



Certificate of Warranty*

DATE (MM/DD/YYYY): INSPECTION NUMBER:

INSPECTOR:

INSPECTION ADDRESS (Where the CRH Warranty is valid):

WARRANTY START DATE (MM/DD/YYYY):

WARRANTY END DATE (MM/DD/YYYY):

WARRANTY COVERAGE:



FOUNDATION



HEATING



COOLING



ROOF



SEPTIC



POOL

COMMENTS:

THIS CERTIFICATE IS A SUMMARY OF THE CERTIFIED RESALE HOME WARRANTY PARTICULARS THAT ARE CONTAINED WITHIN THE AMERISPEC HOME INSPECTION REPORT. PLEASE ENSURE THE HOME INSPECTION REPORT, IN ADDITION TO THIS CERTIFICATE, IS TRANSFERRED TO NEW HOME OWNER AT THE TIME OF CLOSING.

If you have any questions or concerns about the inspection, please contact the home inspector that completed your report.

Please visit www.thecertifiedresalehome.ca for a copy of the warranty coverage document.

For questions or to start your claim, contact FCT at 1-855-640-1832.

Again, thank you for choosing FCT's Certified Resale Home.



*In the event of a discrepancy in coverage between this Certificate of Warranty and the Inspection Report, the Inspection Report shall apply. Please refer to your Certified Resale Home Inspection Report for complete coverage particulars. Services by First Canadian Title Company Limited. The services company does not provide insurance products. Some products/services may vary by province. Prices and products/services offered are subject to change without notice. Certified Resale Home is a trademark of First American Financial Corporation. * Registered trademark of First American Financial Corporation. AmeriSpec Inspection Services is a registered trademark of the ServiceMaster Company.



Inspection Report

Mr. Mark Wright

Property Address:

12 Bowden St
Toronto ON M4K 2X2



AmeriSpec Inspection Services Toronto East

**Blair White, CEA, Certified Home Inspector
6A-170 The Donway W.,
Ste #1402
Toronto ON M3C2E8**

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Date: 2018-07-03	Time: 10:00:00 AM	Report ID: 070318BW-0787
Property: 12 Bowden St Toronto ON M4K 2X2	Customer: Mr. Mark Wright	Real Estate Professional: Karen Willer Royal LePage Partners Realty Inc.

Thank You for choosing AmeriSpec Home Inspection Services! As your representative in the Toronto East and Scarborough area we attempt to give our client a comprehensive, clear-cut, unbiased view of the home. The purpose of this Certified Resale Home Pre-Listing inspection is to identify 'Major' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

The Certified Resale Home Warranty is available to you as the purchaser of the home as per the 'Certificate of Warranty' document attached in this report and subject to the limitations set forth in the Warranty Coverages Document which the listing agent of the home can provide to you, or you can call us directly for a copy of the coverages document at the number provided below. The warranty is automatically transferred to the new owner of this home from the current owner/seller of this home. No need to contact us for this to take place as we use the address of the home to identify the warranty attached to the home. The warranty period is 18 months from the date of this inspection. The transfer of the warranty coverage to the buyer will take place at the date of closing for the remainder of the 18 month period. A full explanation of the warranty coverage can be found at the link below:

http://thecertifiedresalehome.ca/wp-content/uploads/2017/01/1383E_FINAL-CRH_Home_Warranty_Coverage_01-17_v21_Web.pdf

We expect as a buyer you'll find this report to be of added value when making your decision to make an offer on this home. As such, we want you to understand what may be the most meaningful term to you in this report - the term 'SERVICEABLE' which you will see is used frequently.

'SERVICEABLE' indicates the system, sub-system, component or item which was inspected is in working order, and/or appears to be operating or functioning sufficiently at the time of inspection, and/or appears to be in a maintained condition unless otherwise indicated. This term may be applied to old or new systems, components or items alike as we do not engage in attempting to estimate the lifespans of systems, as with many things mechanical, repairs may be needed at any time - as you may have experienced! However, we do try to give you some idea for potential maintenance in the short, medium and long term. Be Sure to read the Index for other Ratings below (such as 'COMMENTS') to fully understand our report and its content. It's important that you read the entire report. If you have any questions please feel free to call us. We'll be happy to take your questions!

We'd like to thank our partner agent and client for allowing us the opportunity to inspect this home.

We wish you all the best!

Blair White, Certified Home Inspector, Certified Energy Advisor

Owner & Inspector

AmeriSpec Inspection Services of Toronto East & Scarborough

***The Certified Resale Home Inspection report is for Your use. You consent to the collection, use and sharing of data used or provided in the inspection report to provide to the Home Inspection Company's business partners, including FCT, for their use in enrollment in the Certified Resale Home, and for analyzing, aggregating, commercializing and reporting on the data. You also agree to the data provided by you to the

payment gateway service provider being transferred by the payment gateway service provider to third parties in connection with certain services.

The Certified Resale Home includes the inspection report detailed hereunder and may include, if the property meets the criteria, a home warranty for the repair or replacement (subject to the terms and conditions of the warranty) of up to four major systems of the home: heating; cooling; roof; and foundation. The details of this coverage can be found at www.FCT.ca and in your Home Inspection Report. The home warranty will also be provided to the owner as part of the Certified Resale Home, if the Property meets the requirements.

The owner of the Certified Resale Home may be charged less than the full fee for the Certified Resale Home if the inspection reveals a major issue with one or more of the home systems and that system cannot be covered such that the warranty cannot be provided for such system(s).

You acknowledge that you will pay FCT's fee for the Certified Resale Home, or a lesser amount as determined by FCT if one or more systems are not covered according to the Warranty determination of the home inspector.

You acknowledge that you are required to make full payment following the inspection, prior to you being able to download the completed Certified Resale Home inspection report.

Office of Foreign Assets Control:

Your rights as a warranty holder and payments to you may be affected by the administration and enforcement of economic embargoes and trade sanctions applicable to you under FCT's compliance with the Office of Foreign Assets Control (OFAC) of the US Department of Treasury and the Office of the Superintendent of Financial Institutions (OSFI). If FCT determines that you are on a prohibited list or are connected to a sanctioned country, entity or individual, or a an entity or a prohibited activity as designated by the relevant OFAC and OSFI 5 directives, FCT may be required to stop payment of any funds to you, or cancel your warranty coverage.

In Attendance:

Listing Agent

Occupancy:

The property is occupied

Property Information:

Single family dwelling, Additions/
Renovations, Home security system
observed

Levels:

3 story structure

Estimated Age:

Older House

Weather Conditions:

Warm

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Any openings or protrusions in the exterior walls or cladding (with the exception of weep holes in the bottom course of bricks) should be caulked or sealed to limit pest and water infiltration.

Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Any low areas next to the foundation should have fill added while, at the same time, maintaining at least 5 inches from the final grade to the bottom of the siding. All homes should have properly sized and visible house numbers to ensure that the home may be identified by emergency responders.

Styles & Materials

Driveway: Parking pad	Walkways: Concrete Paver/Tile	Exterior Walls/Siding: Brick
Trim: Wood and aluminum	Window & Frames: Double glazed insulated Slider Casement	Exterior Door(s): Metal/Metal Clad
Gutters / Downspouts: Aluminum	Fences / Gates: Wood	Electrical: GFCI protection present
Electric Meter(s): Left	Gas Meter(s): Right	Exterior Faucets: Rear
Bell / Chime:	Lot / Grade Drainage: Flat lot	Irrigation System: Not in Scope
Foundation / Structure Type: Solid Brick	Patio: Patio stone	Porch: Wood
Stairs / Steps: Wood		

		S	R	C	NP	NI	NO
1.0	Driveway	•					
1.1	Walkways			•			
1.2	Exterior Walls/Siding	•					
1.3	Trim	•					
1.4	Window & Frames	•					
1.5	Exterior Door(s)	•					
1.6	Gutters / Downspouts		•				
1.7	Fences / Gates	•					
1.8	Electrical	•					
1.9	Electric Meter(s)	•					
1.10	Gas Meter(s)	•					
1.11	Exterior Faucets	•					
1.12	Irrigation System	•					
1.13	Bell / Chime	•					
1.14	Lot / Grade Drainage	•					
1.15	Foundation	•					
1.16	Retaining Wall(s)	•					
1.17	Patio	•					
1.18	Deck	•					
1.19	Balcony	•					
1.20	Porch	•					
1.21	Stairs / Steps	•					
		S	R	C	NP	NI	NO

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Comments:

1.1 In the inspectors opinion the walkways are near the end of their useful life due to heaving. Recommend review by a qualified professional for repair or replacement as necessary.

1.2 It is important to maintain all exterior finishes, sealing and caulking all exterior wall penetrations as part of annual maintenance is recommended to prevent water infiltration.

The bricks at the front of the house appear to have undergone restoration and re-pointing of the mortar. Appears to be in serviceable condition.

Rear addition of the home appears to consist of brick veneer over wood framed structure with a crawlspace which also appears to be in serviceable condition.

1.4 (1) Double glazed insulated windows observed in the home which appear to in serviceable condition. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

1.4 (2) Casement windows can be very energy efficient if well-maintained. Be careful not to over-strain the cranking hardware. If restriction or resistance is observed, we recommend lubrication with a manufacturer's approved product or contacting a qualified window contractor for advice and assistance.

1.5 Doors appear to be in serviceable condition.

Prior repairs are evident at the rear upper door to the brick near the bottom. Repairs appear to be serviceable.

Exterior door at upper rear bedroom opens to the flat roof at the rear. If children are present in the home we strongly recommend additional security for this door as there are no railings at the flat roof. Keep locked for safety.



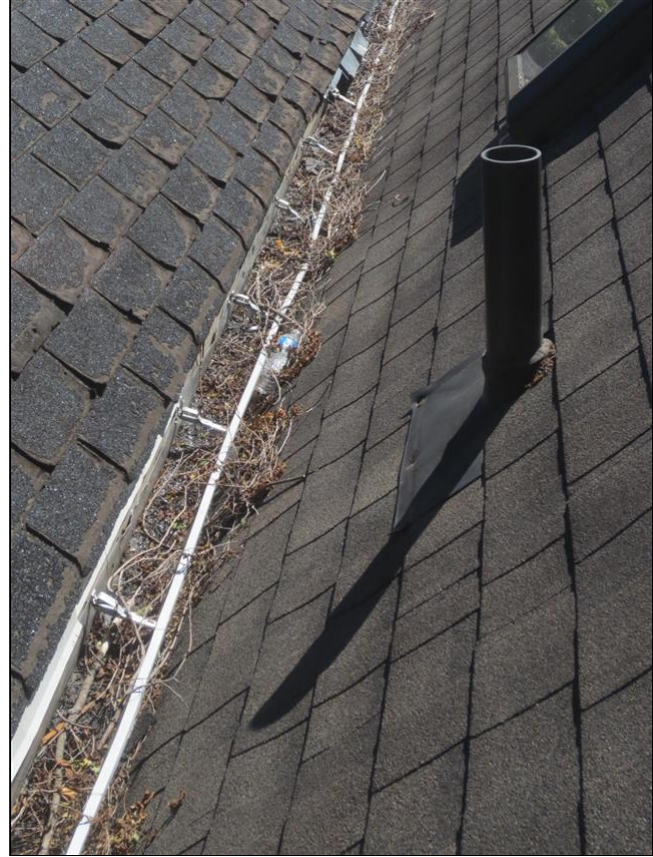
1.5 Item 1(Picture)

1.6 (1) Debris blocked eavestroughs observed at right side of the upper roof, suggest cleaning gutters and downspouts, which should be a regular part of maintenance (Spring and Fall) as it appears the gutters of this home and the neighboring side are very close/overlapping in some areas.

Leafguards are installed at the eavestroughs at the upper and lower roof as observed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.6 (2) Suggest leaves and debris be cleaned from gutters at the right side of the upper roof - it's imperative to keep the valley between the 2 houses clear of debris to allow for proper drainage in this area.

1.6 (3) Gutters and downspouts are an integral part of a home's water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home. Downspouts should also discharge at least five feet from the foundation to limit water ponding around the home.

1.8 Ground fault interrupter provided for safety.

1.12 Sprinkler systems and related equipment are not within the scope of this inspection; client is advised to consult with seller regarding operation, maintenance and condition of the system prior to close.

1.15 By virtue of the nature of a solid brick foundation, historically, moisture is often an issue. We check for moisture around the perimeter of the basement during the course of our inspection. At the time of this inspection no discernible evidence of moisture was observed. It is particularly important to address any issues with grading and surface water management around the home as soon as practical. In addition, many foundations in homes of this age do not have a weeping tile system which can increase the potential for water infiltration and be more costly should repairs be required. Please refer to Exterior - Lot Grade/Drainage.

2. Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking.

Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, or other reasons of safety, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof penetrations (chimneys, vents, skylights, etc.), roof slopes that change pitch or direction, and intersecting roof/wall lines.

Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise obtaining qualified contractor estimates and review of the full roof system, prior to close, when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Styles & Materials

Methods Used To Inspect:

Observed by mounting roof

Material/Type:

Sloped and Flat Roof
Asphalt composite shingle single layer
Rolled composition roofing

Exposed Flashings:

Aluminum

Skylights:

Skylight(s) Present

		S	R	C	NP	NI	NO
2.0	Roof Membrane	•					
2.1	Exposed Flashings	•					
2.2	Skylights	•					
2.3	General	•					
		S	R	C	NP	NI	NO

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Comments:

2.0 (1) Shingles appears to be in serviceable condition.



2.0 Item 1(Picture)

2.0 (2) Asphalt composite shingle, single layer, where inspected.

2.0 (3) Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.



2.0 Item 2(Picture)

2.0 (4) Asphalt composite shingle, single layer, where inspected.

2.2 Skylight(s) are present in the home. Skylights are very vulnerable with respect to the potential for water infiltration into the home. On this basis, we recommend properly sealing skylight flashings as part of routine maintenance to prevent potential water infiltration into the home and water damage to concealed components of the home.

2.3 Solar panels are affixed to the upper roof south slope. The panels are out of scope for this inspection. We recommend consulting with sellers for more information on the setup of the solar panels and usage/storage of power.



2.3 Item 1(Picture)

3. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants.

It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. A video scan, conducted by a qualified chimney specialist as part of the home buying process is a wise investment. Such an inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

Masonry chimney

Chimney Flue:

Clay

Spark Arrestor / Rain Cap:

Saddle/Cricket:

Saddle/cricket (Serviceable)

Chimney used to vent:

Wood burning appliance

		S	R	C	NP	NI	NO
3.0	Visible Condition	•					
3.1	Chimney Flue					•	
3.2	Flashings	•					
3.3	Spark Arrestor / Rain Cap				•		
3.4	Saddle/Cricket	•					
		S	R	C	NP	NI	NO

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Comments:

3.0 Masonry appears to be in serviceable condition as observed at the roof top.

3.3 The chimney has no spark arrester/ rain cap installed at the top of the chimney flue. We suggest installing as a safety measure and to reduce the possibility for pest intrusion and water infiltration into the chimney.



3.3 Item 1(Picture)

3.4 Saddle/cricket provided to help shed water.

4. Air Conditioning

Our evaluation of air conditioning systems is both visual and functional provided power is supplied to the unit. We are not permitted to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license.

This type of visual inspection does not determine the capacity of the A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER (efficiency) rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired.

A detailed evaluation of the cooling capacity is beyond the scope of this report. Some air conditioners can be damaged if operated in temperatures below 15 degrees C or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept level, clean and free of debris.

Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and may be expensive to repair or replace.

We suggest obtaining the maintenance records for the air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should also obtain warranty paperwork, if applicable, and request receipts for any recent repairs.

Styles & Materials

Location of unit:

Right
Rear

Air Conditioner Type:

Split system

Energy Source:

Electric with disconnect provided

Distribution / Ducting:

Ducts/Registers

Age:

Over 15 years old and, as such, is nearing the end of its typical lifespan

Brand:

FRIGIDAIRE

		S	R	C	NP	NI	NO
4.0	Distribution / Ducting	•					
4.1	Electrical	•					
4.2	General Conditions	•					
		S	R	C	NP	NI	NO

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Comments:

4.0 Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit. It is recommended that your ducts be professionally cleaned on a regular basis.



4.0 Item 1(Picture)

4.1 Electrical disconnect observed. It is recommended that the disconnect be kept locked at all times to prevent access by children.

4.2 First and second floors appear to be serviced by the central air conditioner located at the rear of the home. The third storey loft appears to be serviced by a ductless mini-split air conditioning unit affixed to the left side of the house as observed.

Rear unit appears to be a 3 tonne unit - 2000 model. Upper mini-split ac unit age is unknown.

Both units were tested and appear to be in serviceable condition.

5. Ventilation

Styles & Materials

Exhaust Fans:

Kitchen
Bathroom(s)

Principal Exhaust:

None observed

		S	R	C	NP	NI	NO
5.0	Capacity	•					
5.1	Sound level	•					
5.2	Locations	•					
		S	R	C	NP	NI	NO

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6. Attic

Our evaluation of the attic can be limited by personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc.

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection. Therefore, when stains are present, further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised.

We suggest checking roof surfaces each spring and fall and after each heavy rainfall. Increasing insulation in the attic and on the hatch is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation.

		S	R	C	NP	NI	NO
6.0	Attic Access				•		
6.1	Sheathing					•	
6.2	Insulation					•	
6.3	Distribution / Ducting					•	
6.4	Framing					•	
		S	R	C	NP	NI	NO

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Comments:

6.0 Third storey of home is a loft. No access to attic space or crawlspaces observed or were sealed at the time of inspection.

7. Kitchen

Appliance inspection is beyond the scope of the CAHPI Standards of Practice but, as a courtesy to our clients, we may check them for proper operation, if accessible and power is supplied.

Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles.

Built-in dishwashers may be run through a rinse cycle to determine if the system is free of leaks, noises and excessive corrosion.

Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors.

Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. We recommend that all kitchens have a properly sized and quiet range hood, discharged to the exterior.

Styles & Materials

Floor:

Woodstrip

Walls:

Drywall
Ceramic tile

Ceiling:

Drywall

Doors:

Archway

Windows:

Same type as house exterior windows Central heating/cooling

Heat / Cooling Source:
Counter Tops:

Granite

Sinks:
Range/Cooktop:

Range

Range or Oven Brand:

DAKOR

Dishwasher Brand:

GENERAL ELECTRIC

Refrigerator Brand:

KITCHEN AIDE

Ovens:

Electric

Microwave:

Stand alone

Traps / Drains / Supply:
Hood / Fan / Light:

Exterior vented

		S	R	C	NP	NI	NO
7.0	Floor	•					
7.1	Walls	•					
7.2	Ceiling	•					
7.3	Doors	•					
7.4	Closet / Wardrobe	•					
7.5	Windows			•			
7.6	Heat / Cooling Source	•					
7.7	Electrical	•					
7.8	Cabinets	•					
7.9	Counter Tops			•			
7.10	Sinks	•					
7.11	Faucets	•					
7.12	Traps / Drains / Supply	•					
7.13	Dishwasher(s)	•					
7.14	Refrigerator	•					
7.15	Range/Cooktop	•					
7.16	Ovens	•					
7.17	Range Hood	•					
7.18	Microwave	•					
		S	R	C	NP	NI	NO

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Comments:

7.5 (1) Water damage observed at the skylight in kitchen area above island which, according to the sellers occurred during the recent ice storm. We checked the area around the skylight at the roof and its flashings and were unable to observe any obvious openings or breaks/gaps in the flashings. The type of storm we experienced at that time caused damages in numerous homes which hadn't previously had issues or damages caused by normal weather events. As such, we recommend patching the drywall and monitoring over the medium to long term as well as after significant storms.



7.5 Item 1(Picture)

7.5 (2) Same type/material as house exterior windows, please refer to exterior step # 1105.

7.7 GFCI Protected outlets observed.

7.9 Countertop is cracked at around the kitchen sink; recommend corrections/re-sealing the crack in this area as needed.

7.15 Gas range observed. Ranges typically have a life expectancy of 10 to 20 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

7.17 The range hood appears to be vented to the exterior.

7.18 Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

8(A) . Bathrooms / Master Bathroom

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing stoppers or dripping faucets. If considered important, you should check these items independently.

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

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy.

We advise that all floors, tile edges, tub/shower walls, faucets, shower head connections and counter/ wall interfaces be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Floor: Tile	Walls: Drywall	Ceiling: Drywall
Doors: Pocket	Windows: Same type as house exterior windows	Heat / Cooling Source: Central heating/cooling
Exhaust Fans: Ceiling	Shower Base / Surround: Ceramic tile	Shower Door: Tempered safety glass
Shower Head: Yes	Sinks: Ceramic	Counter / Cabinets: Solid surface
Steamer: Not in scope		

		S	R	C	NP	NI	NO
8.0.A	Floor	•					
8.1.A	Walls	•					
8.2.A	Ceiling	•					
8.3.A	Doors	•					
8.4.A	Windows	•					
8.5.A	Heat / Cooling Source	•					
8.6.A	Electrical	•					
8.7.A	Exhaust Fans	•					
8.8.A	Shower Base / Surround	•					
8.9.A	Shower Door	•					
8.10.A	Shower Head			•			
8.11.A	Sinks	•					
8.12.A	Sink Faucets	•					
8.13.A	Traps / Drains / Supply	•					
8.14.A	Toilet	•					
8.15.A	Bidet	•					
8.16.A	Counter / Cabinets	•					
8.17.A	Steamer						•
		S	R	C	NP	NI	NO

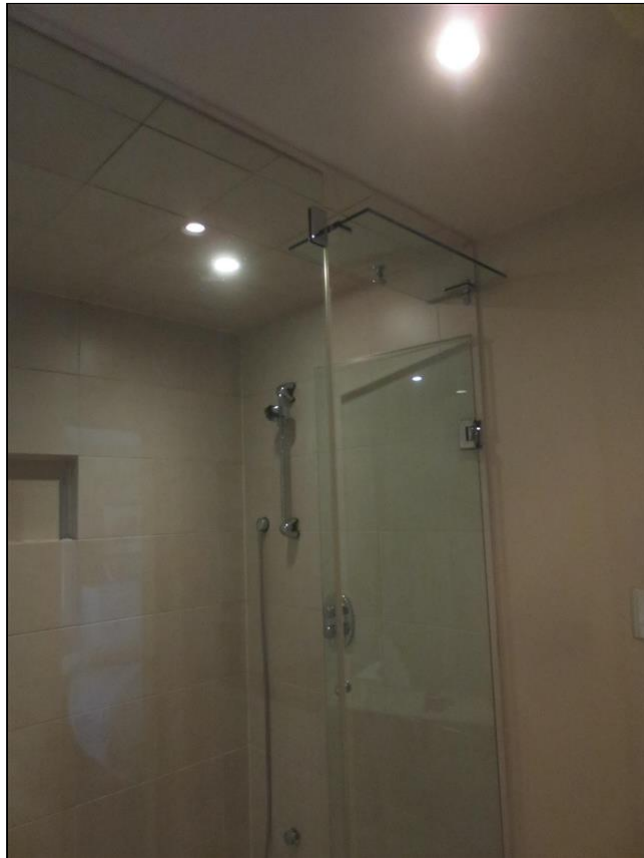
S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

8.4.A Same type/material as house exterior windows.

8.8.A The tile edges of the tub/shower walls should be caulked and sealed to reduce the potential for water/moisture penetration behind the surround as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed as part of routine maintenance to reduce the potential for moisture infiltration behind the surround walls.

8.9.A Tempered safety glass installed for safety.



8.9.A Item 1(Picture)

8.10.A Shower head is broken. Recommend review for repairs/replacement as needed.

8.17.A A sauna is present. Saunas and related equipment are beyond the scope of this inspection. It is suggested that client obtain an inspection prior to close to ensure proper operation.

8(B) . Bathrooms / Second Hallway Bathroom

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing stoppers or dripping faucets. If considered important, you should check these items independently.

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

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy.

We advise that all floors, tile edges, tub/shower walls, faucets, shower head connections and counter/ wall interfaces be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Floor: Tile	Walls: Drywall	Ceiling: Drywall
Doors:	Heat / Cooling Source: Central heating/cooling	Exhaust Fans: Ceiling
Tub/Whirlpool: Whirlpool tub	Tub Surround: Ceramic tile	Shower Head: Yes
Sinks: Ceramic	Counter / Cabinets: Solid surface	Steamer: Not present

		S	R	C	NP	NI	NO
8.0.B	Floor			•			
8.1.B	Walls	•					
8.2.B	Ceiling	•					
8.3.B	Doors	•					
8.4.B	Windows	•					
8.5.B	Heat / Cooling Source	•					
8.6.B	Electrical	•					
8.7.B	Exhaust Fans	•					
8.8.B	Tub/Whirlpool	•					
8.9.B	Tub Surround	•					
8.10.B	Tub Faucet	•					
8.11.B	Shower Base / Surround	•					
8.12.B	Shower Door	•					
8.13.B	Shower Head	•					
8.14.B	Sinks	•					
8.15.B	Sink Faucets	•					
8.16.B	Traps / Drains / Supply	•					
8.17.B	Toilet	•					
8.18.B	Bidet	•					
8.19.B	Counter / Cabinets	•					
8.20.B	Steamer	•					
8.21.B	Other:	•					
		S	R	C	NP	NI	NO

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Comments:

8.0.B Loose as well as cracked tile(s) observed. Appears to be primarily a cosmetic concern; recommend corrections as needed.



8.0.B Item 1(Picture)

8.8.B A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

(Note: Unable to access motor and electrical connections as no access hatch provided below tub. Limited review based on this.)

Missing overflow plate as well as stopper is broken in tub. Recommend minor repairs.



8.8.B Item 1(Picture)

8(C) . Bathrooms / Half Bathroom

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing stoppers or dripping faucets. If considered important, you should check these items independently.

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

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy.

We advise that all floors, tile edges, tub/shower walls, faucets, shower head connections and counter/ wall interfaces be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Floor:

Tile

Walls:

Drywall

Ceiling:

Drywall

Doors:

Sinks:

Counter / Cabinets:

		S	R	C	NP	NI	NO
8.0.C	Floor	•					
8.1.C	Walls	•					
8.2.C	Ceiling	•					
8.3.C	Doors	•					
8.4.C	Windows	•					
8.5.C	Heat / Cooling Source	•					
8.6.C	Electrical	•					
8.7.C	Sinks	•					
8.8.C	Sink Faucets	•					
8.9.C	Traps / Drains / Supply	•					
8.10.C	Toilet	•					
		S	R	C	NP	NI	NO

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9. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance.

If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited.

It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean dryer exhaust pipes upon occupancy and then regularly to enhance safety/performance. A solid metal ducting material should be used for dryer vents.

Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials

Floor:

Tile
Terracotta

Walls:

Drywall/Plaster

Ceiling:

Drywall/Plaster

Doors:

Sliding

Washer Hookups:

Dryer Hookups:

Electric

Exhaust Fan:

None

		S	R	C	NP	NI	NO
9.0	Floor	•					
9.1	Walls	•					
9.2	Ceiling	•					
9.3	Doors	•					
9.4	Laundry Tub / Sink				•		
9.5	Faucets	•					
9.6	Electrical	•					
9.7	Washer Hookups	•					
9.8	Dryer Hookups	•					
9.9	Exhaust Fan				•		
9.10	Floor Drain	•					
		S	R	C	NP	NI	NO

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Comments:

9.7 Washer was not operated at the time of inspection. According to seller the unit is in operating condition.



9.7 Item 1(Picture)

9.8 Dryer was not operated at the time of inspection. According to seller the unit is in operating condition.

9.10 Floor drains observed which appear to be in serviceable condition.



9.10 Item 1(Picture)

10. Entry / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas.

Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches.

Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings.

Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Styles & Materials

Floors:

Woodstrip

Walls:

Drywall

Ceilings:

Drywall

Doors:

Archway

Heat / Cooling Source:

Central heating/cooling

		S	R	C	NP	NI	NO
10.0	Floors	•					
10.1	Walls	•					
10.2	Ceilings	•					
10.3	Doors	•					
10.4	Closet	•					
10.5	Windows	•					
10.6	Heat / Cooling Source	•					
10.7	Electrical	•					
10.8	Stairs			•			
10.9	Other:	•					
		S	R	C	NP	NI	NO

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Comments:

10.8 No handrailings noted, recommend installing handrails for safety.

11. Finished Interior Rooms

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as floor or wall scratches, torn screens or an occasional cracked window may not be noted in the inspection report. We, therefore, suggest you double check these items, prior to close, and call our office, if concerned.

Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source without intrusive testing. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired or a leaking window replaced), but the resultant interior damage has not. It is therefore, difficult to advise with any certainty if the stain/damage will develop into a more serious issue.

Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. The Client is also advised that moisture persistence over time may lead to mold growth in obvious or concealed areas.

Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mold abatement contractor, prior to close to determine remedial options and associated costs. You should consult with the current owner for further information regarding the cause of the moisture damage noted and remedial efforts taken, if any. We are not permitted to remove floor/wall/ceiling finishes to determine the source of the problem or to determine the extent of any damage.

Carbon monoxide and smoke detectors have been proven to save lives. The Client is advised to install late model carbon monoxide and smoke detectors, if not already present in home. We suggest consulting with your local municipality or fire department and manufacturer's specifications as to their proper location and installation of these units.

Styles & Materials

Floors:

Wood Strip

Walls:

Drywall

Ceilings:

Drywall

Doors:

Archway
Pocket
Sliding

Windows:

Same type as house exterior windows

Fire & CO Protection:

Smoke detectors noted.

Heat / Cooling Source:

Central heating/cooling

Fireplace:

Wood burning WETT

Ceiling fans:

None

		S	R	C	NP	NI	NO
11.0	Floors	•					
11.1	Walls	•					
11.2	Ceilings	•					
11.3	Doors	•					
11.4	Windows			•			
11.5	Fire & CO Protection		•				
11.6	Heat / Cooling Source	•					
11.7	Fireplace					•	
11.8	Electrical	•					
11.9	Ceiling fans	•					
11.10	Other:	•					
		S	R	C	NP	NI	NO

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Comments:

11.4 (1) Window at front left side in living room appears to be off its track/loose, repairs needed for proper operation.

11.4 (2) Same type/material as house exterior windows, please refer to exterior step # 1105.

11.5 In the inspectors opinion the smoke detector(s) are near the end of their useful life due to age/past 10 year normal life span. Recommend replacement to ensure safety.

11.7 A wood burning appliance is noted. A detailed assessment of the adequacy of the installation, clearances to combustible materials and shielding was not completed as part of the home inspection. We recommend consulting with a Wood Energy Transfer Technology (WETT) certified inspector or contractor for further assessment to ensure safe and proper installation prior to close. Please refer to the Ask the Inspector article regarding Wood Burning Systems or contact us for further information. Given that more recently home insurance companies have very restrictive policies regarding the presence of wood stoves in homes, we recommend consulting with your insurance company to obtain policy information regarding wood burning appliances and verify proper installation in accordance with their requirements. Please refer to the Ask the Inspector article regarding Wood Burning Systems for further information found at www.amerispec.ca



11.7 Item 1(Picture)

12. Finished Basement Rooms

Please refer to the Basement and Exterior sections for additional information on the potential for water infiltration into basement areas and with respect to water management around the exterior of the home.

Older basements were not originally intended as living spaces in Canada, however many homeowners have made retrofits to provide additional space.

There are a number of precautions that homeowners should take when maintaining living spaces (family rooms, bedrooms, offices) in basements. These include:

- a properly functioning sump pump with battery backup;
- a vapour barrier between the concrete floor and any carpeting, laminate, vinyl or wood flooring;
- maintaining a proper grade on the exterior of the home;
- repairing cracks or other openings in the foundation; and,
- maintaining the gutter/downspout system to discharge rainwater at least five feet from the foundation.

Please refer to the Interior Rooms - Main Floor, regarding moisture stains and patching. It is also recommended that the client consult with the local building department to ensure that the living area meets current codes regarding emergency egress; any accessory apartments; and smoke/ carbon monoxide alarms and locations.

Nearly all basements will leak at some point in the life of the home. In that regard, we cannot provide any assurances against future water infiltration. If you intend on finishing the basement, we recommend that you wait for at least a one year after closing to obtain a history of water infiltration.

Styles & Materials

Finished Basement:

Full

Floors:

Ceramic tile
Terracotta

Walls:

Drywall

Ceilings:

Drywall

Doors:

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

		S	R	C	NP	NI	NO
12.0	Floors	•					
12.1	Walls	•					
12.2	Ceilings	•					
12.3	Doors	•					
12.4	Closet / Wardrobe	•					
12.5	Windows	•					
12.6	Heat / Cooling Source	•					
12.7	Fireplace				•		
12.8	Wet Bar				•		
12.9	Electrical	•					
		S	R	C	NP	NI	NO

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Comments:

12.1 The basement/ crawlspace walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement/crawlspace walls. See Exterior section for additional information regarding water management around the exterior of the home to reduce the potential for water infiltration into the basement/crawlspace.

12.5 Same type/material as house exterior windows, please refer to exterior step # 1105.

13. Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection.

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

Our inspection is not a heat engineering or sufficiency review. We suggest you ask the seller if any areas of the home do not properly heat or cool.

We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. If the unit has not been serviced within the past year, we recommend that it be serviced and fully inspected prior to close. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time.

Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of the central air conditioning system as well. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model.

Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

We do not investigate the possibility of underground fuel tanks.

Styles & Materials

Location of unit: Basement	Heating System Design Type/ Brand: High Efficiency gas	Energy Source: Natural gas w gas S/O valve
Burner Chambers: Partially visible	General Conditions: Age: less than 5 years	Exhaust Venting: Plastic Direct thru-the-wall vent other:
Thermostat: Located at living room	Air Filters:	Filter Size: 16x25x1
Distribution / Ducting: Ducts/Registers	Humidifier: Not within scope	

		S	R	C	NP	NI	NO
13.0	Burner Chambers	•					
13.1	General Conditions	•					
13.2	Exhaust Venting	•					
13.3	Thermostat	•					
13.4	Automatic Safety Controls	•					
13.5	Air Filters	•					
13.6	Distribution / Ducting			•			
13.7	Humidifier	•					
13.8	Maintenance	•					
		S	R	C	NP	NI	NO

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Comments:

13.1 (1) Carrier, 2016, 80,000 BTU's, 96% AFUE Rating, High-efficiency,. condensing furnace with variable speed motor.

High efficiency gas furnace noted. These types of appliances normally have a lifespan of 15 - 20 years. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor prior to possession to ensure proper operation.

13.1 (2) Natural gas with gas shutoff valve located close to unit.

13.6 Holes/gaps observed at rear of plenum above furnace. Recommend sealing for better heating/cooling efficiency.

Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit. We recommend that all exposed ductwork be sealed with foil tape to improve the efficiency of the distribution system. It is also recommended that the ducts be cleaned on an annual or semi-annual basis, particularly if there are pets in the home or if any of the occupants have allergies.

13.7 A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, suggest client verify operation with sellers.

14. Basement / Crawlspace

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence.

We recommend that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present.

Some cracks in walls and floors is common and whenever cracks are present, the possibility of future leaking exists. Most wall cracks in poured foundation walls are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. In some homes (pre-1985), the weeping tiles may be connected to the sanitary sewer system.

In newer homes, the weeping tile system is normally connected to a sump pit. Older weeping tiles (say pre 1970) were made of clay and can be prone to collapse or other damage. During the course of our inspection, we are unable to determine if a weeping tile system exists, its material or if the entire system is connected to a sump pit, if present.

Sump pump systems with battery back-ups are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible.

Signs of possible water infiltration include mould/mildew, stains on walls, loose flooring, musty odours, warped paneling and efflorescence.

If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Access: Finished basement	Type: Partially finished basement/ crawlspace	Stairs:
Floor:	Walls: Finished	Ceiling: Finished
Joists: Conventional 2 X 8 framing	Beams: Wood	Support Posts / Columns: Brick
Windows: Same type as house exterior windows	Heat / Cooling Source: Central heating/cooling	Ventilation: Windows
Insulation: None visible	Moisture Barrier: Concrete	Floor Drain: Floor drain noted
Visible Plumbing: ABS	Distribution / Ducting: Ducts/Registers	Fireplace: None

		S	R	C	NP	NI	NO
14.0	Stairs	•					
14.1	Floor	•					
14.2	Walls	•					
14.3	Ceiling	•					
14.4	Exterior Door(s)				•		
14.5	Coldroom				•		
14.6	Joists	•					
14.7	Subfloor for First Floor	•					
14.8	Subfloor for Basement Floor	•					
14.9	Beams	•					
14.10	Support Posts / Columns	•					
14.11	Windows	•					
14.12	Heat / Cooling Source	•					
14.13	Electrical	•					
14.14	Ventilation	•					
14.15	Insulation	•					
14.16	Moisture Barrier	•					
14.17	Laundry Tub / Sink	•					
14.18	Faucets	•					
14.19	Toilet	•					
14.20	Visible Plumbing	•					
14.21	Distribution / Ducting	•					
14.22	Fireplace	•					
14.23	Other:			•			
		S	R	C	NP	NI	NO

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Comments:

14.2 During renovation of basements, it is not uncommon to find evidence of past water infiltration, including possible mold growth. Unless otherwise noted in this report, this is something that is typically not identifiable during a home inspection. Consequently, it is important to consult with the current homeowner about any past or current water infiltration into the basement. In addition, and if concerned, random examination of the area behind the basement wall finish may be required prior to closing to verify that no water infiltration has occurred.

14.11 Same type/material as identified in the exterior windows section of this report

14.15 No insulation was visible; suggest adding full height insulation for greater comfort and to improve the energy efficiency of the home.

14.20 Floor drain was observed at the basement.

Shutoff for rear exterior faucet is in crawlspace as observed.



14.20 Item 1(Picture)

14.23 (1) Finished areas in basement were observed. As these areas are not visible or accessible to the inspector they are excluded from this inspection.

14.23 (2) Partially finished basement/ crawlspace. Foundation walls and the floor structure above were visible only in the crawlspace.

15. Plumbing

Our review of plumbing components in the home is directed at identifying visible water damage and existing or potential problems. We may not always mention common faults such as stuck or missing stoppers or dripping faucets. If considered important, you should check these items independently.

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

The water supply system is tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. We do not measure water temperature or pressure or test the quality of the water.

Our plumbing inspection also consists of checking for functional drainage at all fixtures.

We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Water softeners and filtration equipment are beyond the scope of a home inspection. We encourage you to conduct a review of the water softener prior to close by a qualified plumber to ensure functionality and proper settings for the type of water in your area.

Styles & Materials

Shut Off Valve Location: Located at front of basement	Main Service Line: Copper	Distribution Lines: Copper
Drain Waste Lines & Vent Pipes: ABS	Ejector Pump(s): None	Sump Pump(s): None observed
Waste Disposal System: Municipal	Water Supply System: Municipal	Drain water heat recovery unit: None

		S	R	C	NP	NI	NO
15.0	Main Service Line	•					
15.1	Distribution Lines	•					
15.2	Drain Waste Lines & Vent Pipes					•	
15.3	Ejector Pump(s)	•					
15.4	Sump Pump(s)	•					
15.5	Waste Disposal System	•					
15.6	Water Supply System	•					
		S	R	C	NP	NI	NO

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Comments:

15.0 Located near main electrical panel closet.

Limited access. Recommend installing access panel for easier access to main shutoff.



15.0 Item 1(Picture)

15.1 Copper. Size unknown due to limited access to meter area.

15.2 Not observed. Main waste stack was not observed due to finishing. Recommend consulting with sellers for more information. ABS Vent pipes were observed at the below sink cabinet areas in the bathrooms and at the thru-roof penetration on the main upper roof.

15.5 The waste disposal system appears to be connected to public sewer systems.

15.6 Water supply system appears to be public. Water pressure appears to be serviceable as tested at the upper bathrooms of the home.

16. Electrical

Our electrical inspection meets or exceeds the CAHPI Standards of Practice and is done by inspecting visibly accessible wiring and fixtures.

Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move personal belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Cover plates are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed.

Once the current occupant's belongings have been removed, it is prudent to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings.

We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. It is recommended that any wiring issues noted within this report be further inspected or corrected, prior to close, by an Authorized Electrical Contractor through Electrical Safety Authority (ESA), to ensure proper installation and safety.

Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes.

Any reference in this report to an electrician means an Authorized Contractor, as defined above.

One of the most important electrical safety devices in homes are Ground Fault Circuit Interrupters (GFCIs). These special devices shut the power off to a circuit when as little as 0.005 amps of electricity leaks from the electrical system. GFCIs/GFI's may be incorporated into circuit breakers at the main panel or at individual outlets. GFCIs/GFI's should ideally be installed on all outdoor, kitchen or bathroom outlets or where electricity may be in close proximity to water in order to enhance safety. We do not test the GFCI breakers that may be located at the panel since this would result in loss of power to clock radios, computers or other equipment on those circuits. We do however, recommend testing of these breakers in accordance with the manufacturer's recommendations.

Newer homes may not be equipped with tamper resistant electrical receptacles. These are a recommended upgrade, particularly if young children live or visit the home. We recommend that you consider these devices, if the home is not already so equipped.

Styles & Materials

Meter Location:

Front
Left

Service Entrance:

Overhead

Main Panel Location:

Basement

Main Panel Description:

Circuit Breakers

Service Amperage:

200 AMPS

Wiring Method:

Non Metallic sheathed cable

AFCI Reset Location(s):

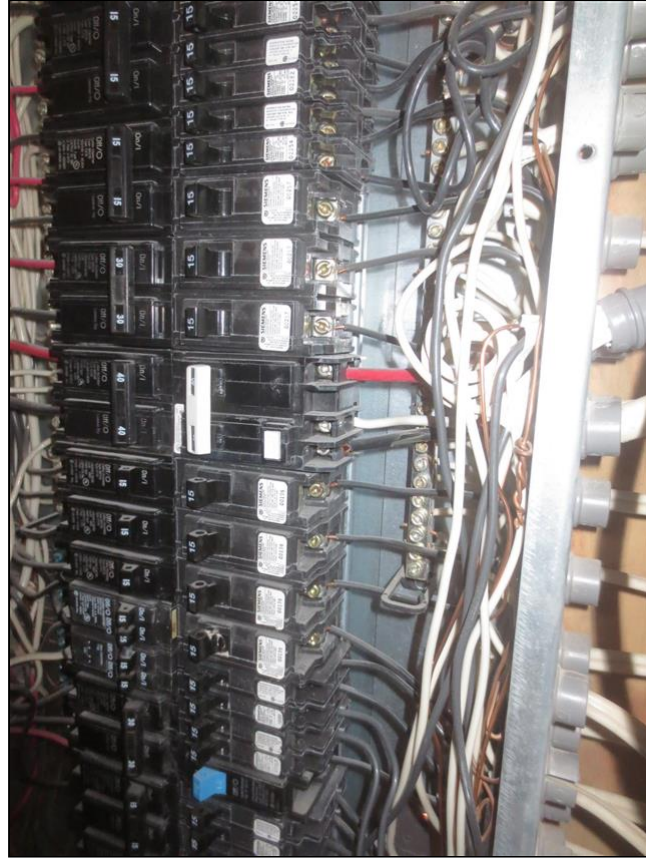
Not Present

		S	R	C	NP	NI	NO
16.0	Service Entrance	•					
16.1	Meter	•					
16.2	Wiring Method	•					
16.3	Grounding	•					
16.4	Equipment Grounding	•					
16.5	Main Electrical Panel	•					
16.6	Sub-Panel	•					
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

16.2 Home appears to be fully upgraded to copper, 3-wire, grounded, romex wiring.



16.2 Item 1(Picture)

16.3 Ground wire observed at main incoming water supply pipe.

16.4 Bonding wire was observed at the water meter gas piping.

16.5

- **Main Panel appears to be in serviceable condition. Copper, 3-wire, grounded circuits observed in the home which appears to be fully updated.**
- **Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.**



16.5 Item 1(Picture)

17. Water Heater

Styles & Materials

Location of unit: Basement	Water Heater Design Type: Natural gas	Capacity: 50 gallon
Energy Source: Gas (shut off valve provided)	Flue Venting: Plastic PVC	

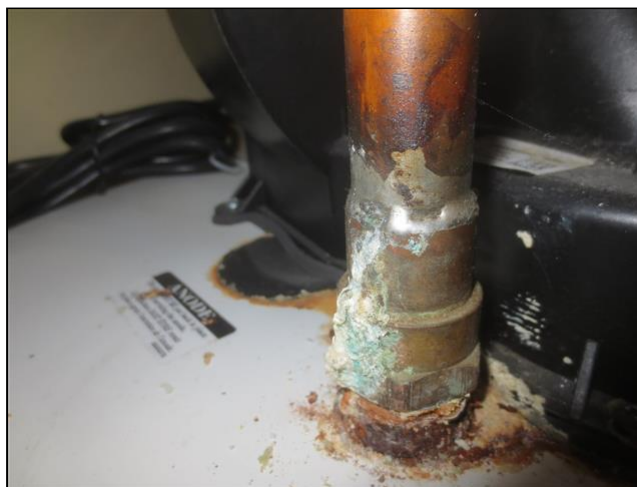
		S	R	C	NP	NI	NO
17.0	Temperature / Pressure Release Valve	•					
17.1	Combustion Chamber	•					
17.2	Venting	•					
17.3	Water Heater Condition	•					
17.4	Thermostatic mixing valve				•		
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

17.3 (1) Giant, 2015, 50 Gallon

Pinhole leak on supply pipe. Very small amount of water leaking however is causing some corrosion at the connection. Monitor over the short term and have a licence HVAC technician review at next maintenance of furnace to include water heater maintenance.



17.3 Item 1(Picture)

17.3 (2) Natural gas. Gas shut-off valve was observed near this appliance.

18. Certified Resale Home

We have reviewed your home for coverage under the Certified Resale Home Warranty with FCT and AmeriSpec Inspection Services.

You will find your approved coverage below.

For the purposes of this section only, "S" means eligible for warranty coverage and "R" means not eligible. A full explanation of the warranty coverage can be found [here](#).

If an item is not eligible, refer to the building component earlier in this report for details.

Styles & Materials

Warranty Coverage:

Full Coverage

		S	R	C	NP	NI	NO
18.0	General	•					
18.1	Roof	•					
18.2	Air Conditioner		•				
18.3	Furnace	•					
18.4	Foundation	•					
18.5	Septic				•		
18.6	In-ground pool				•		
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

18.0 Your home qualifies for FCT Certified Resale Home coverage on Roof, Foundation, and Heating. The coverage is outlined in the Certified Resale Home Coverage Document that is included within your AmeriSpec Home Inspection Report.

18.2 AC unit is 2000 model.

General Summary



AmeriSpec Inspection Services Toronto East

**6A-170 The Donway W.,
Ste #1402
Toronto ON M3C2E8**

Customer
Mr. Mark Wright

Address
12 Bowden St
Toronto ON M4K 2X2

This Summary section of this Report is provided as a convenience to assist in highlighting certain items noted in the main report that may not be in proper working order at the time of inspection or are in need of attention prior to or soon after closing. We do not have access to individual sales contracts and suggest client review sales contract with your real estate agent and/or real estate lawyer to determine what repairs if any are to be made. This Summary is only part of the inspection report and will not list all defects; the entire inspection report must be reviewed prior to close.

1. Exterior

1.6 Gutters / Downspouts

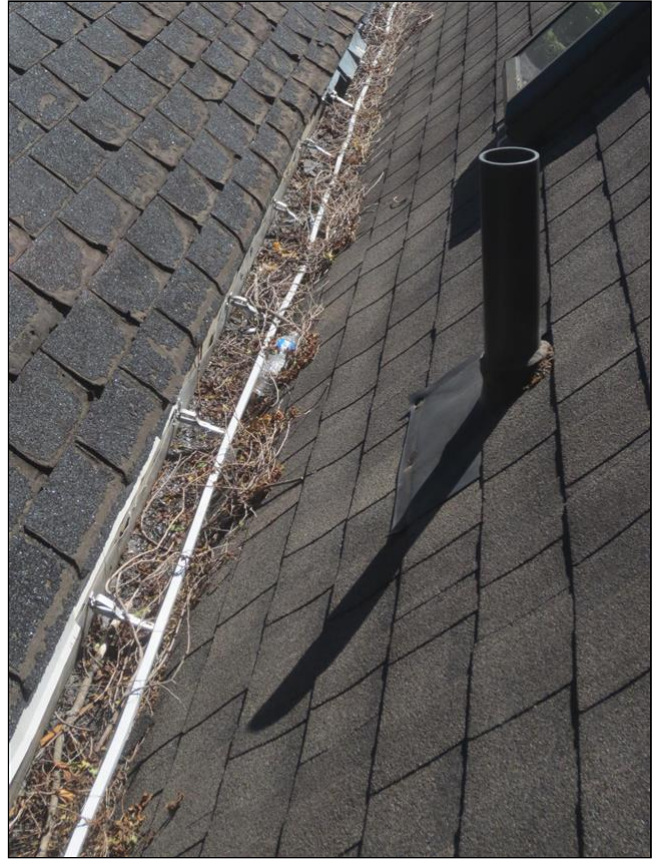
Review

(1) **Debris blocked eavestroughs observed at right side of the upper roof, suggest cleaning gutters and downspouts, which should be a regular part of maintenance (Spring and Fall) as it appears the gutters of this home and the neighboring side are very close/overlapping in some areas.**

Leafguards are installed at the eavestroughs at the upper and lower roof as observed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

11. Finished Interior Rooms

11.5 Fire & CO Protection

Review

In the inspectors opinion the smoke detector(s) are near the end of their useful life due to age/past 10 year normal life span. Recommend replacement to ensure safety.

18. Certified Resale Home

18.2 Air Conditioner

Review

AC unit is 2000 model.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Blair White, CEA, Certified Home Inspector



INVOICE

AmeriSpec Inspection Services Toronto East

6A-170 The Donway W.,

Ste #1402

Toronto ON M3C2E8

Inspected By: Blair White, CEA,

Certified Home Inspector

Inspection Date: 2018-07-03

Report ID: 070318BW-0787

Customer Info:	Inspection Property:
Mr. Mark Wright	12 Bowden St Toronto ON M4K 2X2
Customer's Real Estate Professional: Karen Willer Royal LePage Partners Realty Inc.	

Inspection Fee:

Service	Price	Amount	Sub-Total
Certified Resale Home	689.00	1	689.00
Calculated Tax	89.57	1	89.57
			Tax \$0.00
			Total Price \$778.57

Payment Method:

Payment Status:

Note: