



A Buyer's Choice Home Inspections

PROPERTY INSPECTION REPORT

64-5536 Montevideo Rd, Mississauga, ON, L5N 2P4

Inspection prepared for: Zaid Al-Nima & Lucy Garcea
Real Estate Agent: Sandra Sheffield - Royal LePage - Bloor Street West

Date of Inspection: 5/23/2023 Time: 10:30 AM
Age of Home: 1977 Size: 1400
Order ID: 88

Inspector: Jamie Jarvie

OAH # 25108 jamie.jarvie@abuyerschoice.com
905-456-8742 abuyerschoice.com/dufferin-peel

INSPECTED ONCE. INSPECTED RIGHT!



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to.

The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues.

All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Smoke Detectors and CO Alarms

Page 6 Item: 1	Smoke Detectors	<ul style="list-style-type: none"> • Improve/Safety - Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
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Main Level

Heating

Page 15 Item: 12	Heat Exchanger	<ul style="list-style-type: none"> • Repair - The flame pattern at the burners is inconsistent and pops of orange flames are noted. This may be an indication of an improperly adjusted burner, debris in the gas valves or orifices, or a possibility of a cracked heat exchanger. Recommend evaluation and repairs by a qualified professional.
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Information for the buyer

1. Please read

Potential Buyer - Please Read:

This report is for informational purposes only. This report contains information about the conditions of the property at the time of the inspection.

A complete property inspection includes an on-site review of the property and your own copy of the inspection report registered in your name. Without an on-site review, our obligation and liability are limited to our client, the property seller.

If you wish to book an on-site review and obtain your own copy of the inspection report, please contact Jamie Jarvie at A Buyer's Choice Home Inspections, at 905-456-8742, or email at jamie.jarvie@abuyerschoice.com.

The fee for an on-site review and your copy of the report is \$325.00, which will include a lifetime membership in RecallChek, and our 90-day limited structural and mechanical warranty package.

Please navigate to the link below to see our complete services and home buyer's package.

www.abuyerschoice.com/Jamie-Jarvie

Introduction

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

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

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

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Appliances marked as acceptable were tested and working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at time of possession. It is recommended that the appliances be re-tested prior to possession.

Many homes before 1980 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock. Some newer houses may also contain asbestos. Materials that pose a greater risk to human health, such as sprayed-on fireproofing and insulation on pipes or boilers, have largely been removed. The asbestos that remains is typically found in plaster, drywall filler, floor tiles and seamless flooring, and those things don't need to be removed until there's a need. The method used dealing with asbestos in the home depends upon where the asbestos is found, the condition of the material, and whether it is friable or non-friable. Friable asbestos can be easily crumbled or reduced to a powder and can become airborne. Non-friable asbestos is more tightly bound with another material and its fibers cannot easily be made airborne unless they are sanded, cut, or sawed. A visual inspection of your home is usually not sufficient to determine if it contains asbestos. Instead, samples of suspected asbestos fibers should be sent to a certified laboratory for analysis. Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM) are two approved methods of analysis. The National Institute for Standards and Technology maintains web lists of laboratories certified to do TEM and PLM analysis. You may also call the Institute at 1-800-720-4981 for information. Without professional testing, we are unable to determine if the building contains any such asbestos and accept no liability for the potential presence of same.

Understanding the Report

USE OF PHOTOS AND VIDEO:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

SCOPE OF THE INSPECTION: The home inspection is conducted following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

[InterNACHI Standards of Practice Link](#)

TEXT COLOR SIGNIFICANCE:

BLACK text indicates general information and descriptions of the systems and components installed at the property.

BLUE text indicates observations and information regarding the condition of the systems and components of the home. These include: comments of deficiencies which are less significant but should be addressed, comments which further expand on a significant deficiency, and comments of recommendation, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text indicates comments of significantly deficient components and/or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

GREEN text provides a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

COMMENT HEADINGS DEFINED:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These items may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"LOCATION:" All reported locations are areas where the issue is mainly present but not limited to that area. All necessary corrections should be made where the condition exists.

For the purpose of this report, all directional references to the house will be made in the orientation as if one is facing the front of the house.

Inspection Details

1. Date of Inspection

Inspection Date: 2023 May 23

2. Inspection Time

Start: 10:00 AM

3. Attendance

Selling Agent present • Owner/Client present

4. Residence Type/Style

Condo Townhouse

5. Occupancy

Occupied - Furnished • The utilities were on at the time of inspection.

6. Garage

Attached 1-Car Garage

7. Age of Home or Year Built

Estimated Age: • 35-50 Years

8. Square Footage

Less than 1500 sq ft

9. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing: • South West

10. Bedroom # Designation - Location -- for the purposes of this report

3 Bedrooms

11. Bathroom # Designation - Location - Type -- for the purposes of this report

Powder room - Main level • Bathroom - Upper level

12. Weather Conditions

Temperature at the time of inspection approximately: 15 C • WEATHER CONDITIONS • Clear sky • SOIL CONDITIONS • Dry

13. Water and Sewers

City water and sewers

Smoke Detectors and CO Alarms

1. Smoke Detectors

Observations:

- **Improve/Safety - Old detectors. Smoke detectors last 6-10 years. Recommend replacing.**



Upper Level



Main Level



Basement Utility room

2. CO Alarms

Observations:

- Present outside the bedrooms as per minimum law requirements.

Lots and Grounds

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Recommend maintain landscaping, Vegetation (Flowers, Grass, Shrubs) around the home can be helpful in absorbing some moisture at foundation, Gravel, stone, and decorative wood chip, generally does not allow water to shed from grade, moisture filters through hence use of washed rock in window wells, though it can not be regarded as incorrect, it is important to monitor changes in grading

1. Driveway

Materials: DRIVEWAY MATERIAL • Asphalt

Observations:

- Normal wear and tear noted on the driveway.

2. Walkway

Materials: WALKWAY MATERIAL • Interlocking brick

Observations:

- No material deficiencies noted.

3. Electrical Service

Observations:

- Underground utilities
- No material deficiencies noted.

4. Grading

Observations:

- No material deficiencies noted.

5. Deck

Materials: Treated Wood

Observations:

- No material deficiencies noted.
- [Inspection limitation - Deck built on grade, unable to inspect the underside or structure of the deck.](#)



Exterior

Note that any siding, especially composition or hardboard siding must be closely monitored. Even modern composition siding and especially trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

1. Exterior Doors

Observations:

- No material deficiencies noted.

2. Soffits and Fascia

Materials: Aluminum Soffits and Fascia

Observations:

- **Repair - Minor damage noted on the soffit, above adjoining garage next door. This is a potential water infiltration point. Recommend repair.**



3. Exterior Outlets

Type: 110 VAC

Observations:

- No material deficiencies noted.

4. Exterior Lighting

Observations:

- No material deficiencies noted.

5. Siding

Type: Brick • Vinyl siding

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Basement Windows

Observations:

- No material deficiencies observed.

7. Windows

Observations:

- Vinyl Windows

- **Maintenance - Caulking around windows is noted as deteriorated or missing. This is a potential water infiltration point. Recommend repair or replace.**



8. Exterior Hose Bibs

Type: Rotary

Observations:

- No material deficiencies noted.

9. Meter and Main Gas Valve

Location: Exterior Surface mount at back of home

Observations:

- No material deficiencies noted.

10. Vent Covers

Observations:

- Vent covers are in serviceable condition.

11. Patio Door

Observations:

- The sliding patio door was functional during the inspection.

Roof

Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Only Visible / Accessible areas of chimneys, flues and caps can be inspected and reported on. The approximate design life stated in this report is only a estimation of remaining shingle life and can be affected by many factors such as weather conditions, etc. No warranty on the shingle design life can be provided. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations.

1. Method Of Inspection

Ladder at eaves • With drone camera

2. Roof Type

Type: Gable • 3 Tab Shingles • Other - Connected to dwelling Units on either side
Estimated age • 11 - 15 Years

3. Roof Condition

Observations:

- No material deficiencies were found.



4. Flashing

Observations:

- No material deficiencies were found.

5. Eavestroughs

Materials: Aluminum eavestroughs noted

Observations:

- No material deficiencies noted.

6. Downspouts and Extensions

Materials: Aluminum downspouts and extensions

Observations:

- No material deficiencies were found.

7. Plumbing Vents

Observations:

- **ABS** type vents
- No material deficiencies noted.

Foundation and Structure

1. Structure Type

Observations:

- Wood Frame / Brick Veneer
- No material deficiencies noted.

2. Foundation

Observations:

- Poured Foundation
- Information - No evidence of leaking or moisture penetration noted at the time of inspection.
- [Inspection limitation - Finished basement limits the inspection of the structural components.](#)

3. Structural Movement

Observations:

- No differential movement noted.

4. Beams

Observations:

- Steel Beams

5. Sub Flooring

Observations:

- Plywood subfloor noted

6. Floor/Slab

Observations:

- Concrete slab

7. Joists

Observations:

- Solid wood Joists

8. Piers and Posts

Observations:

- [Inspection limitation - The component was not visible due to interior finishes, and was not evaluated or inspected.](#)

Attic

Attic access is sometimes very limited due to hatches being located directly above shelves or other storage. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed with permission by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry.

If in the inspector's opinion, he/she may compromise the ceiling below, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. Only readily accessible / visible areas of attic structure, sheathing, insulation can be inspected & reported on.

We recommend that all attic hatches have sufficient insulation installed over them, and that the hatch be either sealed shut with latex caulking, or sealed with an appropriate weather stripping. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics can have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client.

1. Access

Observations:

- From the attic hatch

2. Electrical

Observations:

- **Inspection limitation - Most areas not accessible due to insulation.**

3. Insulation

Depth: 18" Blown Insulation

Observations:

- No material deficiencies noted.

4. Vapour Barrier

Observations:

- No material deficiencies noted.

5. Ventilation

Type: Roof And Soffit Vents

Observations:

- The ventilation is adequate, no material deficiencies noted.

6. Roof Structure

Type: 2x4 Trusses • Rafters

Observations:

- No material deficiencies noted.



7. Roof Sheathing

Materials: Plywood

Observations:

- No material deficiencies noted.

8. Moisture Penetration

Observations:

- No moisture penetration noted at the time of the inspection.

Electrical

Due to limitations of time and scope, branch circuit load analysis and breaker-outlet tracing is not part of a home inspection. Recommend testing smoke and/or carbon monoxide detectors on a monthly basis to ensure operation of units. Important to replace smoke detectors by the expiry dates (average smoke detector life span is about 10yrs). Smoke and/or Carbon monoxide Detectors linked to security systems will not be tested to avoid triggering accidental alarms.

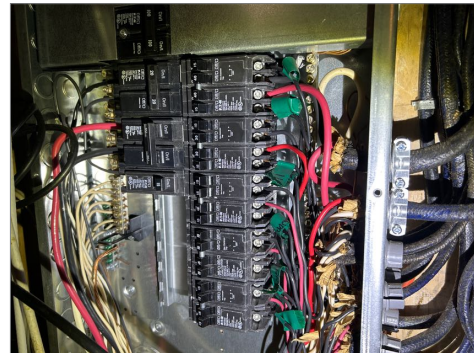
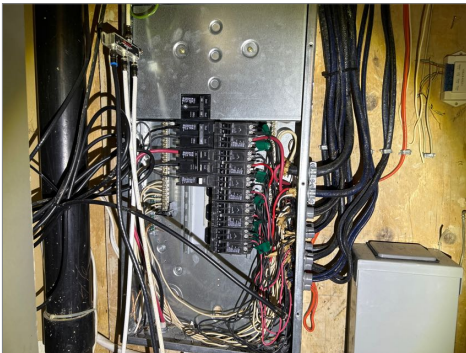
Only actual GFCI outlets are tested and tripped. Some bathrooms may have what appear to be non-GFCI outlets but are actually protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 5' of wet areas are thus protected.

If your home does not have a carbon monoxide detector, we recommend making that investment. (new homes are required by code to have them tied into the homes electrical system)

Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat, breakers not trip when overloaded, and in some cases have caused house fires.

1. Service Panel

Location and Manufacturer: Basement in utility room • Eaton



2. Panel Service

Copper

3. Service AMPS

SERVICE APPEARS TO BE: • 100 AMPS • MAXIMUM PANEL CAPACITY IS: • 125 AMPS • MAIN BREAKER RATED AT: • 100 AMPS

4. Aluminum Wiring

Observations:

- Aluminum wiring is not present

5. GFCI and AFCI

Observations:

- **GFCI** serves bathroom outlets.

6. Wiring and Breakers

Type: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

7. Grounding

Observations:

- Utility ground visible
- Noted a ground wire connected to the metal plumbing pipes.

8. Bonding

Observations:

- No discrepancies noted.

Heating

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

Certain areas of the air conditioner are not visible without invasive dismantling of components, which is not allowed by government regulation; if this is a concern, a qualified HVAC specialist should be contacted.

Electronic components of the systems, especially computer mother-boards, can fail at any time and without warning; regular maintenance of the air conditioner and cleaning of the heating ducts is highly recommended.

The inspector will usually test air conditioner using the thermostat or other controls. Air conditioners will not be run in temperatures below 15 degrees C since running it in colder temperatures can damage the unit. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats

Observations:

- Digital - programmable type.
- Thermostats are not checked for calibration or timed functions.

2. Condition

Materials: Forced air natural gas furnace

Observations:

- Information - The unit is at or past the expected lifespan of this type of HVAC system. While these units can potentially last for quite a while longer than the expected lifespan, it is recommended that the client plans for replacement of these systems.



3. Manufacturer

Brand: Lennox

4. Age of Unit

Year of Manufacture: 2002

5. Capacity

Capacity as per Label: 60,000 BTU

6. Enclosure

Observations:

- No material deficiencies noted.

7. Distribution

Materials: Registers

Observations:

- No material deficiencies noted.

8. Venting

Materials: Metal Pipe

Observations:

- No material deficiencies noted.

9. Gas Valves

Observations:

- Gas shut off valves were present.

10. Safety Devices

Observations:

- Emergency shut off switch is present.
- No material deficiencies noted.

11. Draft Control

Type: Fan assisted draft control noted

Observations:

- No material deficiencies noted.

12. Heat Exchanger

Materials: 3 Burners

Observations:

- Inspection limitation - Heat Exchangers inspection is beyond the scope of a home inspection and can only be inspected by a licensed HVAC technician.
- Repair - The flame pattern at the burners is inconsistent and pops of orange flames are noted. This may be an indication of an improperly adjusted burner, debris in the gas valves or orifices, or a possibility of a cracked heat exchanger. Recommend evaluation and repairs by a qualified professional.



13. Filters

Type: Disposable filter

Observations:

- No material deficiencies noted.

14. Humidifier

Observations:

- No material deficiencies noted.
- Maintenance tip - The evaporative pad should be replaced once a year before the heating season begins.

A/C

1. AC System

Electric

Location: The compressor is located on the exterior grounds.

Condition:

- Information - The unit is at or past the expected lifespan of this type of HVAC system. While these units can potentially last for quite a while longer than the expected lifespan, it is recommended that the client plans for replacement of these systems.
- Information - The unit was operated and tested and appears to be functional at the time of inspection.



2. Exterior Unit

Observations:

- Pad mounted unit
- No material deficiencies noted.

3. Manufacturer

Brand: Comfort-aire

4. Age of Unit

Year Of Manufacture: 1990

5. Capacity

Capacity as per label: 1.5 Tons

6. MAX Amperage

20 AMPS Max.

Observations:

- AC breaker rating is as per manufacturer's specifications

7. Disconnect

Type: Pull Out Disconnect

Observations:

- No material deficiencies noted.
- Information - The Disconnect is to be used only by HVAC technicians during servicing of the unit.

Garage/Carport

This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen.

Doors, windows, and automatic safety features on overhead doors will also be investigated for damage and normal operation.

Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc.

Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

1. Garage Door

Type: Insulated Metal Door

Observations:

- No material deficiencies noted.

2. Storage Structure

Observations:

- No material deficiencies noted.

3. Ceiling

Observations:

- Engineered wood roof truss framing noted.
- No material deficiencies noted.

4. Walls

Materials: Exposed framing • Concrete Blocks

Observations:

- No material deficiencies noted.

5. Floors

Materials: Poured concrete slab

Observations:

- No material deficiencies noted.

6. Electrical

Observations:

- 110 VAC outlets and lighting circuits
- No material deficiencies noted.

7. Garage Opener

Observations:

- Lift Master
- No material deficiencies noted.

8. Roof

Description: Roofing is the same as main structure • Inspected from ladder

Materials: Asphalt shingles noted

Observations:

- No material deficiencies noted.

Fireplace

This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys. Unless the inspector is WETT Certified, the inspection will not certify that the unit is safe to use. Use of an uncertified unit and without proper cleaning is at the risk of the home owner

1. Fireplace Image



2. Fireplace Location

Living Room

3. Fireplace Type

Materials: Gas fireplace insert

4. Fireplace Insert Conditions

Type: Standard without a fan

Observations:

- Inspection limitation - The gas fireplace/insert was not tested at the time of inspection due to the fact that the gas was turned off. Recommend verifying operation prior to close of home sale.



Plumbing

This inspection does not analyze water quality or quantity. If this is a concern the client should seek a qualified well testing company and/or consult with their realtor. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after inspection.

Because of minerals and other contaminants found in the water, the replacement of the sacrificial anode every 3-5 years to help maintain and possibly extend design life of hot water tank.

Note that in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

1. Drain Pipes

Material: **ABS**

Observations:

- No material deficiencies noted.

2. Gas Services Lines

Material: Steel

Observations:

- No material deficiencies noted.

3. Main Water Shutoff

Location: Basement

Observations:

- No material deficiencies noted.

4. Clean out

Accessibility: Service cap is accessible.

Observations:

- No material deficiencies noted.

5. Service Line

Material: Copper

Observations:

- Water pressure appears adequate when running multiple fixtures simultaneously.
- **Repair - Pipes above laundry tub appear to be loose. Proper hangers or support is recommended.**



6. Vent Pipes

Material: **ABS**

Observations:

- No material deficiencies noted.

7. Water Lines

Material: Copper

Observations:

- No material deficiencies noted.

Water Heater

1. Water Heater Unit

Materials: The unit appears to be owned. • CAPACITY • 50 Gallons

2. Manufacturer

Brand: GSW

3. Age of Unit

Year Of manufacture: 2015

4. Type and Location

Water Heater FUEL TYPE: • Gas • The heater is located in the basement utility room

Observations:

- Information - The unit was operated and tested and appears to be functional at the time of inspection.

5. Combustion

Observations:

- The combustion chamber appears in functional condition.

6. Gas Valve

Observations:

- Gas Valve is present.

7. Plumbing

Material: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

8. TPRV

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- in satisfactory condition.

9. Venting

Materials: Metal

10. Temperature Reading

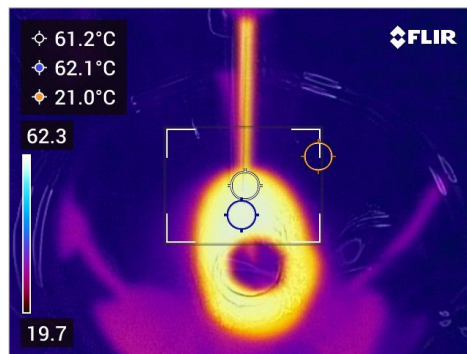
Materials: Temperature reading:

62.1 C

Observations:

- Taken at main level bathroom sink.

• Information/Safety - Water temperature noted at higher than recommended for safe operation. 49 C recommended as the maximum temperature for any outlet to avoid scalding hazard. Recommend adjustment of the thermostat or addition of a thermostatic mixing valve.



Typical Thermal Scan - Bathroom Sink

Basement

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.

1. Walls

Type: Drywall

Observations:

- No material deficiencies noted.

2. Ceiling

Materials: Drywall ceiling

Observations:

- No material deficiencies noted.

3. Basement Floor

Materials: Laminate floors

Observations:

- No material deficiencies noted.

4. Windows

Materials: Vinyl frame window

Observations:

- No material deficiencies noted.

5. Doors

Materials: Hollow wood door

Observations:

- No material deficiencies noted.

6. Staircase

Observations:

- No Material Deficiencies noted

7. Insulation and Vapour Barrier

Observations:

- [Inspection limitation - Insulation and vapour barrier is not visible due to the finished basement](#)

8. Electrical

Observations:

- 110 VAC outlets and lighting circuits
- No material deficiencies noted.

9. HVAC

HVAC Source: Air Exchange vents

Observations:

- No material deficiencies noted.

10. Moisture Penetration

Observations:

- No moisture penetration noted at the time of the inspection.

Laundry Room/Area

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection.

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection.

1. Locations

Location: Basement

2. Walls

Materials: Concrete

Observations:

- No material deficiencies noted.

3. Ceilings

Materials: Exposed Framing

Observations:

- No material deficiencies noted.

4. Floors

Materials: Concrete

Observations:

- No material deficiencies noted.

5. Electrical

Observations:

- 110 /220 VAC outlets and lighting circuits.
- No material deficiencies noted.

6. Plumbing

Observations:

- No material deficiencies noted.

7. Laundry Appliances

Inspection limitation - Appliance inspection is beyond the scope of a home inspection. The appliances are put on short cycles to test for power and for leaks. No deficiencies were noted in the operation of the appliances.

8. Dryer Vent

Observations:

- No material deficiencies noted.

9. Laundry tub

Observations:

- Plastic sink
- Repair - Sink is loose, suggest securing as necessary, to ensure water tightness.



10. Drains

Observations:

- Inspection limitation - Drain not present or not found.

Kitchen

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration/damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. Inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

1. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

2. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

3. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

4. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

5. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

6. Plumbing

Observations:

- No material deficiencies noted.

7. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

8. Counters

Observations:

- Solid surface countertop
- No material deficiencies noted.

9. Sinks

Observations:

- Stainless steel sink
- No material deficiencies noted.

10. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

11. Dishwasher

Observations:

- Inspection limitation - Appliance inspection is beyond the scope of a Home Inspection. The dishwasher is put on a short cycle to test for power and water leaks. The appliance appeared to be in working order at the time of inspection.

12. Refrigerator

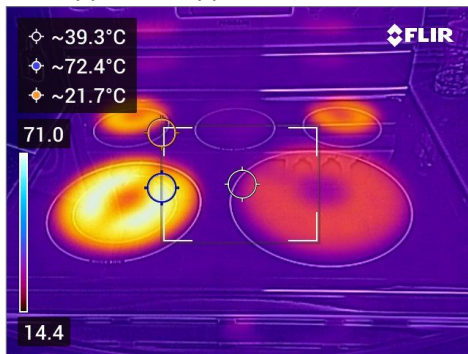
Observations:

- Inspection limitation - Appliance inspection is beyond the scope of a Home Inspection. A basic temperature reading is taken for the refrigerator. The appliance appeared to be in working order at the time of inspection.

13. Cooking Appliances

Observations:

- Electric range
- Inspection details - The electrical stove/range elements were tested at the time of inspection and appeared to function properly. The appliance appeared to be in working order at the time of inspection.



Typical Thermal Scan - Electric Range



Typical Thermal Scan - Oven

14. Exhaust Hood

Observations:

- No material deficiencies noted.

15. Microwave

Observations:

- Inspection details - Combination Microwave and Exhaust fan observed. The appliance was tested briefly and was found to be operational. The appliance appeared to be in working order at the time of inspection.

Living Space

This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

The interiors section covers areas of the house that are not considered part of the bathrooms, bedrooms, kitchens. Interior areas consist of hallways, foyers, and other open and common areas.

Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc.

Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

1. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

2. Ceilings

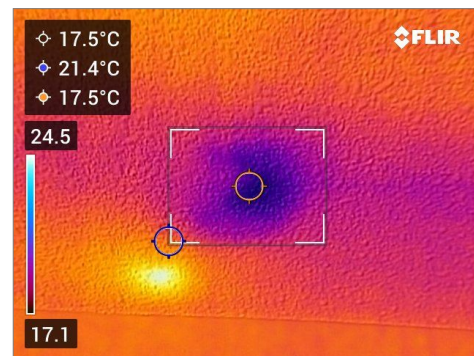
Materials: Drywall ceilings • Textured style ceilings

Observations:

- **Monitor - There were signs of paint blistering on the ceiling. The areas tested dry at the time of the inspection. Recommend monitoring and repairs as necessary.**



Living Room ceiling below bathroom



Living Room ceiling below bathroom

3. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

4. Floors

Materials: Hardwood flooring

Observations:

- No material deficiencies noted.

5. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

6. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

7. Staircase

Observations:

- No material deficiencies noted.

Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers, to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at ANY time (especially if the home is vacant for a period of time). No warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration and/or damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. The inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

1. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

2. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

3. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

4. Plumbing

Observations:

- No material deficiencies noted.

5. Electrical

Observations:

- 110 VAC **GFCI** protected outlets, and lighting circuits.
- No material deficiencies noted.

6. Sink condition

Materials: Glass Bowl

Observations:

- No material deficiencies noted.

7. Ventilation

Observations:

- **Repair - Exhaust fan does not move sufficient airflow for proper operation. Recommend replacement or repair.**



8. Toilets

Observations:

- Observed as functional and in good visual condition.

Bathroom 2

1. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

2. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

3. Floors

Materials: Ceramic tile

Observations:

- No material deficiencies noted.

4. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

5. Plumbing

Observations:

- No material deficiencies noted.

6. Electrical

Observations:

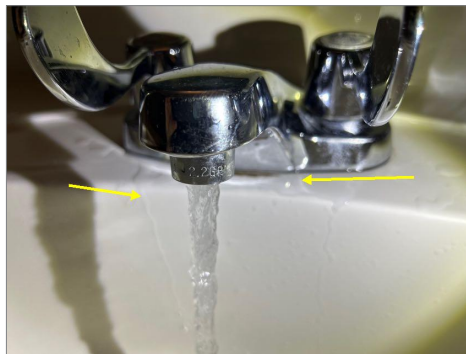
- 110 VAC **GFCI** protected outlets, and lighting circuits.
- No material deficiencies noted.

7. Sink condition

Materials: Molded single bowl

Observations:

- **Repair - Faucet leaks at base, this will deteriorate the counter top. Recommend replacement or repair.**



8. Ventilation

Observations:

- The exhaust fan was operated and no material deficiencies noted.

9. Toilets

Observations:

- Observed as functional and in good visual condition.

10. Bath Tub

Observations:

- No material deficiencies noted.

Bedrooms

Stored items and/or clutter can prevent a thorough inspection of some of the walls and closets. Typical wear & tear such as nicks, dents, scratches, touch-ups, etc. may not be indicated in this report. Inspection does not cover damage/deficiencies concealed by area rugs, furniture, fixtures, wall paneling, clutter/storage.

1. Doors

Observations:

- Hollow wood doors noted
- No material deficiencies noted.

2. Windows

Type: Vinyl framed window

Observations:

- No material deficiencies noted.

3. Ceilings

Materials: Drywall ceilings

Observations:

- No material deficiencies noted.

4. Walls

Materials: Drywall

Observations:

- No material deficiencies noted.

5. Floors

Materials: Hardwood flooring

Observations:

- No material deficiencies noted.

6. Electrical

Observations:

- 110 VAC outlets and lighting circuits.
- No material deficiencies noted.

7. HVAC

HVAC Source: Air Exchange vents

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

8. Closets

Observations:

- No material deficiencies noted.

Conclusion

REPORT CONCLUSION and WALK-THROUGH

I am proud of the service I provide, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also because my inspection is essentially visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call me if you have any questions. I am always attempting to improve the quality of my service and my report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases A Buyer's Choice Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

APPLIANCES:

Appliances were tested as a courtesy and were in working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at time of possession. It is recommended that the appliances be re-tested prior to possession.

Sincerely,

Jamie Jarvie
Certified Professional Inspector
A Buyer's Choice Home Inspections - Dufferin-Peel
905-456-8742
abuyerschoice.com/Dufferin-Peel
jamie.jarvie@abuyerschoice.com