WATCHTOWER HOME INSPECTIONS
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RESIDENTIAL REPORT

[redacted]

Inspector
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1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished, Occupied

Type of Building
Multi-Family

Weather Conditions
Light Rain

Structure Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Important Information

This report divides deficiencies into three categories; Significant/Major Defects (**in red,** also listed in the summary), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defect Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Marginal Defect Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defect, Maintenance Item, or FYI Item This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Asbestos (pre 1990)

Homes built prior to 1990 may contain materials that are now considered hazardous. Please visit: www.worksafebc.com to familiarize yourself with safe practices for handling these materials. Health Canada can also provide you with important information at: https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html

Knob-n-Tube Wiring (pre 1950)

Knob and tube wiring was commonly used in homes built before 1950. Although none was found on the day of inspection, the buyer is advised they may come across it hidden in walls, attic or crawlspace if doing renovations. Do not touch it and have it removed by an electrician immediately if found.

Confirm Closure of Permits

The inspector recognized that significant renovations have taken place throughout the property. Although nothing leads the inspector to believe that work was done without permits, it is still recommend to confirm the use of permits and to insure they are properly closed out with the municipality before subject removal.

Thermal Imaging Disclaimer

A thermographic camera is used as an additional tool during the home inspection. However, it is important to note that this is NOT a comprehensive thermographic inspection. Such specialized testing requires specific temperature conditions and detailed reporting, which are beyond the scope of a standard home inspection. Any thermal imaging included in this report is provided as a courtesy.

2: EXTERIOR

Information

Inspection Method*
Visual, From grade, Camera pole

Siding Material*
Stucco

Soffit Finishes
Perforated, Aluminium

Walkway Leading to Dwelling Entrance
Concrete, Pavers

Fascia Materials/ Finishes
Paint/ Stain, Wood

Surface Grading
Generally Flat

Roof Water Discharge
Below Grade

Foundation Wall Damp Proofing/ Membrane
None Visible

Above Grade Risers or Stand pipes Materials
PVC

Lot Surface, Stairwell or Driveway drains
Present

Limitations

General / Limitations

FOUNDATION DRAIN SYSTEM BELOW GRADE

As the foundation drain system is below grade and not visible for inspection, we cannot confirm that a foundation drain system is present, continuous, has appropriate slope, where it drains to, and IF present is installed correctly. If certification of the below grade system is desired, further review is referred to the service of a qualified drainage contractor. We recommend that you Inquire with the seller for any history of below grade moisture intrusion prior to subject removal.

General / Limitations

UNABLE TO DETERMINE SOIL CHARACTERISTICS AROUND HOME

Since the inspection is purely visual, there is no way to determine the characteristics of the soil all the way down to the footings. If the ground around the building is extremely porous (sand or gravel, for example), water will drain through sand or gravel very quickly rather than run across the surface away from the structure.

General / Limitations

OUTBUILDINGS, AND WOOD SHED NOT PART OF INSPECTION

Outbuildings, such as sheds or the woodshed, were not part of this inspection and were not assessed during the examination of the main property. Therefore, their condition and any potential issues remain unexamined and unreported. If you have specific concerns or interest in these structures, it is advisable to arrange a separate inspection or assessment of these outbuildings by a qualified professional.

General / Limitations

LIMITATION DUE TO EXTERIOR STORAGE BIN

Inspection of the grounds and siding was limited in areas obscured by a large plastic storage bin on the exterior.

Vegetation, Grading, Drainage & Retaining Walls (Information)

SURFACE GRADING LIMITATIONS

The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. It cannot be guaranteed of this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. It is recommended to consult with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Deficiencies

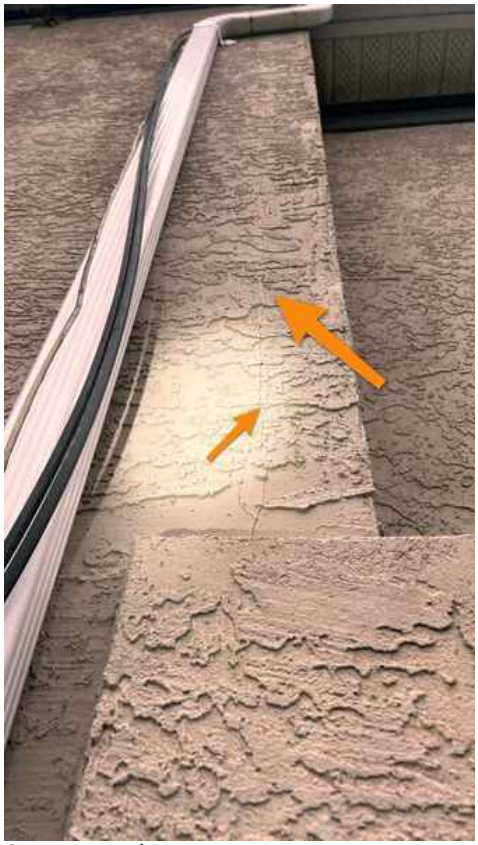
2.1.1 Siding, Flashing & Trim

Marginal Defect

EXTERIOR STUCCO CRACKS AND WINDOW MAINTENANCE RECOMMENDATIONS

Stucco cracks were observed throughout the property, particularly along the windowsills, with some areas requiring paint, repair, or replacement where pieces have fallen off or are missing. Additionally, some windows require caulking between the frame and window assembly to prevent water ingress and maintain weather resistance. To enhance the property's appearance and reduce potential concerns during buyer inspections, it is recommended that these issues be addressed prior to listing the home for sale.

Seral Crack



Stucco cracks

Rotted Sills throughout

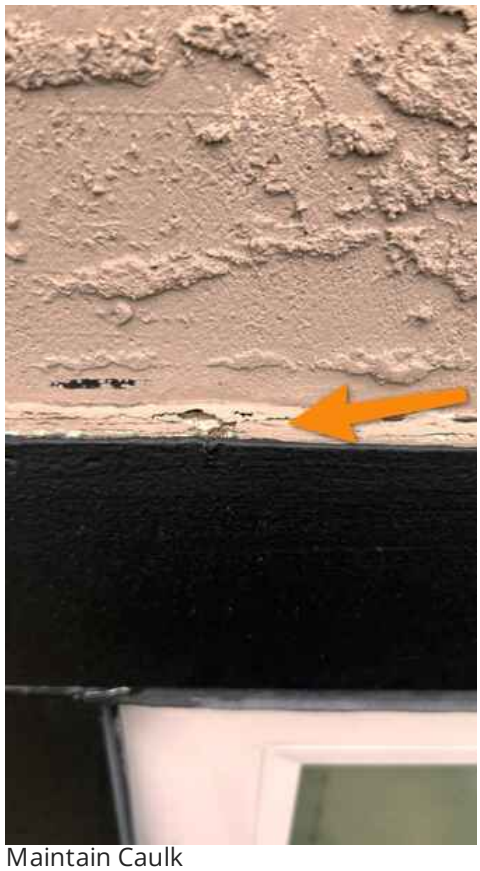
Caulk Gaps

2.1.2 Siding, Flashing & Trim

Marginal Defect

WINDOW FLASHING AND CAULKING MAINTENANCE

Some windows on the property were missing flashings above the assemblies, relying solely on caulking to prevent water intrusion. In several cases, the caulking was deteriorated and requires maintenance. This presents both a current issue and an ongoing maintenance need to ensure water is properly managed. Recommend repairing or replacing deteriorated caulking before listing the home for sale and advising future owners to perform regular checks.



Maintain Caulk

2.1.3 Siding, Flashing & Trim

Marginal Defect

OPEN AND UNGUARDED EXTERIOR VENT

On the right side of the home, an exterior vent was observed to be open and unguarded. Evidence of past pest activity was noted, including straw inside the vent. It is recommended to clean out the vent to remove any debris or potential pest evidence and install an appropriate cover to prevent further intrusion. Addressing this issue upon possession will help maintain the integrity of the vent and deter pests.

Unguarded vent

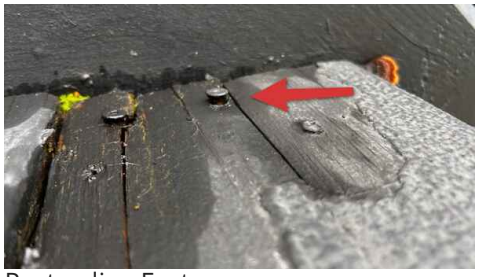
Significant Deficiency

SIGNIFICANT ROT AND MAINTENANCE CONCERNS FOR EXTERIOR STAIRCASES

The exterior wood staircases leading to the upper floor units, both covered with stucco, exhibit significant rot and deterioration beneath the structures. The front staircase (Unit A) is particularly affected, with rot extending to the sill plate, which is fully disintegrated, and visible wood decay emerging from behind the stucco. The environment around this staircase is also notably mouldy, further exacerbating the condition. While the rear staircase appears slightly more stable, both structures will likely require full replacement in the near future.

Some stairs present minor trip hazards, and protruding nails, adding to the overall maintenance and safety concerns. Although the staircases are not yet unsafe to use, they are nearing that point, and addressing these issues soon is critical to prevent further structural compromise. This will likely represent a significant expense. Recommend repairs or replacement of the staircases before listing the property to avoid potential buyer concerns.

Rotted Treads



Protruding Fastners

Rotting Sill/ Structure

Rotted Sill

Rotted Stringer, Sill, and Materials

[redacted] [redacted]

2.2.2 Decks, Balconies, Porches & Steps

Significant Deficiency

TRIP HAZARDS AND MISSING HANDRAIL AT ENTRYWAY

Several trip hazards were observed on the property due to lifted pavers and concrete sections. Additionally, the entryway to the lower unit, which has more than three risers, lacks a handrail. Installing a handrail would significantly enhance safety and reduce the risk of falls. Recommend addressing the trip hazards and installing a handrail before listing the property to improve overall safety and reduce potential buyer concerns.

Missing handrail & Trip Hazard

Trip hazard

2.3.1 Exterior Doors

Maintenance Item/ Aesthetic

INADEQUATE WEATHERSTRIPPING ON UNIT B FRONT DOOR

The exterior front door of Unit B has inadequate weatherstripping, allowing exterior light to enter the living space. This could indicate gaps that may lead to drafts and energy inefficiency. Recommend installing or replacing weatherstripping upon possession to improve energy efficiency and comfort.

Renew weather stripping

2.3.2 Exterior Doors

Maintenance Item/ Aesthetic

MISALIGNED EXTERIOR DOOR AND LAUNDRY/UTILITY ROOM DOOR ISSUES

The exterior door in Unit A appeared to be out of alignment and sticky, even after removing a coat rack attachment that was clipped onto the door. The issue may be resolved with a simple hinge adjustment, but further inspection and minor repairs are recommended to ensure proper functionality.

Additionally, the exterior door to the laundry/utility room did not latch properly due to an issue with the strike plate or latch mechanism. Further inspection and repairs are recommended to restore proper operation and ensure security.

Misaligned Door (unit A)

Utility room door doesn't latch

2.6.1 Grading and Lot Surfaces

Significant Deficiency

PERIMETER DRAINAGE CONSIDERATIONS

The property's drainage risers were observed to be PVC, a modern material suggesting potential updates to the perimeter drainage system. Given the age of the home, the current owner mentioned that the house may have undergone drainage updates within the past two decades.

While this is encouraging, buyers may find it beneficial to have the perimeter drainage professionally scoped and recorded to confirm its condition and functionality.

This proactive step can provide peace of mind and additional information about the state of the drainage system beneath the foundation.

2.6.2 Grading and Lot Surfaces

GRADING SLOPES TOWARDS STRUCTURE IN SOME AREAS

Marginal Defect

The property is generally flat; however, there are areas where the grading slightly slopes towards the structure. While this is not an immediate concern, over time it could lead to water pooling near the foundation, potentially causing moisture intrusion or foundation issues. It is recommended that the buyer consider reconfiguring the landscaping to ensure proper drainage away from the home. Addressing this upon possession or as part of regular maintenance can help prevent potential future problems.

2.6.3 Grading and Lot Surfaces

DAMAGED PERIMETER DRAINAGE COVERS

Maintenance Item/ Aesthetic

Several perimeter drainage risers were observed with broken or chipped covers, which could allow debris to enter and potentially clog the drainage system. Recommend replacing the damaged covers to maintain proper drainage functionality.

Chipped/ Broken covers

3: ROOF

Information

Covering Material*
Architectural Laminate Shingle

Inspection Method*
From Eaves, Camera pole

Gutter Material
Aluminum

Flashing Material
Aluminum

Limitations

General / Limitations

GENERAL QUALITY AT TIME OF INSPECTION

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

The inspector can only estimate the age based primarily on general appearance.This report is an opinion of the general quality of the roofing materials at the time of inspection. The inspector cannot, and does not, offer a guarantee as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

General / Limitations

LIMITED ROOF INSPECTION USING CAMERA POLE

The roof was not walked during the inspection. Instead, it was observed using a camera pole to capture detailed photos. This inspection should be considered limited, as no areas of the roof were physically accessed other than the eaves. If a more thorough evaluation is required, consulting a roofing contractor is recommended.

Deficiencies

ROOF OBSERVATIONS AND MAINTENANCE RECOMMENDATIONS

Marginal Defect

The roof is overall in its mid to later stages of life. Extensive moss growth was observed across the roof surface, which can retain moisture and accelerate wear. Minor granular loss noted on some of the shingles as well. The roof is also missing a drip edge flashing. Installing a drip edge flashing would help prolong the life of the roof sheathing & fascia by improving water runoff management.

Additionally, a few shingles were uplifted, and one or two small gaps were noted in the step flashing, which could allow wind-driven rain to penetrate. With regular upkeep and maintenance, the roof should last another 10 years. However, it is recommended to have a professional roofer inspect and maintain the roof upon possession to address these issues and ensure the roof's longevity.

Slightly lifted shingles

Moss covering

Gap in step flashing

[redacted] [redacted]

3.2.1 Roof Drainage Systems

Marginal Defect

DOWNSPOUTS DISCHARGING ONTO ROOFS

Downspout discharging on to roof surface observed at time of inspection. The large volume of water passing over the lower roof may cause staining and premature wear of the roofing material. Leakage may also result from the large volume of water running along a roof/wall intersection, for example, at a dormer. The flashing details may be severely tested. Recommend a qualified contractor to extend downspout to lower gutter.

Extend downspout to gutter

Significant Deficiency

MISSING STEP FLASHING OVER SUITE C ENTRYWAY

The section of the roof over the entryway to Suite C was missing step flashing on both sides. While some flashing was present, the absence of step flashing has already led to signs of wear and moisture penetration. Fortunately, this roof area is not over a living space, minimizing immediate interior concerns.

However, to prevent further deterioration and ensure proper water management, it is recommended to address the missing step flashing and perform necessary repairs immediately upon possession. Timely action will help maintain the integrity of this section of the roof.

Missing step flashing, visible discolouration

Add step flashing

4: STRUCTURE & FOUNDATION

Information

Foundation Material*
Poured Concrete

Exterior Wall Construction*
Wood Stud

Floor Construction*
Wood Beams, Wood Joists

Roof and Ceiling framing*
Unable to Determine

Inspection Method*
Visual, Attic not accessible

Configuration
Basement

Method used to Inspect Crawlspace
N/A

Basement/Crawlspace Floor
Finished

Slab or Basement Drain
Present

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Ceiling Coverings, Wall Coverings, Floor Coverings, Storage, Insulation

General / Limitations

ATTIC/ ROOF SPACE

Hatch was sealed shut and not accessible

General / Limitations

PERCENT OF FOUNDATION NOT VISIBLE

95%

Deficiencies

Marginal Defect

FOUNDATION CRACKS AND MAINTENANCE RECOMMENDATIONS

A few small hairline foundation cracks were observed, along with one more prominent crack that is suspected to be a cold shrinkage crack, likely due to a portion of the foundation being poured separately, as indicated by the different appearance of the concrete. While these cracks do not appear structurally significant, sealing all cracks is recommended to prevent water ingress and further deterioration. For added peace of mind, consider obtaining a professional evaluation of the larger crack.

Hairline crack

Crack, Differing concretes

Minor crack

5: PLUMBING

Information

Supply Piping Material
Pex

Drain Waste and Vent Piping Material
ABS, Cast Iron

Distribution Piping Material
Copper, Pex

Location of Hot water tank
Basement, Utility Room

Water Heater Fuel Source/Type
Electric

Age of water heater(s)
Range from 3-5 years

Location of Main Water Shut off + Photo
Unit C in Bathroom Behind Wall Cover

The valve is not operated to test its functionality.

Main Gas Shut-off Location
N/A

Location of Sump pump
N/A

Main water shut off

Limitations

General / Limitations

ITEMS EXCLUDED FROM INSPECTION

performance of floor drains, Isolating/relief valves & main shut-off valve, Concealed plumbing, Tub/sink overflows, Water treatment equipment, Washing Machines/ Appliances

General / Limitations

SCOPE OF FIXTURES

Water is flowed for approximately 60 seconds at sinks and shower drains during inspection. Please note that this will not confirm the absence of blockages downstream, beyond the immediate fixtures tested. Subgrade sanitary piping is not visible and therefor is beyond the scope of this inspection.

General / Limitations

SUPPLY SOURCE NOT DETERMINED

The source of the water supply is not determined as per the scope.

Deficiencies

5.2.1 Drain, Waste, & Vent Systems

Significant Deficiency

CAST IRON DRAIN, WASTE, AND VENT PIPE OBSERVATIONS

A cast iron drain, waste, and vent (DWV) pipe was observed on the property, including a vent stack on the roof, which appears to be part of the same system leading to the ground on the left side of the home. While cast iron piping was a durable choice in its time, this material is now past its expected service life and may pose risks such as leaks, blockages, or structural degradation. Additionally, its age may result in insurance implications.

It is strongly recommended to consult a licensed plumber to evaluate the condition of the DWV system and discuss options for replacement or remediation. Proactive measures can prevent potential failures and bring the system up to modern standards.

Cast Iron Drain & Waste

Cast iron Vent

5.3.1 Distribution Systems & Fixtures

Significant Deficiency

AGED COPPER PIPES

Copper pipes generally have a life expectancy of 35-50 years. Due to the age of the home, it is advantageous to be aware of this condition. While no corroded or visibly deteriorated copper piping was observed during the inspection, the age of the home suggests the potential presence of older copper piping behind walls or in concealed areas. Although no immediate issues were noted, buyers may want to consider further evaluation by a plumbing professional to assess the condition of any hidden piping and ensure it meets modern standards.

5.3.2 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

TEMPORARY HOSE BIB AND UNDERGROUND GARDEN HOSE CONCERNS

A temporary hose bib was observed on the property, which does not appear to be winterized and is likely at risk of freezing during colder months. Additionally, a standard green garden hose has been run underground around the house and through the front portion of the steps, seemingly to water the edges of the property. This setup poses a potential for leaks and may not be reliable or durable. It is recommended to terminate and remove the garden hose to prevent future issues and ensure proper water management.

Garden hose under grade

"temporary" hose bib Not winterized

[redacted] [redacted]

5.3.3 Distribution Systems & Fixtures

Significant Deficiency

PLASTIC SUPPLY HOSES AND POTENTIAL POLYBUTYLENE CONCERNS

Underneath the bathroom sinks, some supply hoses leading from the copper stub-outs to the faucets were observed to be plastic. One hose appeared to be a gray plastic material, which could potentially be polybutylene (Poly-B)—a recalled material that is a known insurance concern. To avoid future issues or inspection red flags, it is highly recommended to replace all plastic hoses with steel braided hoses.

Additionally, the washing machine hoses were also plastic, a type known for its tendency to burst. Upgrading these to steel braided hoses is strongly recommended to reduce the risk of water damage and improve reliability.

Possible Poly-B (easy upgrade to steel braided hoses)

Upgrade Laundry hoses to steel braided

[redacted] [redacted]

5.3.4 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

LOOSE KITCHEN FAUCET IN UNIT A

The kitchen faucet in Unit A was observed to be loose. This may affect its functionality and could lead to potential leaks if not addressed. Recommend securing or repairing the faucet upon possession to ensure proper operation.

Loose faucet assembly

Marginal Defect

POTENTIAL DRIP AND GALVANIC CORROSION IN UTILITY CLOSET

In the utility closet, a slight drip was observed on a pipe, with a single bubble of water present. While no active dripping or water pooling was noted or observed, it is recommended to have a plumber evaluate and address this issue.

Additionally, a section of copper piping was supported by a stainless steel strap, which could lead to galvanic corrosion over time. Replacing the strap with a copper-compatible support is recommended to prevent metal reactions and maintain the integrity of the piping.

Drip

Different metals shouldnt be touching

5.4.1 Hot Water Systems

Marginal Defect

MISSING AND DISCONNECTED SEISMIC STRAPS ON HOT WATER TANKS

Two of the three hot water tanks were missing seismic straps, with one having a disconnected strap. It is recommended to install or reattach straps to secure the tanks properly.

Unhooked seismic strap

5.5.1 Fuel Storage & Distribution Systems

Significant Deficiency

BURIED OIL TANK

While the inspector did not observe any indications of a buried oil tank on the property, the age of the home and its geographical location suggest that such tanks were commonly used prior to 1950. Conducting a scan for a buried oil tank would be a prudent and attractive step for potential buyers, as it provides clarity and mitigates concerns regarding the presence of an old tank. Proactively obtaining this scan could offer reassurance to buyers and streamline the decision-making process.

6: ELECTRICAL

Information

Service Size (amperage) *
200 amps

Main Panel/ Main disconnect Location *
Basement, Laundry Room

Distribution Wire Material and Type *
Copper - non-metallic sheathed

Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *
GFCI's Present, AFCI's Not present

Smoke and Carbon Monoxide Detectors *
Not present

Room For Additional Breakers in Panel?
Yes

Service Entrance and Location
Overhead, Right side of home

Sub Panel Location
Unit B: in Closet, Unit A: Behind Washer and Dryer

System Grounding Material and Type
Copper- ground method not visible

Panel Type
Circuit Breaker

Panel Photos

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Restricted access, Storage, Finished Areas

General / Limitations

CIRCUIT LABELS

The accuracy of the circuit index (panel labels) was not verified

General / Limitations

SYSTEM GROUND

Quality of ground not determined

Deficiencies

Significant Deficiency

ELECTRICAL PANEL CONCERNS ACROSS UNITS

Unit A: The electrical panel was located behind a washer and dryer, making it difficult to access for maintenance, updates, or emergencies. While it may be possible to reach and shut off a breaker in an emergency, this configuration poses a safety concern and should be reconfigured for easier access.

Unit B: The electrical panel showed signs of corrosion on some of the terminal connectors, likely due to humidity. It is recommended to have a licensed electrician assess and address this issue.

Main Panel (Laundry/Utility Room): The main panel had unprotected openings, compromising its ability to contain a fire as required. It was also missing a screw for the cover, which should be replaced to secure the panel properly.

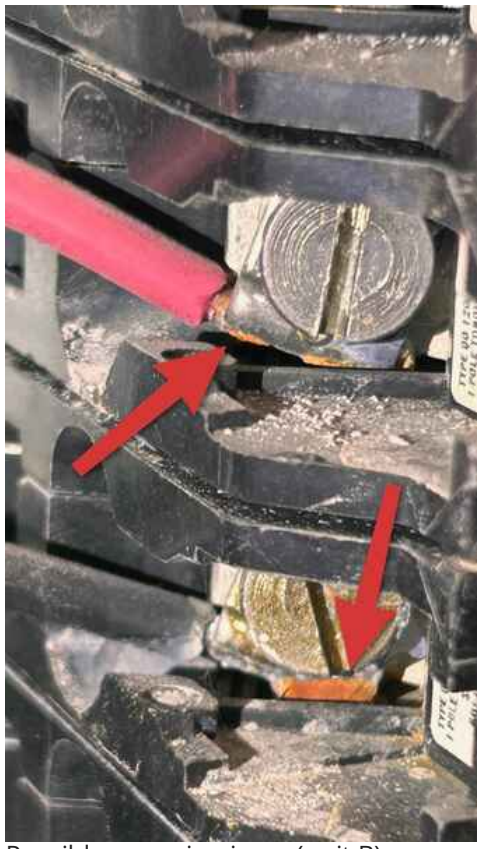
Unit C: The panel cover was observed to have screws that did not tighten securely, leaving the cover ajar in some areas. This could potentially cause the cover to fall off over time. Repairs are recommended to ensure the panel cover is secure and safe.

It is strongly advised to have a licensed electrician evaluate and address these issues to ensure safety and compliance with electrical standards.

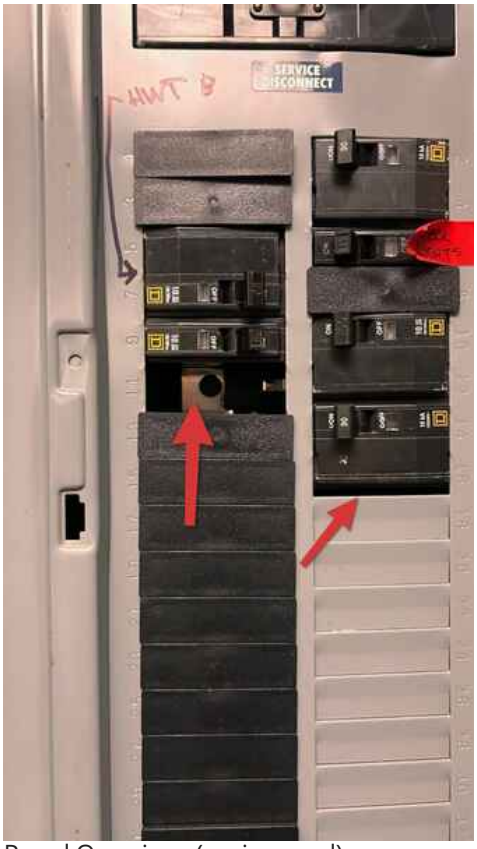
These are common electrical issues, aside from the inaccessible panel, and should not take long for a licensed electrician to resolve.

Cover screws don't hold tight (unit C)

Inaccessible Panel (behind washer and dryer) Unit A



Possible corrosion issue (unit B)



Panel Openings (main panel)


Missing Knock Out

6.2.1 Branch Wiring Circuits, Breakers & Fuses and Distribution

Maintenance Item/ Aesthetic

IMPROPERLY TERMINATED CABLE/ INTERNET SERVICE PROVIDER WIRE

A wire likely belonging to a cable or internet service provider was observed to be improperly terminated and attached to another wire on the house using an old, rusty piece of metal resembling a coat hanger. While this setup is beyond the scope of a home inspection, it appears makeshift and may not meet professional standards. Buyers may want to contact the appropriate service provider to ensure the wiring is safely and properly installed.


Cable Improperly Terminated

Significant Deficiency

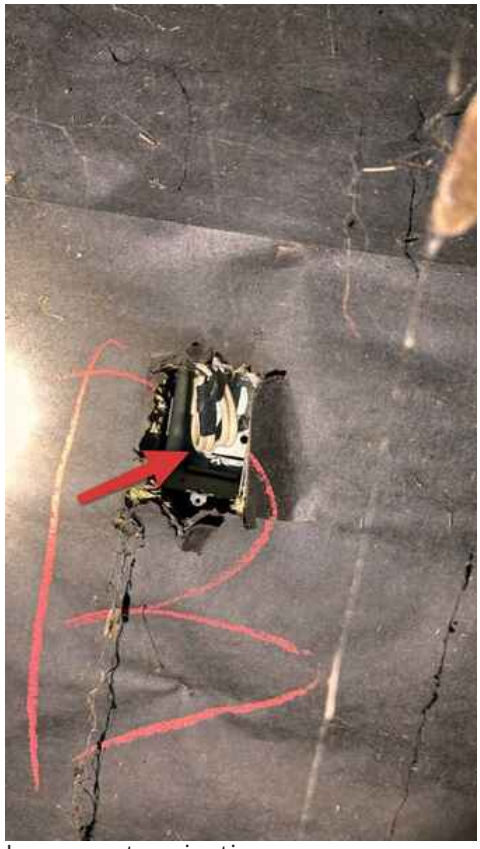
IMPROPER ELECTRICAL INSTALLATIONS UNDER EXTERIOR STAIRWAYS

Underneath both sets of exterior stairways, improperly terminated open junction boxes with exposed conductors were observed. Additionally, beneath the rear entry stairway, an outdoor-rated cable was connected to standard Romex wiring, which is not suitable for outdoor use along with a spool of possible live romex. This connection appears to be improper and lacks a proper junction box.

These conditions pose potential electrical hazards and should be addressed by a licensed electrician as soon as possible to ensure safety and compliance with proper standards. Immediate attention is recommended to prevent potential risks.

Spool of possible live conductor in an outdoor environment

Improper connection



Improper termination

6.3.1 Smoke and Carbon Monoxide Detectors

Significant Deficiency

SMOKE AND CARBON MONOXIDE DETECTORS

It is important to note that smoke detectors should be installed in each room and living space, as well as carbon monoxide detectors on every floor and near appliances that emit CO. These detectors can help ensure the safety of occupants by providing early warning in case of fire or the presence of dangerous levels of carbon monoxide. It is recommended to test these detectors regularly and replace batteries as needed to ensure they are functioning properly. There was an observed smoke detector without a battery in unit A. This is a life safety issue.

Smoke detector with removed battery (unit A) Very Dangerous!

6.4.1 Fixtures, Switches & Receptacles

Marginal Defect

GFCI PROTECTION IN KITCHENS AND BATHROOMS

None of the kitchen outlets near sinks or other water sources in any of the units were GFCI protected, which is a recommended safety feature to reduce the risk of electrical shock. However, all bathroom outlets were equipped with GFCI protection. It is advised to have a licensed electrician install GFCI outlets in the kitchens, particularly near water sources, to enhance safety and bring the property in line with modern standards.

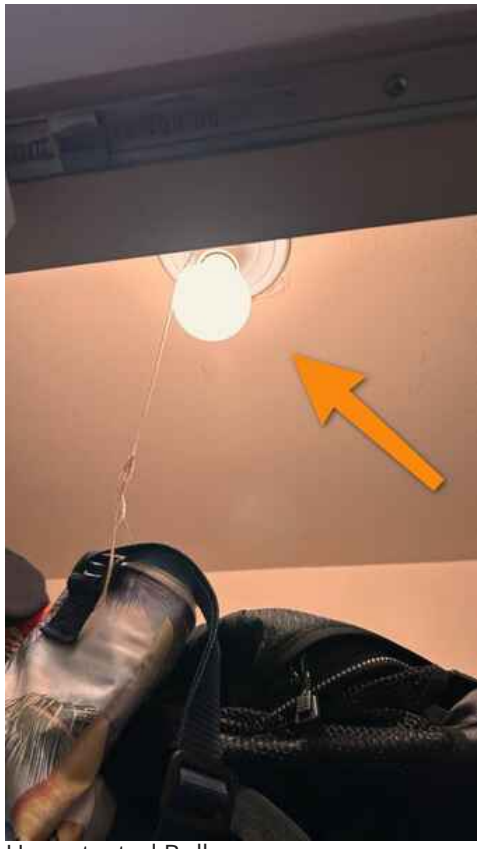
Kitchen not GFCI protected

6.4.2 Fixtures, Switches & Receptacles

Marginal Defect

EXPOSED LIGHTBULBS IN CLOSETS

Most closets in all units were observed to have exposed lightbulbs. As a safety measure, it is recommended to install protective cages around the lightbulbs to prevent mechanical damage and reduce the risk of broken glass. This is a simple upgrade that enhances safety and minimizes potential hazards.



Unprotected Bulbs

6.4.3 Fixtures, Switches & Receptacles

Marginal Defect

MISSING COVER PLATE ON UTILITY CLOSET LIGHT SWITCH

The light switch in the utility closet housing the hot water tanks was missing a cover plate, leaving the junction box and switch exposed. This poses a minor electrical safety hazard. It is recommended to install a cover plate to ensure safety and compliance with electrical standards.

Needs proper cover

7: INTERIOR

Information

Window Construction*
Sliders, Vinyl, Fixed Glazing, Awning

Major Floor Finishes*
Carpet, Laminate, Tile

Major Wall Finishes
Plaster/Drywall

Major Ceiling Finishes*
Plaster/drywall

Door Material/Type
Hollow-Core, Pocket, Hinged, Folding closet doors

Window Glazing
Double Glazed

Limitations

General / Limitations

COSMETIC DEFICIENCIES

Cosmetic damage and/or deficiencies to wall, floor, and/or ceiling surfaces were present in area(s) of the home. If these areas are of concern, appropriate tradespeople should be contacted for repairs as needed. Cosmetic deficiencies are not included in a home inspection, and if any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.

General / Limitations

ACCESSIBILITY LIMITATIONS DUE TO OCCUPANCY AND STORAGE

The inspection was conducted while the property was occupied, with significant storage and personal belongings present in various areas. This condition restricted access to several critical inspection points, including but not limited to under-sink plumbing, closets, and storage spaces. In one particular unit, the extent of storage was substantial, obstructing the view of key areas and limiting the ability to assess potential issues thoroughly.

Due to these limitations, it is possible that some conditions or defects were not identified during this inspection. Consequently, this report should not be considered a complete or comprehensive evaluation of the property. Further inspection may be required once the property has been cleared of personal belongings and storage items to ensure all areas are fully accessible for assessment.

Deficiencies

7.1.1 Doors

CLOSET DOOR + BEDROOM DOOR CONDITION ISSUES

Maintenance Item/ Aesthetic

A few closet doors throughout the property were observed to be either completely off their tracks or close to falling off. Along with a bedroom door in unit B that seemed to be out of alignment. These doors will require adjustment or repair to restore proper functionality.

Unit B Bedroom door misaligned

Closet (very full, damaged)

Utility closet off track

[redacted] [redacted]

7.2.1 Windows

Significant Deficiency

MOISTURE OBSERVED IN WINDOW TRACKS

Several windows throughout the property, particularly in Unit B, exhibited moisture inside the window tracks. In one case, the moisture was significant enough to form pooling. The exact cause of the moisture is undetermined and could be due to internal humidity or potential exterior water intrusion. Further evaluation by a professional is recommended to identify the source and address any necessary repairs or adjustments. This could be contributing to the mold issue noted in the Environment section of this report.

Water pooling in track

Moisture

[redacted]

[redacted]

7.2.2 Windows

Maintenance Item/ Aesthetic

MISALIGNED AWNING WINDOW IN UNIT C BATHROOM

The bathroom awning window in Unit C was observed to be out of alignment, causing it to hit the handle when opened and closed. Adjusting the window alignment is recommended to restore smooth operation.

Hadle hitting frame

[redacted] [redacted]

7.3.1 Floors

Maintenance Item/ Aesthetic

COSMETIC ISSUES OBSERVED

Several cosmetic issues were noted throughout the property, including heavily stained carpets in one of the bedrooms in Unit B, misaligned cabinets, and scuffed laminate flooring. While these items are beyond the scope of a standard home inspection, they are mentioned here as a courtesy. Buyers should be aware that additional cosmetic concerns may exist and are encouraged to evaluate these as part of their own assessment.

Worn laminate

Stained Carpet

Counter top scuffs

7.5.1 Ceilings

Significant Deficiency

POTENTIAL MOULD/ DISCOLOURATION ON UNIT B BEDROOM CEILING

One of the bedrooms in Unit B exhibited what appeared to be mould/ discolouration on the edge of the ceiling. A thermal camera scan indicated this area was slightly colder than the rest of the ceiling (typical for the edge of any room/ceiling). While a moisture meter test showed dry readings, this result is inconclusive. Further evaluation is strongly recommended due to potential environmental hazards and the inability to access the attic for a more thorough assessment.

Ceiling Stain

Thermal image of ceiling (cold spot tested dry)

7.6.1 Steps, Stairways & Railings

Significant Deficiency

NON-UNIFORM STAIRS IN UNIT A

The stairs leading down to the bedroom in Unit A were observed to be non-uniform, with a height variance of approximately one inch. This could pose a potential trip hazard. While repairing the stairs may not be practical, being aware of the issue is important for safety.

This step was 9 inches, Rest were 8 inches

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type
Heat Pump, Electric Baseboard, Electric Wall Heater

Heat System Energy Source
Electric

Combustion Air Source
N/A

Exhaust Venting Method
N/A

Chimney/ Venting Material
N/A

Limitations

General / Limitations

HEAT PUMP TESTING AND CAPACITY LIMITATION

The cooling function of the heat pump was not tested due to the outdoor temperature, as running the cooling mode in such conditions could potentially damage the components. Additionally, the heat pump may not be adequately sized to fully heat/ cool the two units it serves. While plenty of supplementary heating options are available, it is advised not to rely solely on the heat pump for all heating needs.

Deficiencies

8.1.1 Equipment

Maintenance Item/ Aesthetic

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced upon possession and should have scheduled maintenance following. Recommend a qualified HVAC contractor clean and service the furnace to maximize efficiency.

9: FIREPLACE

Information

Fuel Source
Electric

Chimney/ Venting Material
NA

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces *
Fiberglass batt, No VapourBarrier Visible

Insulation Type/ Material(s)
Batt, Fiberglass

Attic Intake Ventilation Method
Soffit Vents

Attic Exhaust Ventilation Method
Box Vents

House Mechanical Ventilation System
Bathroom Fan with Humidistat

Bathroom Exhaust Fans
Fan Only, Vented to Exterior

Kitchen Exhaust Fans
Vented to Exterior

Method used to Inspect Attic
Attic Inaccessible / Sealed Shut

Attic Access Location
Unit B Master bedroom Closet

Limitations

General / Limitations

ATTIC NOT ACCESSIBLE DUE TO SEALED HATCH

The attic hatch was not accessible during this pre-listing inspection, as it was sealed or otherwise restricted from being opened. This condition is beyond the scope of a standard home inspection due to liability concerns and the lack of safe access. As a result, the attic space could not be assessed for potential issues such as insulation, ventilation, or structural concerns.

If a buyer places an accepted offer on this property, it is recommended that the attic hatch be made accessible before their inspector visits. Providing access will allow a more thorough evaluation of this space, which could be important for their decision-making process.

Deficiencies

10.2.1 Vapor Retarders and Insulation

Marginal Defect

THERMAL ANOMALY DETECTED IN UNIT A

A thermal anomaly was observed in Unit A, where the interior ceiling aligns with the roof extension. The temperature difference in this area was approximately 7°C compared to the surrounding surfaces. Due to the inability to access the attic, the cause of this anomaly is unknown but could be related to insufficient insulation. Further evaluation is recommended to determine the cause and address any potential issues.

Cold spot is 18 while the rest of the room is 26

10.4.1 Mechanical Exhaust Systems

Significant Deficiency

INADEQUATE BATHROOM VENTILATION IN ALL UNITS

The bathroom fans in all units were observed to have inadequate airflow and were unable to effectively pull air out of the bathroom spaces. This was tested using a piece of toilet paper, which none of the fans could hold against the vent. Poor ventilation can lead to increased humidity and potential moisture-related issues. It is recommended to have the fans evaluated and replaced or upgraded as necessary to improve bathroom ventilation.

Inefficient Bathroom Fans

11: ENVIRONMENT

Deficiencies

[redacted]

[redacted]

11.1.1 Environment

Significant Deficiency

SUSPECTED MOLD GROWTH NOTED THROUGHOUT PROPERTY

Suspected mold growth was observed throughout the property, particularly on window frames in all three units. In Unit B, significant suspected mold was noted along the edges of the ceiling in one of the rooms. This condition indicates possible issues with moisture control or ventilation and poses a potential health risk to occupants. Recommend further investigation by a qualified mold remediation professional to determine the extent of the issue and perform appropriate remediation. At a minimum, a professional cleaning team is recommended. Address prior to subject removal to ensure the cause of the moisture is resolved, and necessary repairs are completed.