

# Inspection Report

provided by:



Inspector: Sanjeev Supayia

InterNACHI Certified ID #08112603

Residential-InfraRed-Mold Inspections

Direct:416 825 7836,Toll Free:1866 322 5370

[www.smartchoicehomeandmold.com](http://www.smartchoicehomeandmold.com)

---

## Property Address:

ABC Dr

Brampton,On L6R0E7



## Report Information

### Client Information

Client Name	Sample Report
Present During Inspection	Buyer, Buyer's Agent
Occupancy	Occupied-Furnished--Access to items such as outlets,windows,walls/flooring,foundation walls,cabinet interior was restricted by furniture and large quantity of personal belongings-Any such items are excluded from inspection and inspection report.

### Property Information

Approximate Year Built	25-35 Years
Approximate Square Footage	Unknown
Number of Bedroom	4
Number of Bath	3.5

### Inspection Information

Inspection Date	July,05,2016
Inspection Time	11am-2pm
Weather Conditions	Dry
Outside Temperature	27c

## Table of Contents:

<u>Section</u>	<u>Content</u>
1.....	Disclaimer
2.....	Grounds
3.....	Exterior
4.....	Roofing
5.....	Heating/Air
6.....	Electrical
7.....	Plumbing
8.....	Interiors
9.....	Kitchen
10.....	Bath(s)
11.....	Basement
12.....	Garage/Laundry
13.....	Foundation/Crawl Space
14.....	Summary Page

**Disclaimer-Please Read Carefully!**

### **WITHIN THE SCOPE OF THE INSPECTION**

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See InterNACHI Standards of Practice for a detailed description of the scope of inspection. ([www.internachi.org](http://www.internachi.org))

#### **Exterior:**

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

#### **Interior:**

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

### **OUTSIDE THE SCOPE OF THE INSPECTION**

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
  - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
  - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

### **CONFIDENTIAL REPORT**

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this

transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the report.

#### **Definition of Conditions**

**IN = Inspected (Appeared Serviceable):** The item appeared to be in working or usable condition with no major discrepancies noted.

**RR = Repair or Replace:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**SA = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI or NP = Not Inspected or Not Present:** The item was not inspected during the inspection or not present.

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

1 Grounds

Grading

1) Grading Conditions

RR

Poor grading near the foundation was observed . We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.



Driveways - Sidewalks - Walkways

Driveway Material

Asphalt

2) Driveway Conditions

IN

The driveway appeared to be in serviceable condition at the time of the inspection.

Sidewalk Material

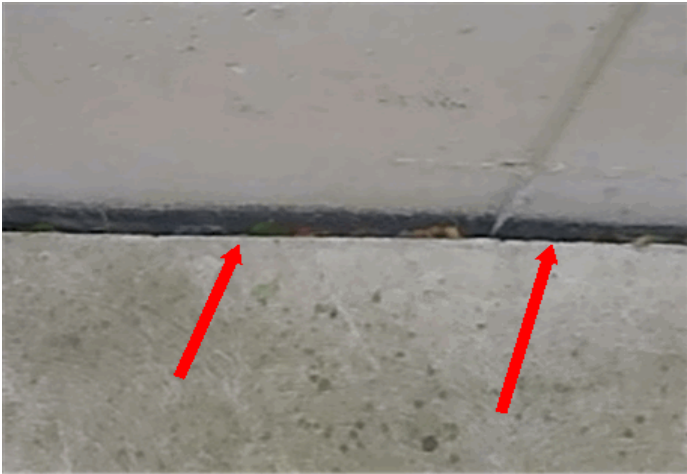
Concrete

3) Sidewalk Conditions

RR

Gap along walkway at foundation should be repaired with an appropriate concrete caulking to help direct water away from foundation.

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present



**Retaining Wall - Fence-Gate**

4) Retaining Wall Conditions

NP

5) Fence-Gate Conditions

IN

The general condition of the visible and accessible areas of fence appeared to be in serviceable condition.

**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected

## 2 Exterior

### Front - Back - Side Entrance

Front Entrance Type

Porch

6) Front Entrance Conditions

**SA**

No railings were present at porch and steps. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.



Back Entrance Type

Patio Door

7) Back Entrance Conditions

**IN**

The visible portions of the patio door appeared to be in serviceable condition at the time of the inspection.

### Exterior Walls

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick.

8) Exterior Wall Conditions

**IN**

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

### Exterior Windows - Doors - Electrical

Window Material

Vinyl



**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

**9) Window Conditions**

**RR**

The exterior windows caulking, putty and glazing compound was cracking with some deterioration observed.



**10) Exterior Door Conditions**

**IN**

The door(s) appeared to be in serviceable condition at the time of the inspection.

**11) Exterior Electrical Conditions**

**IN**

The general condition of the exterior electrical appeared to be in serviceable condition at time of condition.

**Exterior Water Faucet(s)**

**Faucet Location**

Rear/Garage

**12) Faucet Conditions**

**IN**

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

**Chimney - Balcony**

**13) Chimney Conditions**

**IN**

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

**14) Balcony Conditions**

**NP**

IN = Inspected      RR = Repair or Replace      SA = Safety      NI = Not Inspected  
NP = Not Present

3 Roofing-Attic

Roof Covering

Method of Inspection      Ground

Roof Covering Material      Asphalt composition shingles.

15) Roof Covering Condition      **RR**      The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. Client should obtain full disclosure / history information from the seller prior to close.



16) Flashing Conditions      **IN**      The exposed flashings appeared to be in serviceable condition at the time of inspection.

17) Gutter & Downspout Conditions      **IN**      The gutter system appeared to be in serviceable condition at the time of the inspection.

18) Fascia Conditions      **IN**      The visible and accessible areas of fascia appeared to be in serviceable condition at time of inspection.

19) Soffit Conditions      **IN**      The visible and accessible areas of soffit appeared to be in serviceable condition at time of inspection.

20) Skylight Conditions      **NP**

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

**Attic Area**

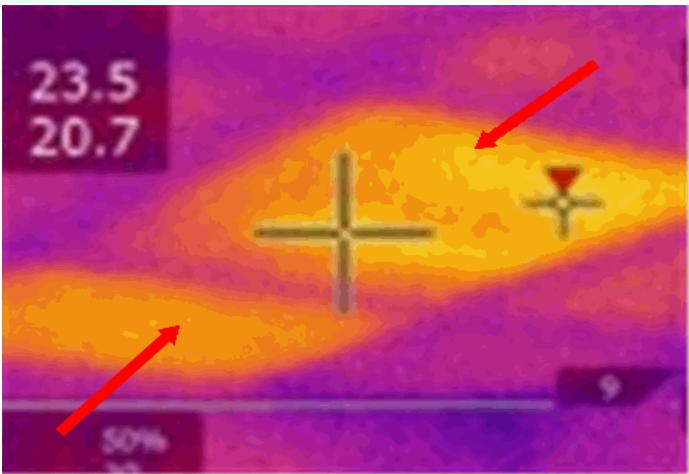
<b>Attic Access</b>	Bedroom
<b>Method of Inspection</b>	Viewed from ladder.
<b>Roof Frame Type</b>	The roof framing is constructed with truss framing.

<b>21) Attic Conditions</b>	<div><b>RR</b></div> Evidence of suspected mold was observed at attic. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.
-----------------------------	--



<b>Attic Insulation Type</b>	Loose fill-R-Value 32
------------------------------	-----------------------

<b>22) Attic Insulation Conditions</b>	<div><b>RR</b></div> Compared with today's standards, the amount of insulation was too minimal at some areas detected with infrared camera..
--	--



**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

Attic Ventilation Type

Soffit,Vents

23) Attic Ventilation

**RR**

Minimal ventilation was provided to the attic area,may cause mold growth. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected

## 4 Heating - Air

### Heating

Location of Unit

Basement

Heating Type

Forced Air-A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems.

Source-Age-Make-Failure  
 Probability

Natural Gas-1994-Lennox-High

24) Unit Conditions

**SA**

The average gas furnace will last about 20 years before needing to be replaced. If your furnace is over 15 years old consider having it replaced earlier than that.

Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

25) Distribution Conditions

**IN**

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

26) Ventilation Conditions

**IN**

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection. Annual service suggested.

27) Thermostat Condition

**IN**

The normal operating controls appeared to be serviceable at the time of the inspection.

### Air Condition - Cooling

Type of Cooling System

Split system

28) AC Unit Conditions

**RR**

The unit appears to be past its life expectancy. Client should consider replacement with a modern unit conforming to higher efficiency standards.

**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected



**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

## 5 Electrical

### Service Drop - Weatherhead

Electrical Service Type      The electrical service is underground.

29) Electrical Service Conditions

IN

The main service entry appeared to be in serviceable condition at the time of inspection.

### Main Electrical Panel

Main Disconnect Location      At Main Panel

Electric Panel Location      The main electric panel is located at the basement.

Panel Amperage Rating      The electrical capacity of main breaker was listed / labeled as 100 amps.

Circuit Protection Type      Fuses

30) Wiring Methods

IN

The branch cables are Copper.

31) Electrical Panel Conditions

RR

The electrical panel observed at basement bath. The ESA Code does not permit an electrical panel to be located in a bathroom (which is defined as a room containing bathing or showering facilities. Rule Rules 2-308, 6-206). It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation .



**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected

## 6 Basement

### Walls-Ceilings-Floors-Heat Source

#### 32) Basement Stair Conditions

**SA**

The basement stair railing was missing or not installed. Recommend installation of railings as a safety measure.



#### 33) Wall Conditions

**RR**

Evidence of suspected mold was observed at basement wall due to laundry tub faucet primer tubing discharge behind drywall instead of drain. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.



#### 34) Ceiling Conditions

**IN**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

**35) Floor Conditions****IN**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**36) Heat Source Conditions****IN**

The general condition of the heat source appeared to be in serviceable condition at time of condition.

**Windows - Doors****37) Basement Window Conditions****IN**

The sample of windows tested were operational at the time of the inspection.

**38) Basement Door Conditions****IN**

The interior doors appeared to be in serviceable condition at the time of the inspection.

**Electrical Conditions-Sump Pump****39) Electrical Conditions****IN**

The accessible general condition of the electrical appeared to be in serviceable condition at time of condition.

**40) Lighting Conditions****IN**

The general condition of the lighting appeared to be in serviceable condition at time of condition.

**41) Sump Pump Conditions****NP****Other Conditions****42) Other Conditions****IN**

The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components and the personal items such as furniture etc... Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

## 7 Garage - Laundry

### Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

43) Siding Conditions (if detached)

NP

44) Roof Conditions (if detached)

NP

45) Wall Conditions

IN

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

46) Ceiling Conditions

IN

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

47) Floor Conditions

IN

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

48) Window Conditions

NP

49) Door Conditions

IN

The interior doors appeared to be in serviceable condition at the time of the inspection.

50) Vehicle Door Conditions

IN

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

51) Electrical Conditions

IN

The accessible general condition of the electrical appeared to be in serviceable condition at time of condition.

52) Lighting Conditions

IN

The general condition of the lighting appeared to be in serviceable condition at time of condition.

### Laundry Room

Location

The laundry facilities are located in the basement.

53) Laundry Room Conditions

SA

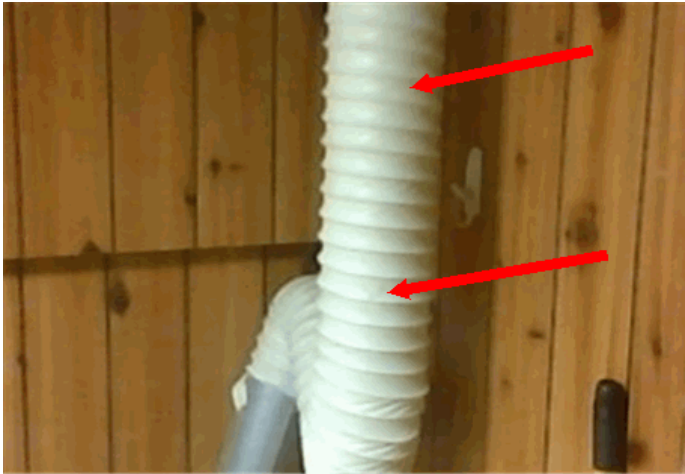
For increased fire safety, any plastic flexible duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on an annual basis.

**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected



54) Washer-Dryer Conditions

NI

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

## 8 Plumbing

### Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

The visible material of the main line / pipe appears to be copper.

55) Main Line & Valve Conditions

IN

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

### Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

56) Supply Line Conditions

IN

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are ABS plastic.

57) Drain Line Conditions

IN

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### Water Heater(s)

Water Heater Type

Natural Gas

Water Heater Location

Basement

Water Heater Capacity

50 Gallon

58) Water Heater Conditions

IN

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

59) Floor Drain

IN

The general condition of the floor drain appeared to be in serviceable condition at time of condtion.

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

## 9 Kitchen

### Walls - Ceilings - Floors

60) Wall Conditions

IN

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

61) Ceiling Conditions

IN

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

62) Floor Conditions

IN

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

63) Heat Source Conditions

IN

The general condition of the heat source appeared to be in serviceable condition at time of condion.

### Doors - Windows

64) Kitchen Door Conditions

NP

65) Kitchen Window Conditions

NP

### Electrical Conditions

66) Electrical Conditions

IN

The general condition of the electrical appeared to be in serviceable condition at time of condion.

67) Lighting Conditions

IN

The general condition of the lighting appeared to be in serviceable condition at time of condion.

### Kitchen Sink - Counter tops - Cabinets

68) Counter Conditions

IN

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

69) Cabinet Conditions

IN

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

70) Sink Plumbing Conditions

IN

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

to be in serviceable condition at the time of the inspection.

### Appliances

71) Stove - Range Condition

NI

72) Hood Fan Conditions

IN

The fan / hood and light were in operational condition at the time of the inspection.

73) Dishwasher Conditions

NI

74) Fridge

NI

**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected

## 10 Interiors

### Walls - Ceilings - Floors

#### 75) Wall Conditions

**IN**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 76) Ceiling Conditions

**RR**

Active moisture was observed at family room ceiling. Hidden damage may exist in areas not readily visible or accessible. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



#### 77) Floor Conditions

**IN**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 78) Heat Source Conditions

**IN**

The general condition of the visible and accessible areas of heat source appeared to be in serviceable condition at time of condition.

### Windows - Doors - Stairs

#### 79) Interior Window Conditions

**IN**

The accessible sample of windows tested were operational at the time of the inspection.

#### 80) Interior Door Conditions

**IN**

The interior doors appeared to be in serviceable condition at the time of the inspection.

#### 81) Interior Stairs Conditions

**IN**

The general condition of the stairs appeared to be in serviceable condition at time of condition.

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

### Electrical Conditions

82) Electrical Conditions

**IN**

The visible and accessible the general condition of the electrical appeared to be in serviceable condition at time of condition.

83) Lighting Conditions

**IN**

The general condition of the lighting appeared to be in serviceable condition at time of condition.

84) Ceiling Fan Conditions

**NP**

85) Smoke Detector Conditions

**SA**

Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

86) Carbon Monoxide Detector Conditions

**SA**

There were no carbon monoxide detectors found at the time of inspection. Current province laws require the installation of these devices. Carbon Monoxide detectors have a useful lifespan of about 5-7 years, it is recommended to replace all units after this time period.

### Fireplace

Fireplace Location

A fireplace is located at the family room.

Fireplace Type

Wood Burning

87) Fireplace Conditions

**SA**

Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.



**IN** = Inspected  
**NP** = Not Present

**RR** = Repair or Replace

**SA** = Safety

**NI** = Not Inspected

## 11 Bath(s)

### Walls - Ceilings - Floors

#### 88) Wall Conditions

IN

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 89) Ceiling Conditions

IN

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 90) Floor Conditions

IN

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 91) Heat Source Conditions

IN

The general condition of the heat source appeared to be in serviceable condition at time of condion.

### Doors - Windows

#### 92) Bathroom Door Conditions

IN

The interior doors appeared to be in serviceable condition at the time of the inspection.

#### 93) Bathroom Window Conditions

IN

The general condition of the bath windows appeared to be in serviceable condition at time of condion.

### Electrical Conditions

#### 94) Electrical Conditions

IN

The general condition of the electrical appeared to be in serviceable condition at time of condion.

#### 95) Lighting Conditions

IN

The general condition of the lighting appeared to be in serviceable condition at time of condion.

#### 96) Vent Fan Conditions

IN

The general condition of the vent fans appeared to be in serviceable condition at time of condion.

### Bathroom Sink

#### 97) Counter - Cabinet Conditions

IN

The general condition of the counters appeared to be in serviceable condition at time of condion.

#### 98) Sink Conditions

IN

The sink appeared to be in serviceable condition at the time of inspection in bath

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

### Shower - Tub - Toilet

#### 99) Shower - Tub Conditions

**RR**

The ensuit shower contained cracked or broken tiles in bath . Repair is recommended. Water/ moisture penetration have occurred. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



#### 100) Toilet Conditions

**RR**

The toilet was too loose at the floor in common bath . Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.

**IN** = Inspected      **RR** = Repair or Replace      **SA** = Safety      **NI** = Not Inspected  
**NP** = Not Present

## 12 Foundation - Crawl Space

### Foundation

Foundation Type      Basement

Foundation Material      Concrete

101) Foundation Conditions

IN

Corner or wedge cracks noted at foundation. These cracks do not indicate anything unusual above the foundation. If crack expand repairs may needed.

### Flooring Structure

102) Flooring Support  
Conditions

IN

The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

## REPORT SUMMARY PAGE

While this summary page is intended to highlight the defects identified during the inspection, it does not represent a complete accounting of the findings. Please read to the entire attached report for an accurate description of the condition of the described property, and related disclaimers pertaining to the investigation. It is client's responsibility to read the full report. If any question please feel free to contact us.

Section	Condition #	Comment
Grounds	1	Poor grading near the foundation was observed . We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.
Grounds	3	Gap along walkway at foundation should be repaired with an appropriate concrete caulking to help direct water away from foundation.
Exterior	6	No railings were present at porch and steps. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.
Exterior	9	The exterior windows caulking, putty and glazing compound was cracking with some deterioration observed.
Roofing-Attic	15	The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. Client should obtain full disclosure / history information from the seller prior to close.
Roofing-Attic	21	Evidence of suspected mold was observed at attic. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.
Roofing-Attic	22	Compared with today's standards, the amount of insulation was too minimal at some areas detected with infrared camera..
Roofing-Attic	23	Minimal ventilation was provided to the attic area, may cause mold growth. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.
Heating - Air	24	The average gas furnace will last about 20 years before needing to be replaced. If your furnace is over 15 years old consider having it replaced earlier than that.

Heating - Air	28	The unit appears to be past its life expectancy. Client should consider replacement with a modern unit conforming to higher efficiency standards.
Electrical	31	The electrical panel observed at basement bath. The ESA Code does not permit an electrical panel to be located in a bathroom (which is defined as a room containing bathing or showering facilities. Rule Rules 2-308, 6-206). It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation .
Basement	32	The basement stair railing was missing or not installed. Recommend installation of railings as a safety measure.
Basement	33	Evidence of suspected mold was observed at basement wall due to laundry tub faucet primer tubing discharge behind drywall instead of drain. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.
Garage - Laundry	53	For increased fire safety, any plastic flexible duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on an annual basis.
Interiors	76	Active moisture was observed at family room ceiling. Hidden damage may exist in areas not readily visible or accessible. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Interiors	85	Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.
Interiors	86	There were no carbon monoxide detectors found at the time of inspection. Current province laws require the installation of these devices. Carbon Monoxide detectors have a useful lifespan of about 5-7 years, it is recommended to replace all units after this time period.
Interiors	87	Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.
Bath(s)	99	The ensuit shower contained cracked or broken tiles in bath . Repair is recommended. Water/ moisture penetration have occurred. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Bath(s)	100	The toilet was too loose at the floor in common bath . Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.
Foundation - Crawl Space	101	Corner or wedge cracks noted at foundation. These cracks do not indicate anything unusual above the foundation. If crack expand repairs may needed.