may have little visual contrast.

- Check the Light Reflectance Value (LRV) of adjoining surfaces with information from the manufacturer/ supplier. Ensure an LRV difference of at least 30 between adjoining surfaces for visual contrast



- A black and white image can provide a useful indication of the visual contrast



Stair nosings from above in colour and black & white

In 2014, 31% of relevant HSA workplace visits found stairs did not have clearly visibl e contrasting nosings

3. Hazardous Steps

There are 4 types of hazardous steps Slippery, Surprise, Short and Irregular.

- See the Safer Work Stairs and Steps Information Sheet for advice

a) Slippery Step

A slippery step does not have enough grip, especially at the step edge/nosing.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- On level surfaces, people generally slip on wet surfaces or wet shoes
- On stairs or steps, people could slip if there in inadequate support for the ball of the foot - see Short Steps

b) Surprise Step

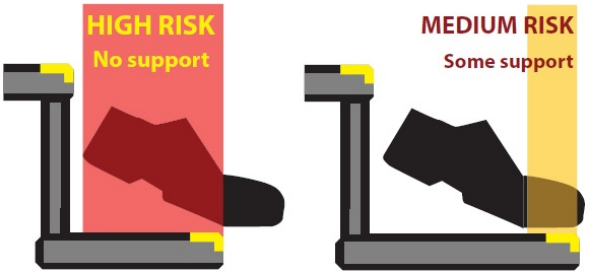
A surprise step is not clearly visible or expected. It could be at the bottom of a flight or a single unexpected step.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- Marking more than one step with warning stripes could be visually confusing and ineffective

c) Short Step

A short step does not provide adequate support for the ball of the foot for safe forward-facing descent.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced



- The average male shoe is 290mm long
-
  - On 250mm goings, a large overstep occurs every 10 days
  - On 300mm goings, a large overstep occurs every 73 years
- Building Control Authorities, not the Health and Safety Authority, enforce Building Regulations (including going lengths)

d) Irregular Step

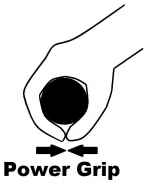
An irregular step is longer or shorter than the other steps in a flight.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- On 250mm goings, a large overstep occurs every 10 days
  - With one 250mm going reduced by 15mm (less than a one cent coin), a large overstep occurs every 2 days
- On 300mm goings, a large overstep occurs every 73 years
  - With one 300mm going reduced by 15mm (less than a one cent coin), a large overstep occurs every 3 years
- Marking more than one step with warning stripes could be visually confusing and ineffective

In 2016, 96% of relevant HSA construction workplace visits found the main site contact had not heard of the Crouch-and-Sight test

4. Handrails

- See the Safer Work Stairs and Steps Information Sheet for advice



- Consider a handrail on the right-hand-side for descent
  - Descending is associated with many accidents
  - Most people are right-handed

When Considering Changes

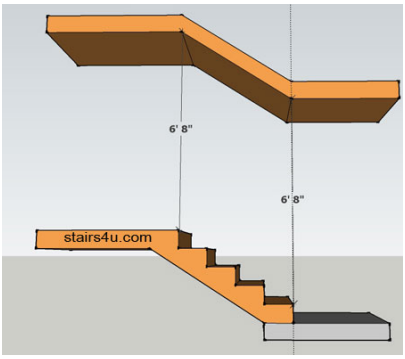
When considering changes, it may be helpful to edit an image to illustrate proposed changes beforehand


Irregular
step

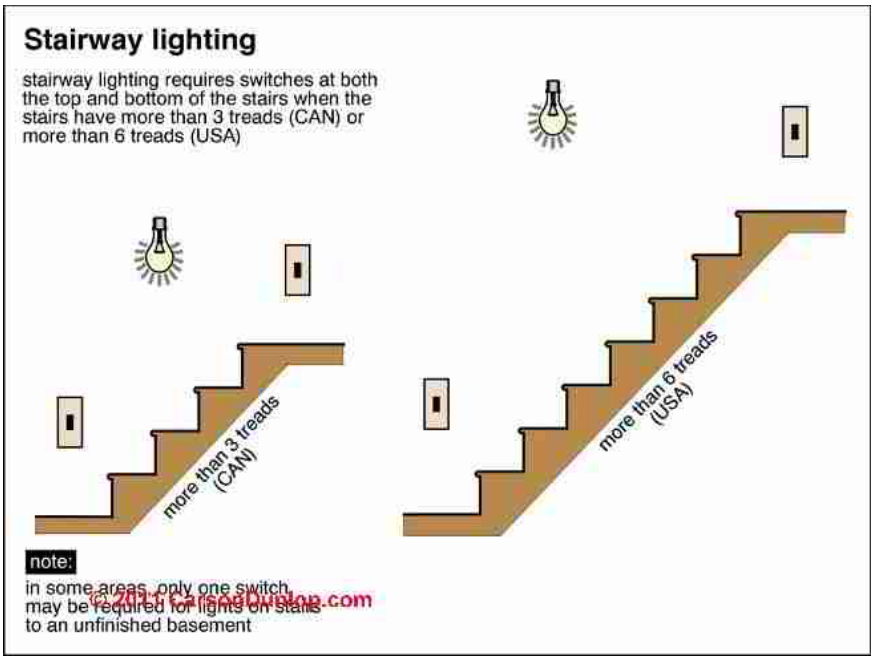
Steps, Stairways & Railings: Basement Stairs

Wood

Headroom. Stairway headroom should be greater than or equal to six feet eight inches between the stair tread upper surface measured at the tread outer edge, and the ceiling above.



Landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs. ... A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

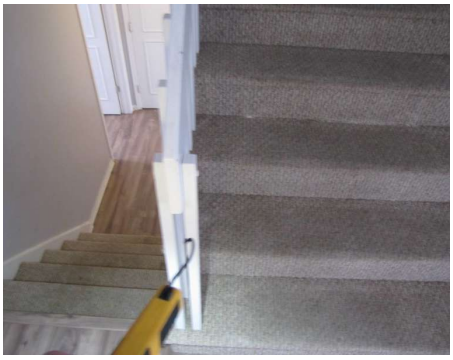


Steps, Stairways & Railings: Stairs Second Floor

Carpet

Staircase with 14 risers.

All staircases have one more riser than they do treads. This means you will have 13 treads for a total length of 130 inches or 10 feet10 inches. You must also figure in a minimum three-foot landing or clear floor area at the bottom of the steps.



Floors: Floor Coverings

Floating Floor

Common Flooring Types Currently Used:

- Ceramic or Porcelain Tile.
- Hardwood and Bamboo.
- Laminate.
- Carpet.
- Vinyl and Linoleum.

Walls Interior: Wall Material

Drywall

WALL FINISHES INTERIOR

- BRICK INTERIOR WALLS
- CERAMIC TILE WALLS
- CONCRETE WALL FINISHES
- DRYWALL
- PANELING, WOOD, OTHER
- PLASTER WALLS
- STUCCO WALL COATINGS

WALL FINISH PROBLEMS

- CHINESE DRYWALL
- CRACKS in WALLS
- LOOSE PLASTER
- MOLD on WALLS
- NAIL POPS in DRYWALL
- STAINS on WALLS

Ceilings Interior: Ceiling Material

Gypsum Board, Plaster

There are many variations on the different types of materials that are appropriate for a ceiling, but some materials are more common or popular than others.

- Wood. Wooden boards are commonly used for the general structure of a home, and are thus typically a component of the ceiling. ...
- Plaster and Plasterboard. ...
- Metal. ...
- Tiles.
- Suspended type panels
- Wallpaper

Kitchen : Cabinetry

Wood, Melamine

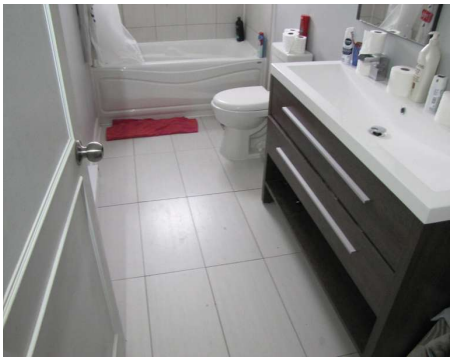

Kitchen : Countertop Material

Melamine

Counter top materials.


Bathrooms: Bathroom

Bathroom - a room containing a bath or shower and typically also a washbasin and a toilet.



Powder Room: Powder Room

A powder room may refer to: A toilet room in a private dwelling, especially one primarily for the use of guests; A public toilet or restroom.

InfraRed Scan: Infrared Scan

The problem faced by most property owners is that moisture behind walls, over ceilings, and under floors is often impossible to detect until the problem is excessive and visible to the naked eye. Since the investigation and removal of infestations of not yet visible, mold in structures is often difficult, technology is now being used to do what once was impossible.

Thermography is a technique for recording the temperature of objects and materials using infrared rays. Infrared cameras record the temperature at various points on the surfaces inspected. It displays these measurements in a colour image called a thermogram. Based on that we can see; cold air infiltration, lack of insulation, or water infiltration. Our findings are verified with moisture meter.

Deficiencies

5.1.1 Steps, Stairways & Railings

Safety Hazard

HANDRAIL - MISSING

Handrails

A handrail must be easy to locate, provide continuous support, and have a shape that makes it easy to hold on to. It must be at least 50 mm (2 in.) from any continuous surface, and must not encroach by more than 100 mm (4 in.) on the required width of the stairwell. The ends of the handrail, moreover, must not be in any way dangerous to people with limited vision, or to childrens heads, or to anyone wearing loose clothing or carrying cumbersome items up or down the stairs.

- When is a handrail required?

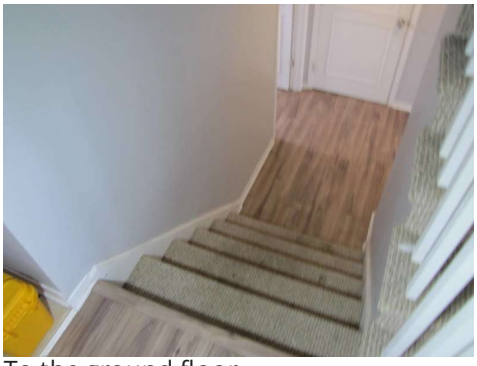
A handrail is mandatory in any interior stairway that has more than two risers and serves a single dwelling unit.
Outside, a handrail is required on a stairway that has more than three risers and serves a single dwelling unit.

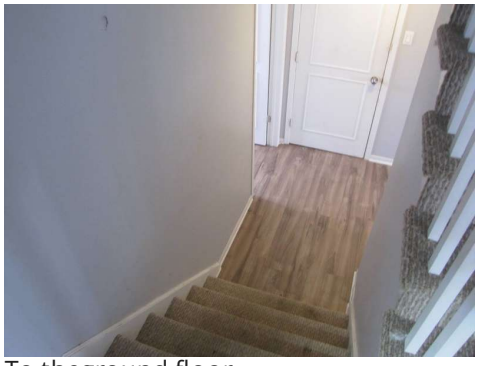
- How high does it need to be?

A recent amendment to the NBC sets handrail height at between 865 mm (34 in.) and 965 mm (38 in.). If a handrail is needed to make a stair landing safe, it must be at least 1,070 mm (42 in.) high.

- Are two handrails needed, or is one enough?

A single handrail is enough if the stairway is less than 1,100 mm (43 in.) wide. Any stairway wider than that requires a handrail on each side (exception: inside a dwelling, the 2010 NBC allows for a handrail on one side only). And in the case of a exterior staircase that is curved, regardless of its width, there must be handrails on both sides.


To the ground floor


To theground floor


Basement

5.3.1 Doors Interior View

Recommendation

DOOR - DAMAGED

Front door is damaged and will require replacement

Recommendation

Contact a qualified professional.


front door


front door


closet door

5.3.2 Doors Interior View

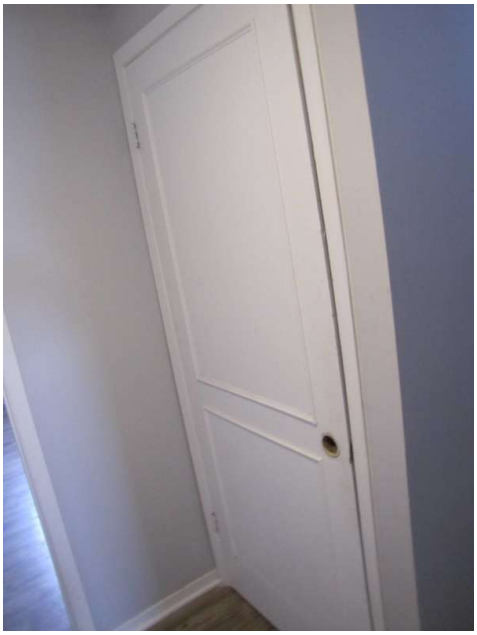
Recommendation

DOOR KNOB - MISSING

Knob was missing on the basement door, new knob is required.

Recommendation

Contact a qualified professional.



5.4.1 Walls Interior

DAMAGE

Recommendation

Considerable wall and ceiling finishing damage, visible in few areas.

Repairs will be required

Recommendation

Contact a qualified professional.


Kitchen


Kitchen


Stairs

5.4.2 Walls Interior

NAIL POPS

Recommendation

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

5.5.1 Ceilings Interior

MINOR DAMAGE/CRACKING

Recommendation

Most homes have them: small cracks in the ceiling that seem to appear out of nowhere. Although they can occur for many reasons, are the ones in your home simply cosmetic or cause for concern?

Determine the seriousness of ceiling cracks by their size.

- In many homes, spiderweb cracks are common mainly due to age, and are of cosmetic concern only: they may occur and appear on the walls, in joints, and on the floor.
- On the other hand, large cracks that measure more than 1/16th of an inch wide should raise concerns about a structural defect.


Living room

5.5.2 Ceilings Interior

Recommendation

NAIL POPS

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.


5.5.3 Ceilings Interior

Recommendation

SEVERE DAMAGE

Severe ceiling damage observed. Recommend a qualified drywall contractor evaluate and advise.


Kitchen

Kitchen

bathroom

5.6.1 Kitchen

Recommendation

FLOOR - DAMAGE

Visible floor water damage in the kitchen, replacement is recommended.

Recommendation

Contact a qualified professional.

Under the fridge area

5.6.2 Kitchen

Recommendation

COUNTER - CRACKED SILICONE

It is recommended to re-apply silicone along the back edge of the counter to prevent any water infiltration.

Recommendation

Contact a qualified professional.

5.6.3 Kitchen

Recommendation

EXHAUST FAN - NOT EFFICIENT

Exhaust fan was not functioning properly. Verifying the ducts or replacement for more efficient unit is recommended.

Recommendation

Contact a qualified professional.

5.6.4 Kitchen

Recommendation

FAUCET - LOOSE

Faucet was moving, recommended to have it repaired by a plumber.

Recommendation

Contact a qualified professional.

5.7.1 Bathrooms

Recommendation

EXHAUST FAN - MISSING COVER

Recommendation
Contact a qualified professional.

5.7.2 Bathrooms
DAMAGED CEILINGS

Recommendation

Ceiling damage can present itself in a few different ways:

Ceiling stains: If youre ceilings are painted a nice bright white, any discoloration is sure to attract the eye. Ceiling stains come in different colors and shapes, but when they appear, theres no denying somethings not right.

Ceiling cracks: Looking just as it sounds, cracks can form in the ceiling. Some may form in a spiderweb pattern while others may long straight lines.

Bowed ceilings: For the most part, ceilings should be level and straight. If your ceiling is sagging or beginning to take dip, youve likely got bigger issues.

Peeling paint: Unless your ceiling hasnt been painted in decades, if your ceiling paint job is flaking, cracking, or peeling, it could be a sign of trouble.

Recommendation
Contact a qualified professional.

5.7.3 Bathrooms
DOOR - SHIFTED

Recommendation

Door catching on the frame, due to structure shifting.

Recommendation
Contact a qualified professional.


Bathroom

5.7.4 Bathrooms
EXHAUST FAN - NOT WORKING

Recommendation

Exhaust fan in the bathroom was not working properly at the time of the inspection. Unit is functioning with the air exchanger, we heard the whistling noise when turned on (at the unit) but no suction at the ceiling vent. Further verification is required.

Recommendation
Contact a qualified professional.

5.7.5 Bathrooms

Recommendation

FAUCET (TUB)

Missing tub faucet, will allow water infiltration.

Recommendation

Contact a qualified professional.

5.7.6 Bathrooms

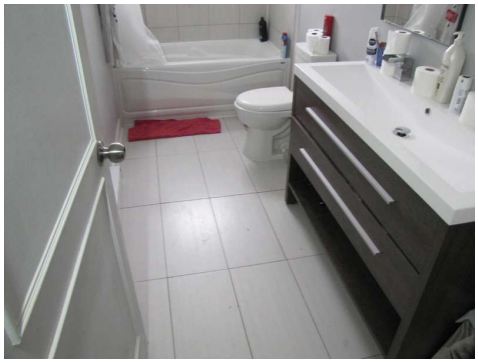
Recommendation

VANITY - DAMAGE

Vanity cabinet had a visible damage to the drawer that did not function properly.

Recommendation

Contact a qualified professional.



5.9.1 Laundry Room

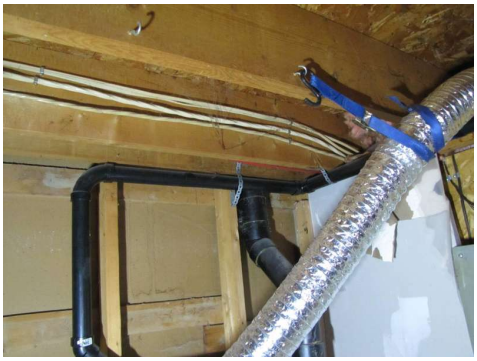
Recommendation

DRYER DUCTING - NOT PROPER

It is required that the dryer ducting inside the wall is made of rigid metal, flexible pipe is allowed only from the dryer to the wall.

Recommendation

Contact a qualified professional.




5.9.2 Laundry Room

Recommendation

WALLS -WATER DAMAGE

Visible water damage on the ceiling and the walls in the laundry room, hall and the bedroom, source of the leak should be determined and the wall fixed.

As per sellers declaration the faucet from the bathroom upstairs was leaking

Recommendation

Contact a qualified professional.







5.10.1 Windows - Interior View

Recommendation

WINDOW - CRACKED GLASS

Bathroom window had broken glass pane.

Recommendation

Contact a qualified professional.


5.10.2 Windows - Interior View

Recommendation

WINDOWS - DETERIORATED

Deterioration:

process of becoming impaired or inferior in quality, functioning, or condition.

Water can also infiltrate through, and around, deteriorated windows

Recommendation

Contact a qualified professional.


Basement

Basement

Basement

5.12.1 InfraRed Scan

Recommendation

COLD AIR INFILTRATION

Infrared scan showed few areas of cold air infiltration and possible elevated humidity. This is most likely due to poor insulation, breach in the vapor barrier or possible leak. We verified the area with humidity meter to ensure that there is no active leak,

Recommendation

Contact a qualified professional.


Main floor


Main floor


Main floor


Top floor bedroom


Top floor bedroom

5.12.2 InfraRed Scan

Recommendation

LACK OF VAPOUR BARRIER

Due to lack of vapour barrier there is cold air infiltration through the plugs and switches.

The Problem With Vapor Barriers. The original reason for using vapor barriers was a good one: to prevent wall and ceiling assemblies from getting wet. ... This can lead to significant moisture problems and mold; problems occur when walls get wet during construction or more often throughout the home's life.

Recommendation

Contact a qualified professional.


Kitchen


Kitchen


Kitchen


Kitchen


Bedroom ground level

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

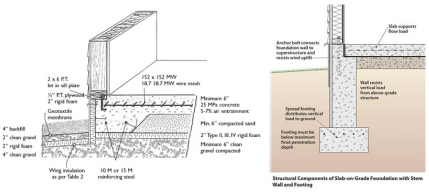
		IN	NI	NP	D
6.1	Foundation	X			X
6.2	Basements & Crawlspaces	X			
6.3	Ground Finish In The Basement	X			X
6.4	Wall Structure Interior Basement	X			X
6.5	Structure - Visible from Inside	X			X
6.6	Stair Structure	X			

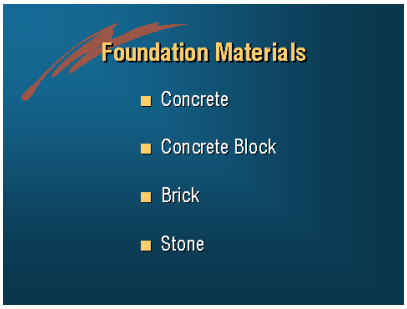
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

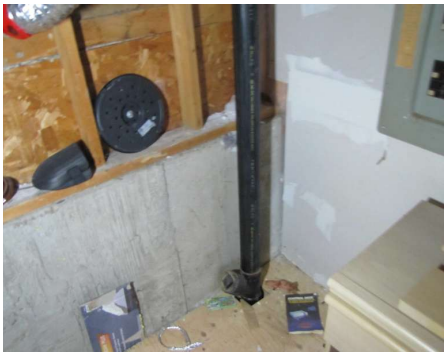
Information

Foundation: Material

Concrete







Basements & Crawlspaces: Foundations (inside view)

Covered, Not Visible, Insulated

Foundation walls visible from the basement or the crawl space.

Foundation: Foundations

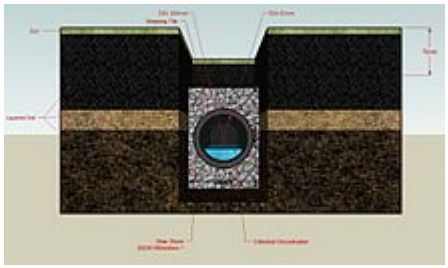
Standard Foudation

Foundation failure is a significant (and costly) problem in its own right. But left unaddressed, even relatively minor foundation damage can lead to much bigger (and more expensive) repairs down the road.

The best defense against escalating expenses is to scan for potential signs of foundation damage and address these issues as soon as they appear. Many of these signs often manifest in other parts of the home, usually several levels above the underlying foundation.

Foundation: French Drain

From Wikipedia, the free encyclopedia



A diagram of a traditional French drain

A French drain[1] or weeping tile (also trench drain, filter drain, blind drain,[1] rubble drain,[1] rock drain,[1]drain tile, perimeter drain, land drain, French ditch, sub-surface drain, sub-soil drain or agricultural drain) is a trench filled with gravel or rock or containing a perforated pipe that redirects surface water and ground water away from an area. A French drain can have perforated hollow pipes along the bottom (see images) to quickly vent water that seeps down through the upper gravel or rock.

French drains are primarily used to prevent ground and surface water from penetrating or damaging building foundations and as an alternative to open ditches or storm sewers for streets and highways. Alternatively, French drains may be used to distribute water, such as a septic drain field at the outlet of a typical septic tank sewage treatment system. French drains are also used behind retaining walls to **relieve ground water pressure**.

The vast majority of homes built these days include foundation drains, but many of those built before the 1950s lack them, as the practice was not widespread.

Basements & Crawlspaces: Crawl Space

N/A

Crawlspace, (in a building) an area accessible by crawling, having a clearance less than human height, for access to plumbing or wiring, storage, etc.

Basements & Crawlspaces: Basement

Full height

A **basement** or cellar is one or more floors of a building that are either completely or partially below the ground floor.[1] They are generally used as a utility space for a building where such items as the boiler, water heater, breaker panel or fuse box, car park, and air-conditioning system are located; so also are amenities such as the electrical distribution system, and cable television distribution point. However, in cities with high property prices, basements are often fitted out to a high standard and used as living space

Ground Finish In The Basement: Material

Concrete

Moisture and Humidity are possible in the basement.

Because the floor of your basement is below grade and the lowest surface within your house, it requires special considerations before flooring can be installed. Here are some options for the flooring materials:

- Carpeting. ...
- Vinyl. ...
- Ceramic Tile. ...
- Engineered Wood. ...
- Laminate Flooring.

Ground Finish In The Basement: Sub-floor

Plywood

Subfloor

- Subfloor is the thick flat surface on which all other layers rest.
- Subfloor is the bottom-most layer and it rests on the joists.
- If you have a concrete slab floor, the slab may be considered the subfloor.

Typically made of plywood or OSB and ranging in thickness from 19/32" to 1 1/8" thick, subfloor is truly structural, second only to joists in this respect.

Subfloor holds up all of the above layers of flooring, as well as everything in your house--people, dogs, cats, pianos, furniture. All houses have subfloors.

Wall Structure Interior Basement: Interior Walls

Drywall, Batting Insulation

Information:

Interiors Wall Finishes:

- BRICK INTERIOR WALLS.
- CERAMIC TILE WALLS.
- CONCRETE WALL FINISHES.
- DRYWALL.
- PANELING, WOOD, OTHER.
- PLASTER WALLS.
- STUCCO WALL COATINGS.

Structure - Visible from Inside: Ceiling

Unfinished


Stair Structure: Stairs

A stair flight is a run of stairs or steps between landings. A staircase or stairway is one or more flights of stairs leading from one floor to another, and includes landings, newel posts, handrails, balustrades and additional parts.

Deficiencies

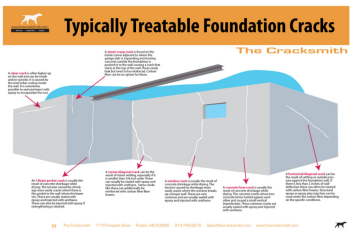
6.1.1 Foundation

FOUNDATION CRACKS - MINOR

Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.



6.4.1 Wall Structure Interior Basement

RIM JOIST INSULATION - LACK OF VAPOR BARRIER

Recommendation

Vapor barrier should be installed over the insulation to avoid air infiltration.

Recommendation

Contact a qualified professional.

6.5.1 Structure - Visible from Inside

STEEL BEAM - LACK OF INSULATION

Recommendation

Steel beam should be insulated with urethane minimum 3 feet from the exterior wall, to avoid condensation.

Recommendation

Contact a qualified professional.

7: HEATING

		IN	NI	NP	D
7.1	Equipment	X			
7.2	Normal Operating Controls	X			X
7.3	Distribution Systems			X	
7.4	Heat/Air Exchanger			X	
7.5	Gas Tank			X	
7.6	Heated Floors			X	
7.7	Natural Gas			X	
7.8	Oil Tank			X	
7.9	Presence of Installed Heat Source in Each Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Humidifier

N/A

Do You Really Need That Whole-House Humidifier?

Equipment: Brand

Unknown

Many consumers may not realize that popular makes of heating and cooling equipment are owned by the same parent company.

Note that although two brands may be owned by the same parent company, this does not necessarily mean that the heating & air conditioning systems are the same. Some parts may be shared between them, and the units may even look similar, but certain core components may be different, the manufacturing process may be different, and warranties or other features may not be the same.

Equipment: Energy Source

Electric

Here are the main choices, from most efficient home heating system, to least efficient:

1. Solar heating.
2. Geothermal heating.
3. Wood heating.
4. Heat pump (non-geothermal)
5. Natural gas heating.
6. Oil heating.
7. Electric heating.

Equipment: Heat Type

Electric Baseboard

Types Heating System Fuels: oil, gas, electricity, solar, etc. Electric heating systems may use electric baseboards along walls of rooms or an electric furnace to heat forced warm air, or an electric boiler to circulate hot water through baseboards or radiators.

Equipment: Air (Heat) Exchanger

N/A

An HRV or ERV has two fans, one to exhaust stale air from the house, one to supply fresh air into the house, and a heat exchanger to transfer heat or energy from one airstream into the other. ... This heat/energy transfer means that your home heating system uses less when compared to any other form of ventilation.

Normal Operating Controls: Thermostat

Electronic

Thermostat: a device that automatically regulates temperature, or that activates a device when the temperature reaches a certain point.

Presence of Installed Heat Source in Each Room: Electrical Baseboard Heaters

Thermostat on the Wall, Baseboard Type heater, Convector type heater

Electric Baseboard Heaters. Electric baseboard heaters are zonal heaters controlled by thermostats located within each room. Baseboard heaters contain electric heating elements encased in metal pipes. ... As air within the heater is warmed, it rises into the room, and cooler air is drawn into the bottom of the heater.


Deficiencies

7.2.1 Normal Operating Controls

Safety Hazard

THERMOSTAT - OVERHEATING

Few of the thermostats were overheating, to the point were the insulation in the attic was singed.

Recommended to replace the thermostats

Recommendation

Contact a qualified professional.


7.9.1 Presence of Installed Heat Source in Each Room

Recommendation

HEATER - OVERHEATING

Electric heater showed signs of over heating, recommended to have the heater verified and replaced if necessary,

Recommendation

Contact a qualified professional.

8: COOLING

		IN	NI	NP	D
8.1	Cooling Equipment			X	
8.2	Normal Operating Controls			X	
8.3	Distribution System			X	
8.4	Presence of Installed Cooling Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Normal Operating Controls: Thermostat

Thermostat: a device that automatically regulates temperature, or that activates a device when the temperature reaches a certain point.

9: PLUMBING

		IN	NI	NP	D
9.1	Main Water Shut-off Device	X			X
9.2	Drain, Waste, & Vent Systems	X			X
9.3	Water Supply, Distribution Systems & Fixtures	X			X
9.4	Hot Water Systems, Controls, Flues & Vents	X			X
9.5	Fuel Storage & Distribution Systems			X	
9.6	Sump Pump	X			X
9.7	Plumbing Vent	X			
9.8	Exterior Valves	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Hot Water Systems, Controls, Flues & Vents: Date On The Unit

12 April 2016

Filters

None

Whole house filtration systems remove contaminants from your water through a filter connected to your water line. ... If you have specific water contaminant issues such as iron, fluoride, sediment, or bacteria, you will you need a whole house system catered to removing that particular contaminant.

Water Source

Public

Generally speaking, there are two ways people get their drinking water: through city water and well water. But what are they and what is the difference between them? City water is typically river water. ... By law, city water is treated on a daily basis and often has chemicals added to it such as chlorine and fluoride.

Main Water Shut-off Device: Location

Basement

A main water shut-off valve is a control valve located immediately downstream of the water meter, used to turn off/on all water flow to a property.

Main Water Shut-off Device: Type of Water Entry

Copper

Lead from the atmosphere or soil can end up in groundwater and surface water. It is also potentially in drinking water, e.g. from plumbing and fixtures that are either made of lead or have lead solder.

Main Water Shut-off Device: Size of the Water Entry

3/4 inch

In most cases, the main pipeline from the street to your home is either 3/4 or 1 inch in diameter, supply branches use 3/4-inch-diameter pipe, and pipes for individual components are 1/2 inch. Remember that water pressure decreases by a half-pound per square inch for every foot pipes extend above your water supply.

Drain, Waste, & Vent Systems: Drain Size

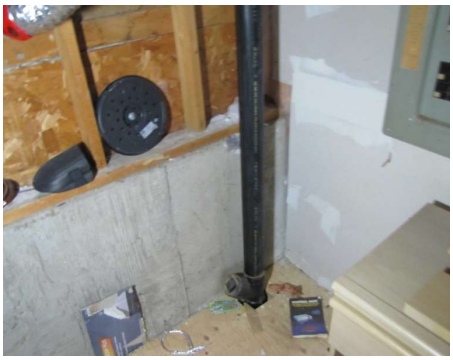
Various sizes

A house drain is the system of horizontal piping inside of the cellar or basement of a building, that extends to and connects with the house sewer. It receives the discharge of sewage from all soil and waste lines, and sometimes rain water from rain leaders, yard, cellar, area and sub-soil drains.

Drain, Waste, & Vent Systems: Material

ABS

The most common pipes used today are copper, PVC, or ABS. However, when dealing with older homes, you might encounter a number of other piping material. For example, homes built before 1960 used galvanized steel or cast iron DWV (drain/waste/vent) pipe systems.




Drain, Waste, & Vent Systems: Back Water Valve

Plumbing fixtures in the basement are protected by back water valve from a sewage backup.

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Pex

Of these the most commonly used materials for drinking-water supply piping are galvanized steel or iron, copper, polybutylene, unplasticized polyvinylchloride (PVC), chlorinated polyvinylchloride (CPVC) and polyethylene (PE).

More about water pipe materials

Hot Water Systems, Controls, Flues & Vents: Capacity

60 gallons

The most common water heater capacities are 40 and 60 gallons (180 and 270 litres, respectively). They also come in 20-, 80- and even 100-gallon sizes. Choosing a tank that's too big will bump up your electricity bill, while a size too small could cause you to run out of hot water.

Hot Water Systems, Controls, Flues & Vents: Location

Basement, Under the Stairs

Most water heaters are located in the home's garage, basement, or attic. Water heaters (not including tankless) can take up a lot of space. These areas are usually the best place to store your heater to best accommodate the size

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Life-Cycle Costs for 13-Year Operation of Different Types of Water Heaters

Water heater type	Gallons	Yearly energy cost
Minimum Efficiency electric storage	50	$463
High-eff. electric storage	50	$439
Demand gas (no pilot)	<2	$228
Electric heat pump water heater	50	$190

Hot Water Systems, Controls, Flues & Vents: Hot Water Tank

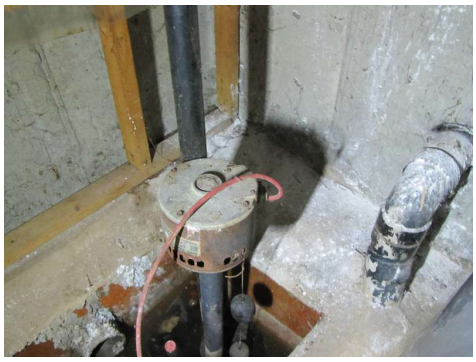
Owned

A hot water storage tank (also called a **hot water tank**, thermal storage tank, hot water thermal storage unit, heat storage tank and hot water cylinder) is a water tank used for storing hot water for space heating or domestic use.

Sump Pump: Location

Basement, Under Stairs

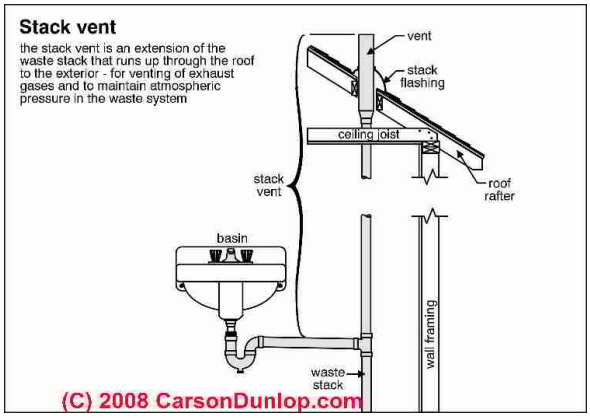
Sump pumps are most effective at removing water from under your basement floor when located in the lowest spot of the floor.



Plumbing Vent : Plumbing Vent

Present

It is a vertical pipe attached to a drain line and runs through the roof of your home. The vent stack is the pipe leading to the main roof vent. It channels the exhaust gases to the vent and helps maintain proper atmospheric pressure in the waste system.



Deficiencies

9.1.1 Main Water Shut-off Device

Recommendation

MAIN VALVE - REQUIRES REPLACEMENT

The water shut off valve acts as a control for your entire plumbing system, allowing you to shut off the water supply in cases of emergency such as a burst pipe or as a preventative measure if youre planning a trip out of town.

Its important to keep your main water shut off valve in excellent working condition by paying attention to any indication that it may need replacing.

Recommendation

Contact a qualified professional.

9.2.1 Drain, Waste, & Vent Systems

Recommendation

FLOOR DRAIN - DAMAGED

Floor drain was damages and smell of sewage was evident. Installation of new one way flow drain cover is necessary

Recommendation

Contact a qualified professional.

9.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

WATER VALVE - LEAKING

Visible water leak from the valve, replacement is recommended.

Recommendation

Contact a qualified professional.

9.4.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

ELECTRICAL WIRE - DANGEROUS INSTALLATION

Electrical wire connections should be sealed and wire should have a sleeve to enter the tank, this is potentially dangerous wiring.

Recommendation

Contact a qualified professional.

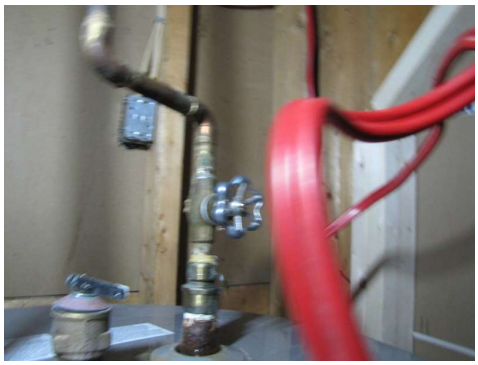
9.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

WATER STAINS - LEAKAGE

Water stains were observed beneath water heater, indicating a past or present leak. The valve above the tank was leaking.

Recommend further evaluation and repair by a qualified plumber.



9.6.1 Sump Pump

Recommendation

SUMP PUMP - NON ELECTRIC BACKUP

Non-electric backup sump pump that uses your home's water pressure to operate - no battery or electricity is needed. It will pump, as needed, during power outages or primary sump pump failure. It will also work in tandem with your electrical sump pump if necessary in an extreme downpour.

Best pumps for 2018:

Recommendation

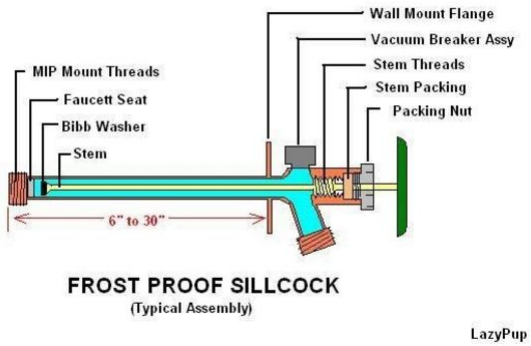
Contact a qualified professional.

9.8.1 Exterior Valves

Recommendation

VALVE - NON ANTI-FREEZE

A freeze-proof outdoor faucet has a slightly different configuration than other outdoor faucets, allowing you to use the faucet during the winter without fear of the water freezing and causing the faucet or pipe to burst. The valve stem inside the faucet is longer than on other outdoor compression faucets, which means that when the faucet isn't running the water sits deeper in the supply pipe. The water stays inside the insulated house plumbing to avoid freezing



Recommendation

Contact a qualified professional.

10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Entrance Conductors	X			X
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
10.3	Branch Wiring Circuits, Breakers & Fuses	X			X
10.4	Lighting Fixtures, Switches & Receptacles	X			X
10.5	GFCI & AFCI	X			X
10.6	Carbon Monoxide Detectors	X			X
10.7	Smoke Detectors	X			X
10.8	Alarm			X	
10.9	Central Vacuum			X	
10.10	Emergency Lights and Exit Signs			X	
10.11	Fire Extinguishers			X	
10.12	Heat Detector			X	
10.13	Sprinklers			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
ITE

GFCI & AFCI: GFCI - Present
Not Present

GFCI & AFCI: Surge Breaker
Not Present

Service Entrance Conductors: Electrical Service Conductors
Overhead

Service conductors. These run from the service point to the service disconnecting means (the service equipment, not the meter). Service-entrance conductors can enter an installation from overhead (service drop) or underground (service lateral). the main control and cutoff of the supply.

Electricity arrives at your house from your local utility company by a power line or underground though a conduit. Most homes have three-wire servicetwo hot wires and one neutral. ... This is the central distribution point for the electrical circuits that run to lights, receptacles, and appliances throughout the house

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement

A residential main service panel contains either circuit breakers or fuses and is usually located in a utility area. It should be easily accessible but away from the main traffic flow in the house. The panel may be in the garage or basement.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

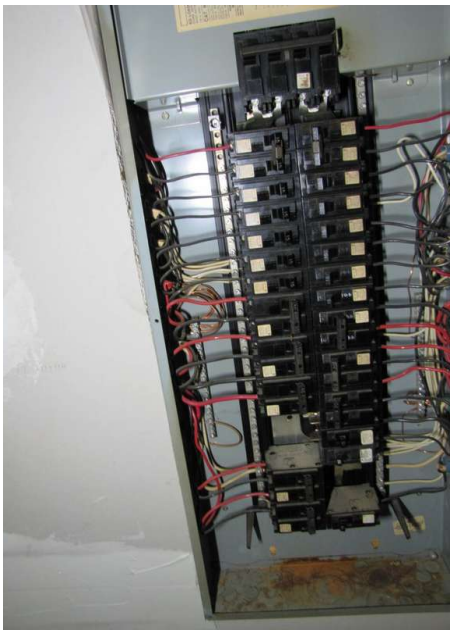
A panel's total amperage is printed near or on the main circuit breaker, which controls all the circuits in the panel. Most breaker boxes are 100, 150, or 200 amps. Add the amperages of all the individual breakers in the box.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

What are the Different Types of Electrical Panels?

- Main Breaker Panel. The main breaker panel is the most commonly used electrical panels. ...
- Fuse Boxes. Fuse boxes are designed for preventing circuit overloads. ...
- Main Lug Panels. These types of panels don't feature the main breaker. ...
- Sub Panels. ...
- Transfer Switches.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

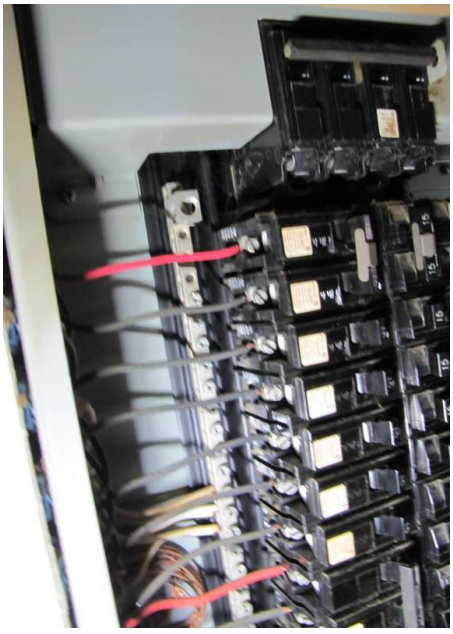
N/A

An electrical sub-panel, also known as a service sub-panel or circuit breaker sub-panel, acts as a waypoint between the main service panel and branch circuits further down the line.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Switch Location

On the Panel

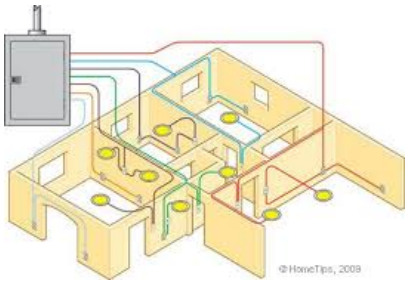
The main circuit breaker is a large breaker usually located at the top of the panel but sometimes near the bottom or along one side.



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch wiring design refers to the circuit design of the circuits that supply electricity to different areas in a home. Branch wiring originates from the service distribution panel that has two hot bus bars and a neutral bus bar.

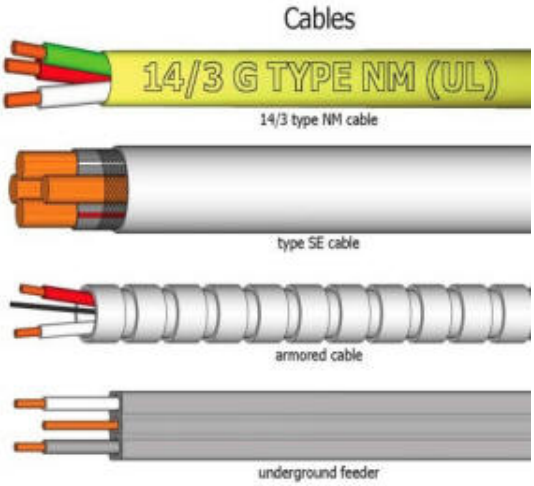


Branch Wiring Circuits, Breakers & Fuses: Wiring Method

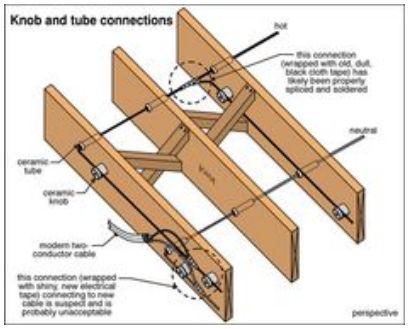
Romex

Wire Types

- **Romex** is a common type of residential wiring that is categorized by the National Electrical Code (NEC) as underground feeder (UF) or non-metallic sheathed cable (NM and NMC).
- NM and NMC conductors are composed of two or more insulated conductors contained in a non-metallic sheath.



Knob-and-tube wiring (sometimes abbreviated K&T) is an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1930s.



GFCI & AFCI: AFCI - Bedroom Plugs

Not Present

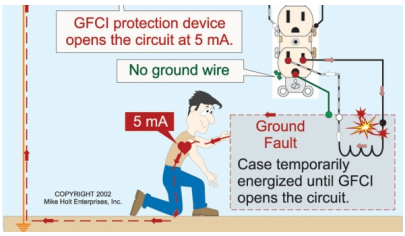
An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD)[1] is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

AFCI breakers have been required for circuits feeding electrical outlets in residential bedrooms by the electrical codes of Canada and the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014,[2] and the Canadian Electrical Code has since 2015.

GFCI & AFCI: GFCI

General Information

A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a type of circuit breaker which shuts off electric power when it senses an imbalance between the outgoing and incoming current. ... A circuit breaker protects the house wires and receptacles from overheating and possible fire.



Carbon Monoxide Detectors: Carbon Monoxide Detectors

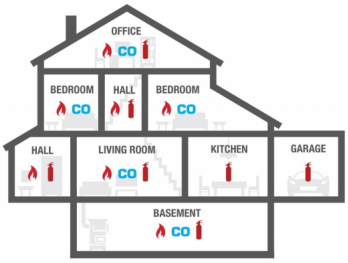
Not Present

The Rgie du btiment du Qubec (RBQ) recommends installing a certified carbon monoxide detector inside all public buildings and residential buildings where a solid, liquid or gaseous fuel is used. This is a responsible, efficient, simple and low-cost action to implement.

Carbon monoxide (CO) is a gas which is colorless, odorless and non-irritating. It is nevertheless considered a toxic gas which may even be deadly. Several appliances can emit CO, causing intoxications ranging from slight to severe, to deadly. This gas can come from:

- heating systems, such as furnaces, fireplaces or space heaters
- electrical appliances powered by gas or propane (ranges, BBQs, refrigerators, lamps, etc.)
- cars and machines with combustion motor (lawn mowers, snow blowers, generators).

Recommended best practice for fire/smoke protection in the home.



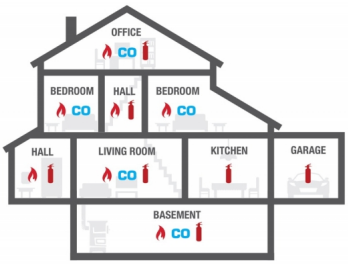
Smoke Detectors: Smoke Detectors

Present

According to the National Building Code, when a residence is renovated or during the construction of a new home, smoke detectors must be installed to warn users of a fire. Not only must a smoke detector be installed near sleeping areas, but there must be one on every floor, including the basement.

Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.Take care of your smoke alarms according to the manufacturer's instructions.

Below are some general maintenance tips. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.



Deficiencies

10.1.1 Service Entrance Conductors

Safety Hazard

MAST - LEANING

Electrical mast is leaning and should be verified by Master Electrician if it has to be reinforced.

Recommendation

Contact a qualified professional.



10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

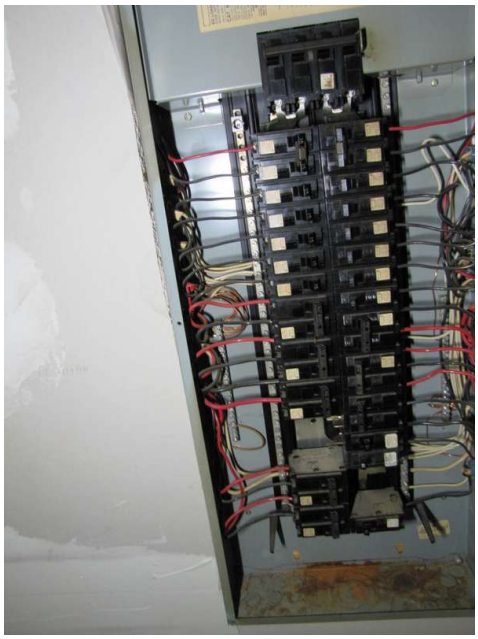
Recommendation

RUST INSIDE THE PANEL

Visible rust inside the panel possibly due to dryer vent ducting passing directly over the panel.

Recommendation

Contact a qualified professional.

10.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

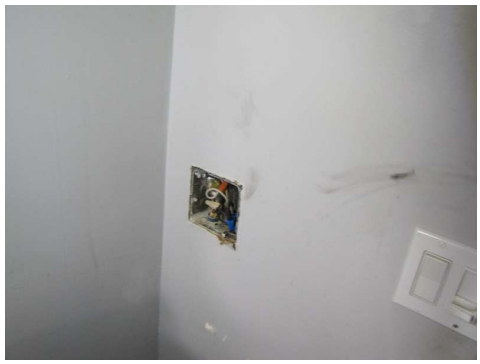
One or more receptacles have a damaged cover plate. Recommend replacement.

10.4.2 Lighting Fixtures, Switches & Receptacles

Safety Hazard

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



10.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT FIXTURE - NOT PROPERLY INSTALLED

Exterior fixture was not installed properly, the electrical wires were exposed

Recommendation

Contact a qualified professional.

10.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

PLUG - MISSING

Exterior plug was missing at the time of the inspection, only the cover was installed.

Recommendation

Contact a qualified professional.

10.4.5 Lighting Fixtures, Switches & Receptacles

Safety Hazard

ELECTRICAL PLUG INSTALLED OVER THE BASEBOARD HEATER.

Plugs should not be installed over the heaters as it posses a fire hazard

Recommendation

Contact a qualified professional.

10.4.6 Lighting Fixtures, Switches & Receptacles

Recommendation

EXTERIOR LIGHT FIXTURE

Exterior light fixture was missing and will require replacement.

Recommendation

Contact a qualified professional.

Over the garage door

10.4.7 Lighting Fixtures, Switches & Receptacles

Safety Hazard

HAZARDOUS ELECTRICAL CONNECTION

Improperly wired electrical connection may posse fire hazard.

Recommendation

Contact a qualified professional.

10.4.8 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT FIXTURES INOPERABLE

One or more lights fixtures were not functioning . Replacement will be required

10.4.9 Lighting Fixtures, Switches & Receptacles

Recommendation

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Living room

10.5.1 GFCI & AFCI

Recommendation

EXTERIOR PLUGS - NOT GFCI PROTECTED

Outdoor outlets have watertight covers that allow them to stay covered even with a cord plugged in. The National Electrical Code requires the use of Ground Fault Circuit Interrupter (GFCI) outlets outdoors.

No GFCI protection present in exterior plugs. Recommended licensed electrician to install GFCI protection..

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

10.5.2 GFCI & AFCI

Recommendation

PLUGS NEAR THE WATER SOURCE - NO GFCI PROTECTON

Not having a GFCI near a water source can lead to injury or even death. ... GFCI protected circuits are not required for receptacles dedicated to refrigerators or other heavy equipment, except when an outlet is within 6 feet of a sink or other water source.

Recommended licensed electrician to install GFCI protection..

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

10.7.1 Smoke Detectors

Safety Hazard

SMOKE DETECTOR - NOT FUNCTIONING

Recommendation

Contact a qualified professional.

10.7.2 Smoke Detectors

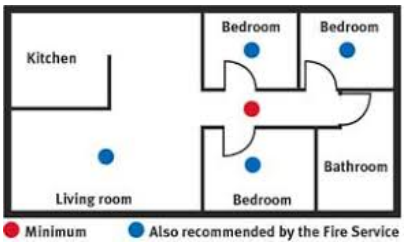
Safety Hazard

SMOKE DETECTORS - NOT ENOUGH

There were not enough smoke detectors.

Recommended locations for Smoke Alarms

- On every level of your home, including finished attics and basements.
- Inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area. ...
- At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.



Recommendation

Contact a qualified professional.

11: FIREPLACE

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

Not Present

We do not inspect the fireplace, chimneys or any of its components.

Since August 2015, it has been illegal to burn wood during smog alerts in the city of Montreal or to install new wood-burning appliances that do not meet the strict new emissions standards. But the most important restriction kicks in on Oct. 1, 2018. After that date, if you burn wood in Montreal in any appliance that emits more than 2.5 grams of fine particles per hour and any stove or fireplace purchased before 2009 almost certainly does you will be liable to a fine of $100 to $500 on first offence, $500 to $1,000 on second offence, and $1,000 to $2,000 on any subsequent offence.

12: ATTIC, INSULATION & VENTILATION

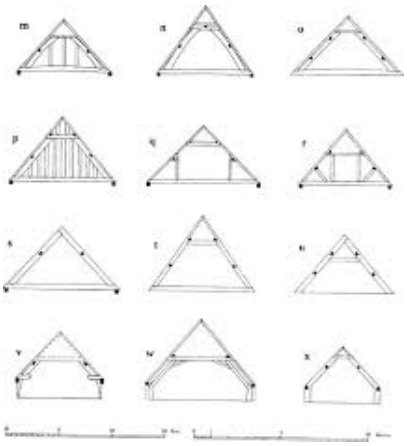
		IN	NI	NP	D
12.1	Attic Insulation	X			X
12.2	Vapor Retarders (Barrier)	X			X
12.3	Ventilation	X			X
12.4	Passive Stack Ventilation	X			
12.5	Roof Penetrations	X			X
12.6	Roof Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

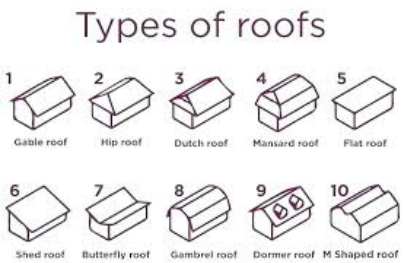
Information

Roof Structure: Material
Pre-Fabricated Trusses

Roof Structure: Type
Gable



Types of roof trusses



Attic Insulation: Insulation Type
Batt

There are four main types of insulation products on the market today used for attics and wall cavities: fiberglass, rock wool or slag wool, cellulose, and spray foam.

Vermiculite produced by the Libby Mine has not been on the market in Canada for more than 10 years. Not all vermiculite sold in Canada before 1990 contains asbestos fibres. However, if you believe that your home may contain vermiculite insulation, it is reasonable to assume that it may be contaminated with asbestos.

Attic Insulation: R-value

32

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat flow. The higher the R-Value, the better the thermal performance of the insulation. The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

Attic Insulation: Everything You Need To Know About Insulation And Ventilation Of Your Attic

Here is helpful information from Natural Resources Canada (NRC): Roofs & Attics

Vapor Retarders (Barrier): What is a Vapor barrier

A vapor barrier (or vapour barrier) is any material used for damp proofing, typically a plastic or foil sheet, that resists diffusion of moisture through the wall, floor, ceiling, or roof assemblies of buildings to prevent interstitial condensation and of packaging. Technically, many of these materials are only vapor retarders as they have varying degrees of permeability.

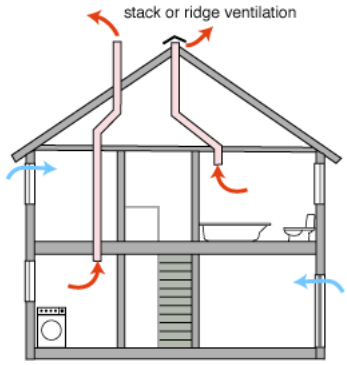
Vapor Retarders (Barrier): Where does the Vapor Barrier go?

Vapor barriers are sheets of plastic or other material placed on one side of insulation sheets. This barrier is meant to keep moisture from getting to the insulation in the walls and ceilings, and it is required by building codes when insulating most houses. In any case, the vapor barrier must point to the **warm side**.

Ventilation: Exhaust Fans

Fan Only

A balanced ventilation system usually has two fans and two duct systems. Fresh air supply and exhaust vents can be installed in every room, but a typical balanced ventilation system is designed to supply fresh air to bedrooms and living rooms where occupants spend the most time.

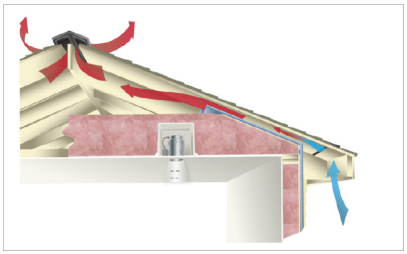


Ventilation: Ventilation Type

Gable Vents, Maximum

Although there are many different types of roof vents to choose from, ensuring you have the right number of both intake and exhaust vents is a central part of roof design. Proper attic ventilation offers numerous advantages to the homeowner:

- As the ventilation helps moderate the temperatures in the attic, this will also help moderate the temperature in the rest of the home
- It helps prevent moisture buildup in your attic, which, during colder months, can help prevent condensation issues that can affect the materials in the attic space, especially insulation.
- By preventing excess heat buildup, proper ventilation promotes energy efficiency in the home, so your heating costs may be lower
- It helps protect the life of the roofing materials (condensation is a leading cause of damage to roofing materials, such as asphalt roofing shingles)
- It helps you remain compliant with most local building codes, which often require proper attic ventilation in homes



Roof Structure: Attic

Accessible

An attic inspection should also consist of looking for mold, mildew and moisture. Black mold is one of the most common types of mold found in attics. It may start as small black dots in moist areas, but it can quickly spread and take over if left untreated. Mold is the result of excess moisture lingering in the attic.

Common problem that leads to mold and sometimes rot. The primary cause of your attic-moisture problems results from warm air escaping from the heated portion of your home into the unheated attic space. ... This warm air condenses on the cold roof sheathing, causing frost and moisture issues.

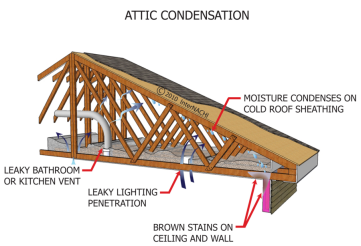
Deficiencies

12.1.1 Attic Insulation

Recommendation

CONDENSATION

Attic Frost. During winter conditions attic frost is a problem associated with attic bypasses. When warm air from inside the house escapes traveling up through the bypasses, the moisture condenses on the roof boards and rafters, where the frost can form. ... If the water stays in the attic, mold can be a potential problem.



Recommendation

Contact a qualified professional.



Over the living room


12.1.2 Attic Insulation

Recommendation

DISTURBED/INADEQUATE - INSULATION

Insulation in the attic was unevenly distributed making some areas insufficiently insulated. Spreading the insulation evenly and adding more if necessary is recommended.

Recommendation

Contact a qualified professional.



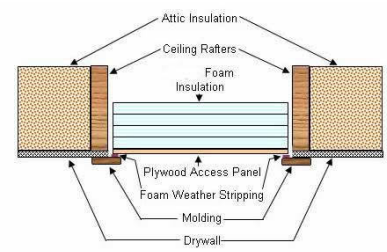
Over the kitchen

12.1.3 Attic Insulation

Recommendation

IMPROPER COVER FOR THE ACCESS

Make your attic access energy efficient with the proper Attic Access Door. It provides an air-tight, high-performance scuttle door that is more energy efficient than pull down ladders.



Recommendation

Contact a qualified professional.

12.1.4 Attic Insulation

Safety Hazard

INSULATION - VISIBLE SINGE

Insulation directly over the thermostat was singed and hot to touch, immediate thermostat replacement is required

Recommendation

Contact a qualified professional.

12.3.1 Ventilation

Recommendation

EXHAUST PIPE - NOT INSULATED

Vent pipe in the attic needs to be insulated to avoid condensation issues.

Recommendation

Contact a qualified professional.

12.3.2 Ventilation

Recommendation

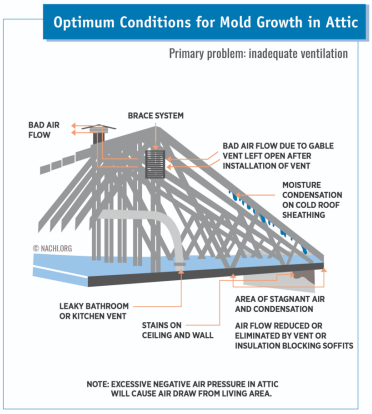
GABLE VENTS - NOT IDEAL

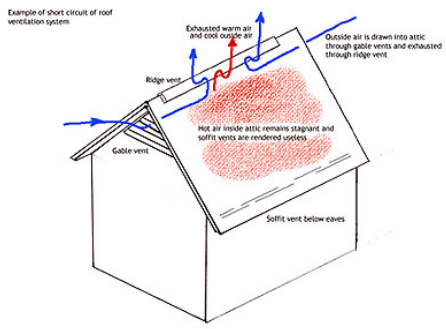
Why aren't gable end vents the best idea for attic venting?

Gable end vents alone do not uniformly cool and dry the whole roof underside.

Gable end vents combined with a ridge vent tend to become intake vents feeding air flow currents created by air exiting at the ridge, thus failing to draw air up along the roof underside, failing to cool and dry that area, even if soffit intake venting is present.

Short circuits occur when air is caused to go around and away from its original and intended path, resulting in areas of the attic being bypassed. ... A power vent can pull in air (intake) from the roof louvers when it is supposed to be coming in exclusively through the soffit vents





Recommendation

Contact a qualified roofing professional.




Block the gable vent

12.3.3 Ventilation

Recommendation

MAXIMUM VENT - NOT PLACED PROPERLY

Vent was placed on the trusses blocking the opening, also some shingles were blocking the opening.

Recommendation

Contact a qualified professional.

12.5.1 Roof Penetrations

Recommendation

PLUMBING VENT _ LEAK

Water leak was observed around the plumbing vent, roofer should verify further.

Recommendation

Contact a qualified professional.

12.6.1 Roof Structure

Safety Hazard

MOLD - ROOF SHEETING

Mold was visible on the surface of the roof sheeting close to the chimney, and lower part of the attic.

Recommendation

Contact a qualified professional.


12.6.2 Roof Structure

Recommendation

TRUSSES - WATER STAINING

The primary cause of your attic-moisture problems results from warm air escaping from the heated portion of your home into the unheated attic space. ... This warm air condenses on the cold roof sheathing, causing frost and moisture issues.

Recommendation

Contact a qualified professional.

13: ENVIRONMENTAL

		IN	NI	NP	D
13.1	Mold	X			
13.2	Asbestos			X	
13.3	Radon		X		
13.4	Lead Water Supply			X	
13.5	Air Quality	X			
13.6	Pest and Rodents	X			
13.7	Insects	X			X
13.8	Natural Gas & Propane			X	
13.9	Oil Tank			X	
13.10	Water Quality		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Air Quality: **Indoor Air Quality - Information**

Information by Dylos Air Quality Testers

Insects: **Information**

10 Bugs That Are Living in Your Houseand How to Get Them Out!

Mold: **Mold - 10 things you need to know!**

Ten Things You Should Know about Mold

Informacin disponible en espaol

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma and other respiratory complaints.
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60%) to decrease mold growth by:
   - Venting bathrooms, dryers and other moisture-generating sources to the outside
   - Using air conditioners and de-humidifiers
   - Increasing ventilation
   - Using exhaust fans whenever cooking, dishwashing and cleaning
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.
8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.
9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).
10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and fo

Air Quality: Air Quality Basement

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Basement reading small 620, and large 106, this is fair quality of air

Air Quality: Air Quality Main Floor

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Main floor reading small 1086 and large 49, this is fair quality of air

Air Quality: Air Quality 1st Floor

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Ground floor reading small 1040, and large 54, this is fair quality of air

Pest and Rodents : Information

Common household pests include rodents such as mice and rats, bats, pigeons and insects such as bedbugs, house flies, fleas and food beetles. Pests can cause health problems including allergic reactions and asthma, respiratory disease, and mental health anguish.

Things You Should Know: Effects of Pests in Your Walls and Home

Deficiencies

13.7.1 Insects

Recommendation

WASPS NEST

Wasp nests were visible in the wall cavity. Recommend a qualified exterminator evaluate and recommend course of action.


Front bedroom


Front bedroom


front bedroom

14: GARAGE

		IN	NI	NP	D
14.1	Ceiling	X			X
14.2	Floor	X			
14.3	Drain	X			X
14.4	Walls & Firewalls	X			X
14.5	Garage Door	X			X
14.6	Garage Door Opener	X			X
14.7	Occupant Door (From garage to inside of home)	X			X
14.8	Side door from the Garage	X			X
14.9	Structure		X		
14.10	Windows	X			X
14.11	Heating	X			
14.12	Infra Red	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Drain: Interior Drain Pit

Heating: Electrical Heating

Ceiling: NBC on Garage Requirements

9.25.4.1.

Required Barrier to Vapour Diffusion 1) Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier so as to provide a barrier to diffusion of water vapour from the interior into wall spaces, floor spaces or attic or roof spaces.

9.35.4.1. Interior Finish 1) Except as required by Sentence (2), interior finish need not be applied to garage and carport walls. 2) The walls and ceilings of an attached garage shall have an interior finish consisting of a) not less than 12.7 mm thick gypsum board conforming to Subsection 9.29.5., b) lath and plaster conforming to Subsection 9.29.4., or c) any material that can be shown to remain in place and prevent the passage of flames for not less than 15 min when subjected to the standard fire exposure in CAN/ULC-S101, Fire Endurance Tests of Building Construction and Materials.

9.35.4.4. Thermal Insulation 1) The walls and ceilings of an attached garage shall be provided with thermal insulation conforming to Subsection 9.25.2.

Floor: Concrete Floor requirements

Concrete is typically applied at a thickness of 2 inches or more, but the thicker it is, the stronger the slab will be. Four inches is most common for a slab. The thinner applications would include drives, walkways, slabs and footers, just to name a few.

Walls & Firewalls: Walls and Ceiling requirements

Walls and Ceilings

The 2006 edition of the IRC states the following concerning garage walls and ceilings:

R309.2 Separation Required

The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2inch (12.7 mm) gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section 309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

In addition, inspectors can check for the following while inspecting walls and ceilings:

- In garages that have access to the attic, a hatch cover made from an approved, fire-rated material should protect this access at all times. Missing or opened covers should be called out, as should covers made from flammable materials, such as thin plywood. Garage attic door must be constructed such that the 45-minute rating is maintained; any drywall edges on both the hatch and the surrounding area exposed to physical damage should be protected. The cover or door should be installed so that it is permanent (non-removable), with latching hardware to maintain it in a closed position. This could be accomplished by the use of spring-loaded hinges, a door closer, or hardware that will not allow it to be left in an open position when not in use. A single bolt-type or hook-and-eye hardware does not provide a positive closure, since these would allow the door to be left open. Likewise, drywall screws are fasteners--not hardware--so they cannot be used as the only means of keeping access doors closed.
- The living space should be separated from the garage by a firewall that extends from the floor to the roof. If the ceiling material is fire-rated, the firewall can terminate at the ceiling.
- Drywall joints shall be taped or sealed. Joints shall be fitted so that the gap is no more than 1/20-inch, with joints backed by either solid wood or another layer of drywall such that the joints are staggered.

Garage Door: Material

Metal

Below are five different garage door materials to help you choose the right one to fit your budget and lifestyle.

- Wood and Wood Composite. By far the most beautiful and authentic material for garage doors, wood doors unfortunately carry a high cost with them. ...
- Steel. ...
- Aluminum. ...
- Fiberglass. ...
- Vinyl.

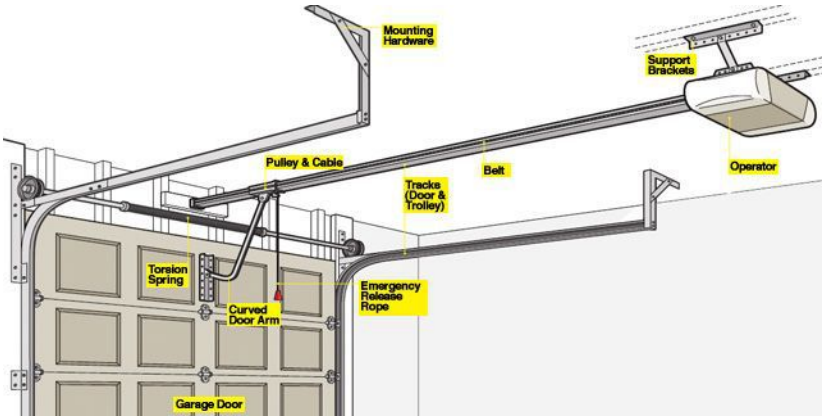
Garage Door: Type

Roll-Up

Garage doors come in four basic types: They may swing out, swing up, roll up, or slide to the side. Swing-out carriage-house doors or sliding barn doors are a good choice if you need to keep the ceiling clear or if you want their distinctive look. Otherwise, the most popular option by far is the sectional roll-up door.

Garage Door Opener: Garage Door Opener

A garage door opener is a motorized device that opens and closes garage doors controlled by switches on the garage wall.



Occupant Door (From garage to inside of home): Door requirement

Doors

The 2006 edition of the International Residential Code (IRC) states the following concerning doors that separate garages from living areas:

R309.1 Opening Penetration

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8 (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8 (35 mm) thick, or 20-minute fire-rated doors.

In addition, InterNACHI inspectors can check for the following while inspecting doors that separate garages from living areas:

- While not required by the IRC, it is helpful if there is at least one step leading up to the door from the garage. Gasoline fumes and other explosive gases are heavier than air, and they will accumulate at ground level. Their entry beneath a door will be slowed by an elevation increase.
- Doors should have tight seals around their joints to prevent seepage of fumes into the living areas of the house. Carbon monoxide, with the same approximate density as air (and often warmer than surrounding air), will easily rise above the base of an elevated door and leak through unsealed joints.
- Doors should be self-closing. Many homeowners find these doors inconvenient, but they are safer than doors that can be left ajar. While this requirement is no longer listed in the IRC, it is still a valuable recommendation.
- If doors have windows, the glass should be fire-rated.
- Pet doors should not be installed in fire-rated doors. Pet doors will violate the integrity of a fire barrier.

Infra Red: Infra Red

Infrared Scans or IR Analysis are typical terms used to express the use of an infrared imaging camera to see and measure thermal energy emitted from an object. Thermal, infrared energy, is light that is not visible to the human eye. It is the part of the electromagnetic spectrum that we perceive as heat.

Deficiencies

14.1.1 Ceiling

DAMAGED

Recommendation

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair

14.1.2 Ceiling

WATER STAINING

Recommendation

Visible water staining, most likely due to condensation. Back door damaged, large gaps under the main garage door

Recommendation

Contact a qualified professional.

14.3.1 Drain

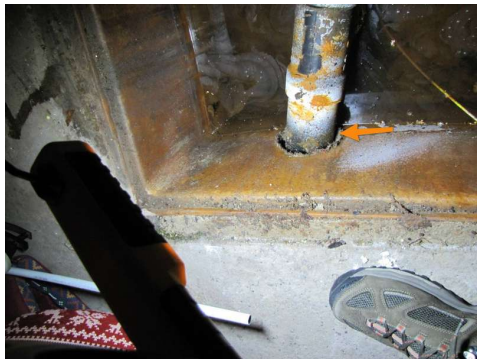
DRAIN - SEAL REQUIRED

Recommendation

Seal around the drain pipes is recommended for the drain pit. Also, the drain should be flashed once or twice a year.

Recommendation

Contact a qualified professional.



14.3.2 Drain

DRAIN COVER - DAMAGED

Safety Hazard

Drain cover was rusted and falling apart, this could pose a safety hazard.

Recommendation

Contact a qualified professional.

14.4.1 Walls & Firewalls

DAMAGED DRYWALL

Recommendation

Garage wall had damaged drywall. Recommend drywall contractor repair.

14.4.2 Walls & Firewalls

Recommendation

FIREWALL NOT UP TO CODE

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

Link for more info.

14.5.1 Garage Door

Safety Hazard

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

14.5.2 Garage Door

Safety Hazard

BROKEN SPRINGS

Garage door springs were broken and in need of replacement. Recommend a qualified garage contractor replace.

14.5.3 Garage Door

Recommendation

WEATHER STRIPPING - NOT EFFICIENT

Visible gap under the door, considerable heat loses causing condensation issues.

Recommendation

Contact a qualified professional.


14.6.1 Garage Door Opener

Recommendation

INOPERABLE REMOTE

Garage opener & remote was inoperable at the time of inspection.

14.7.1 Occupant Door (From garage to inside of home)

Safety Hazard

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

14.7.2 Occupant Door (From garage to inside of home)

Safety Hazard

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

14.8.1 Side door from the Garage

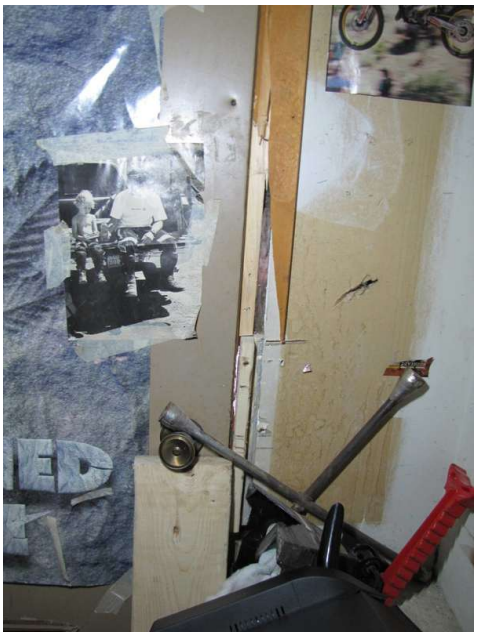
Recommendation

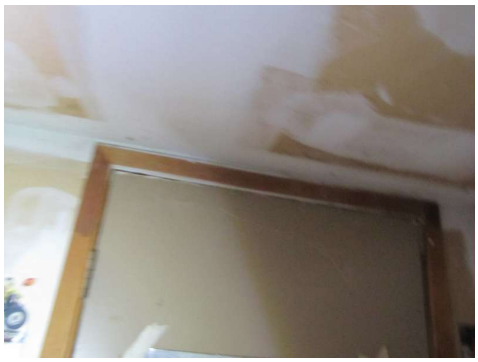
SIDE DOOR - DETERIORATED

Noticeable deterioration on the side door, replacement will be necessary.

Recommendation

Contact a qualified professional.





14.10.1 Windows

Recommendation

WINDOW - DETERIORATED

Single glass pane window in deteriorated condition, not providing the proper thermal barrier causing condensation

Recommendation

Contact a qualified professional.

15: CONCLUSION AND LIMITATIONS

		IN	NI	NP	D
15.1	LIMITATIONS	X			
15.2	Conclusion	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Mold

MOLD

This home inspection is not an inspection for mold. Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.
Recommended reading - A Brief Guide to Mold & Moisture and Your Home

Items Not Inspected

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or re-modeling of a home.

LIMITATIONS: Limitations

In accordance with the proposed scope of work, no physical or destructive testing or design calculations were conducted on any of the components of the building. Assessment of the original or existing building design, or detection or comment upon concealed structural deficiencies and any buried/concealed utilities or components are outside the scope of work. Similarly the assessment of any Post Tension reinforcing is not included in the scope of work. Determination of compliance with any Codes is beyond the scope of this Work. The Report has been completed in general conformance with the ASTM Designation: E 2018 08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

It should be noted that Bartek Inspections has attempted to identify all the deficiencies required by this Standard associated with this project. Bartek Inspection does not accept any liability for deficiencies that were not within the scope of the investigation.

As indicated above the personnel conducting the building assessment, where applicable, have performed a non-specialist review of the building and all associated finishes and related systems including the mechanical and electrical (including fire alarm and life safety) systems, site features, etc. The personnel conducting the assessment are knowledgeable of building systems and construction, but not technical specialists in each of these fields. The intent of Bartek Inspections' comments on these systems are for the sole purpose of identifying areas where Bartek Inspections has observed a noteworthy condition which will lead to a likely significant expenditure during the term of the assignment and/or where Bartek Inspections would recommend that the client consider a further, more detailed investigation. The budget costs for remedial work for each specific item has been provided to the best of our ability and will provide Baseline Property Condition Assessment an order of magnitude cost for the individual item and the overall possible remedial work. Our experience has shown that the costs that Bartek Inspections has provided are appropriate and of reasonable accuracy for the purpose intended. It should be noted that the budget cost or reserve costs for any specific item may vary significantly based on the fact that the schedule or phasing of the future remedial work is unknown at this time, the impact on building operations of this remedial work is unknown at this time and that no intrusive inspection or detailed design work is included in the BPCA. If a more accurate, detailed or documented reserve cost is required at this time the client should request Bartek Inspections to provide the additional proposal to provide a more accurate cost estimate.

The assessment is based, in part, on information provided by others. Unless specifically noted, Bartek Inspections has assumed that this information was correct and has relied on it in developing the conclusions.

It is possible that unexpected conditions may be encountered at the Site that have not been explored within the scope of this report. Should such an event occur, Bartek Inspections should be notified in order to determine if we would recommend that modifications to the conclusions are necessary and to provide a cost estimate to update the report.

The inspection of the interior of ductwork or associated components was beyond the scope of work.

Due to the concealed nature of the plumbing system, the condition of the risers could not be verified.

Environmental Audits or the identification of designated substances, hazardous materials, PCBs, insect/rodent infestation, concealed mould and indoor air quality are excluded from this BPCA report.

Further to the aforementioned, determination of the presence of asbestos-containing material within the drywall joint compound or of the lead content within the older paint finishes was beyond the scope of work.

This report was prepared for the exclusive use of (CLIENT) subject to the conditions and limitations contained within the duly authorized workplan. Bartek Inspections will not be responsible for the use of this report by any third party, or reliance on of any decision to be made based on it without the prior written consent of Bartek Inspections. Bartek Inspections accepts no responsibility for damages, if any, by any third party as a result of decisions or actions based on this report

Bartek Inspections will not be responsible for any consequential or indirect damages. Bartek Inspections will only be liable for damages resulting from negligence of Bartek Inspections. Bartek Inspections will not be liable for any losses or damage if client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the Civil Code of Quebec, to commence legal proceedings against Bartek Inspections to recover such losses or damage.

This report presents an overview on issues of the building condition, reflecting Bartek Inspections' best judgment using information reasonably available at the time o review and Site assessment. Bartek Inspections has prepared this report using information understood to be factual and correct and Bartek Inspections is not responsible for conditions arising from information or facts that were concealed or not fully disclosed to Bartek Inspections at the time of the Site assessment.

Conclusion: Conclusion

Bartek Inspections has prepared this report for the exclusive use of (Client) in evaluating the condition of the Site Building at the time of Site assessment. The assessment was conducted in accordance with Bartek Inspections proposed scope of work and verbal direction provided by the client, and generally accepted building condition assessment practices. No other warranty, expressed or implied is made.

We trust that the aforementioned report addresses your requirements. Should you require clarification or information regarding this report, please contact the undersigned.

Following your review of this submission, we shall be available to address any questions you may have relating to the findings and/or recommendations.

Yours truly,

STANDARDS OF PRACTICE

PROCESS

The exterior of the building was inspected first to detect any weak points or signs of certain defects.

The pictures taken at the time of the inspection will support this report.

This inspection will allow comments regarding the condition of the building and its components. We will make a list of points, which require special attention, either because they represent a deficiency, or the condition is such that it does not fulfill its intended use. We have not moved any furniture, equipment or plants.

We will not give any conclusion as to the presence or absence of pyrite since no report was provided and there were no visible signs of its presence.

Furthermore, we do not conclude as to the presence or absence of any harmful or carcinogenic substances (except where we find signs of mold and/or moisture)

The responsibility of the undersigned limits itself to the points mentioned in this report.

Included with this report are the contingencies and limiting clauses.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Interior, Windows, Doors & Rooms

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any

pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any

kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Conclusion and Limitations
IMPORTANT INFORMATION

The Report contains a Grouping of Major Concerns (RED), Moderate Concerns (ORANGE), and Minor Concerns (BLUE) noted that, in the inspectors professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

A Major Concern (Material Defect) is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk (Unsafe) to people or property.

Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property are considered Moderate Concerns or Minor Concerns. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect, but may be listed as a Major Concern because of associated cost.

Unsafe is defined as A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.