WATCHTOWER HOME INSPECTIONS
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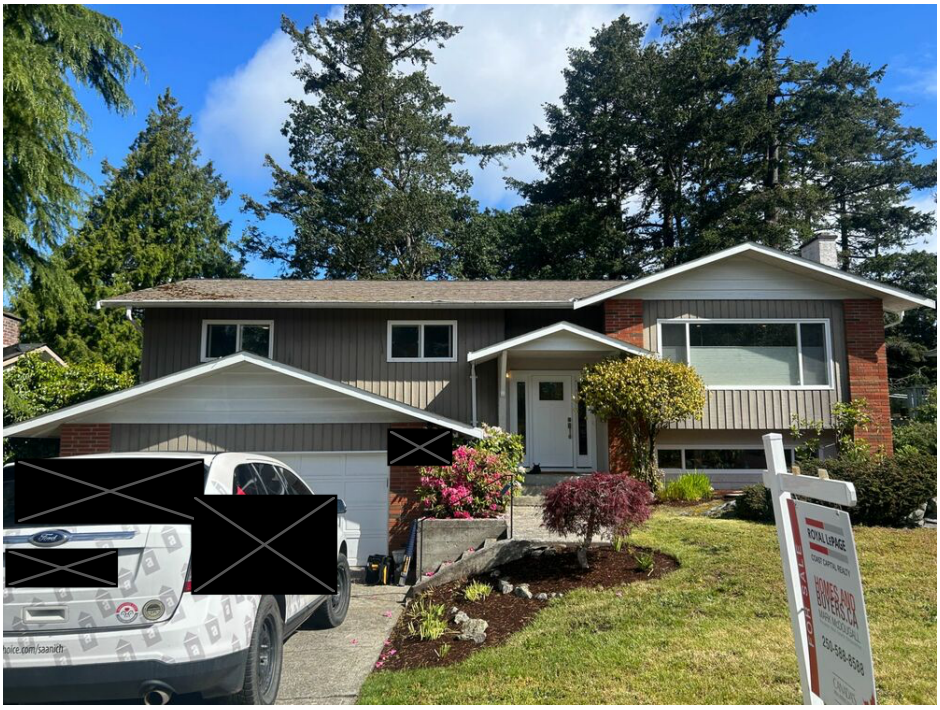


RESIDENTIAL REPORT

[redacted]

Inspector
Mitchell Cunningham
85892
7124 Willis Point Road, BC
mitch@watchtowerinspections.ca

[redacted]

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Style
Multi-level

Temperature (approximate)
17 Celsius (C)

Type of Building
Single Family

Weather Conditions
Clear

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.

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.

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.

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

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, we still recommend to confirm the use of permits and to insure they are properly closed out with the municipality before subject removal.

2: EXTERIOR

Information

Inspection Method*
Visual, From Grade

Outdoor Material
Wood, Vinyl covered wood balcony

Driveway Material
Concrete

Garage Car Door
Wood

Foundation Wall Damp Proofing/ Membrane
Yes; mostly concealed

Siding Material*
Brick Veneer, Stucco, Wood

Soffit Finishes
Box Vent

Walkway Leading to Dwelling Entrance
Concrete

Surface Grading
Slopes toward home in areas

Above Grade Risers or Stand pipes Materials
Concrete

Outdoor Structures
Deck

Exterior Door Material/Type
Wood, Sliding Glass

Fascia Materials/ Finishes
Aluminium

Roof Water Discharge
Below Grade

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 vendor for any history of below grade moisture intrusion prior to closing the real-estate transaction.

General / Limitations

ASK SELLER HISTORY PERTAINING TO PERIODS OF INTENSE RAIN

Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed.

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

EXTERIOR INSPECTION LIMITATIONS

The exterior inspection was hindered by storage items and building materials, limiting access to certain areas for thorough evaluation. Due to these limitations, some aspects of the exterior, such as siding condition and potential structural issues, may not have been fully assessed. Prior to finalizing any decisions, it's advisable to clear these obstructions to allow for a comprehensive inspection by a qualified professional.

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

STUCCO CRACKS AND VOIDS IN EXTERIOR WALLS + CAULKING MAINTENANCE

Stucco cracks and voids where the brick veneer meets other materials throughout the exterior walls, and exterior caulking needing touch ups were found during inspection. These issues can lead to water intrusion, moisture damage, and aesthetic concerns if left unattended. Recommend sealing and repairing the stucco cracks and voids to prevent further deterioration and maintain the structural integrity and appearance of the property's exterior upon possession.


Fill Void


Patch Cracks


Patch Cracks

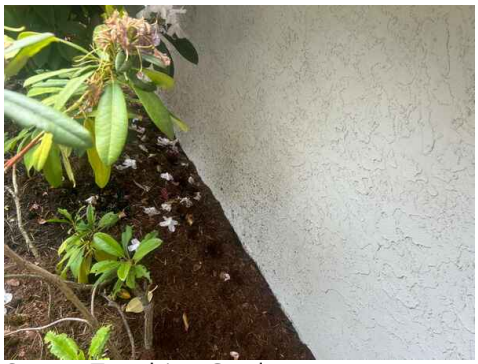
2.1.2 Siding, Flashing & Trim

Marginal Defect

EXTERIOR SIDING PROXIMITY TO GROUND

Some sections of the brick veneer and stucco siding were found to be too close to the ground during the inspection. This proximity increases the risk of moisture infiltration, insect infestation, and structural damage. It is recommended to address this issue by increasing the clearance between the siding and the ground to mitigate potential issues and maintain the integrity of the exterior cladding.


Brick siding too close to grade

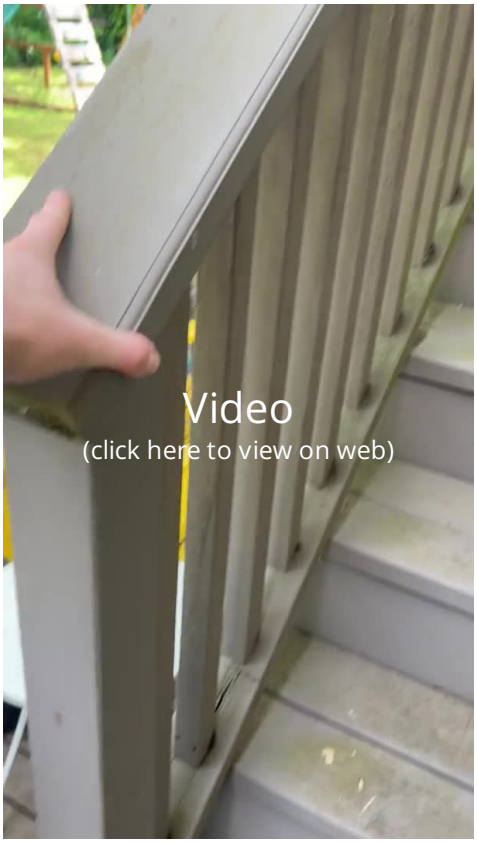

Stucco Touching Grade

2.2.1 Decks, Balconies, Porches & Steps

Significant Deficiency

DEFICIENT DECK CONSTRUCTION

Multiple deficiencies were noted in the construction of the deck, including the absence of proper ledger bolts and joist hangars, as well as signs of rot and improper building techniques in various areas. These issues compromise the structural integrity and safety of the deck, posing potential hazards to occupants. It is imperative to address these deficiencies promptly by engaging a qualified contractor upon possession to rectify the construction shortcomings, ensure structural stability, and mitigate safety risks.




Rotted Treads and Members


Insufficient Overhang


Rot Throughout

2.2.2 Decks, Balconies, Porches & Steps

UNDERMINED PATIO SLAB

Marginal Defect

The concrete slab under the deck is being undermined as a result of property grading issues. This undermines the stability and integrity of the patio, potentially leading to structural problems and safety hazards. It is recommended to address the grading issues to prevent further undermining and stabilize the patio slab. Engaging a qualified contractor to assess and rectify the grading problems is advised to ensure the long-term structural integrity of the patio area upon possession.

Undermined Patio Slab Due to Grading

2.2.3 Decks, Balconies, Porches & Steps

Marginal Defect

WOOD PATIO ADDITION

The wood patio addition exhibits poor construction practices, with its base directly in contact with the ground. This setup can lead to issues such as wood rot and uneven settling. It is advisable to address these concerns promptly by raising the patio base above grade and ensuring proper construction methods are employed to enhance durability and longevity.

Wood Grade Contact

2.2.4 Decks, Balconies, Porches & Steps

Marginal Defect

FRONT ENTRY STEPS HANDRAIL RECOMMENDATION

The front entry steps, featuring three risers, lack a handrail, posing a potential safety concern. To enhance safety and accessibility, it is advisable to install a handrail along the steps upon possession. This addition will provide stability and support, especially for individuals with mobility issues or during adverse weather conditions, ensuring safe passage into the home.

2.3.1 Exterior Doors

Maintenance Item/ Aesthetic

GARAGE DOOR BOWING OBSERVATION

During the inspection, signs of bowing were noted on the garage door, although it continues to function adequately. While the current functionality is satisfactory, monitoring and potential reinforcement may be advisable to prevent further deterioration or operational issues in the future. Regular maintenance and periodic assessments can help ensure the continued reliability of the garage door


Bowed Garage Door

2.3.2 Exterior Doors

Maintenance Item/ Aesthetic

MISSING WEATHER STRIPPING ON GARAGE DOOR

The garage door was observed to be missing weather stripping, which is essential for insulation and weatherproofing. Without proper weather stripping, the garage may be susceptible to drafts, moisture ingress, and energy loss. It is recommended to install weather stripping along the entire perimeter of the garage door upon possession to improve energy efficiency and protect the interior from external elements.

2.4.1 Walkways, Patios & Driveways

Marginal Defect

UPGRADE DRIVEWAY DRAINAGE FOR PROPER WATER DIVERSION

Driveway sloping toward the garage and home, posing potential water ingress issues. Recommend upgrading the old drain to a slot drain system to effectively divert water away from the property's foundation upon possession. This upgrade will help prevent moisture-related damage and enhance the longevity of the driveway and surrounding structures.


Upgrade old drain to a slot style drain\

2.4.2 Walkways, Patios & Driveways

Marginal Defect

TRIP HAZARDS IN DRIVEWAY AND WALKWAYS

Noted trip hazards/ cracks scattered throughout the driveway and walkways during inspection. These hazards pose risks of accidents and injuries and should be promptly addressed. Recommend repairing or levelling uneven surfaces to ensure safe passage for residents and visitors. Taking action to mitigate these hazards will enhance the safety and usability of the property's exterior pathways.

Trip Hazard

2.6.1 Grading and Lot Surfaces

Significant Deficiency

PERIMETER DRAINAGE SCOPE

It is recommended to conduct a perimeter drainage scope to assess the condition of the concrete perimeter drainage system surrounding the property before the removal of subjects. This proactive measure can provide valuable insights into the effectiveness of the drainage system in managing rainwater runoff and preventing moisture-related issues such as foundation damage or water infiltration. By identifying any potential drainage issues early on, appropriate measures can be taken to address them and safeguard the property against water damage.

Concrete tile drain

2.6.2 Grading and Lot Surfaces

Marginal Defect

ADDRESSING GRADING CONCERNS FOR PROPER RAINWATER RUNOFF

The current grading configuration near the home does not effectively direct rainwater away from the structure, posing potential moisture infiltration risks during heavy rainfall. Proper grading should slope away from the home, with a recommended 6-inch drop in elevation over the first 10 feet. Flat or negative grading can lead to soil saturation and potential water infiltration through foundation walls. Evaluation and repairs by a qualified contractor are advised to ensure proper rainwater runoff management and mitigate moisture-related issues.
Timeline: Upon Possession

Grade slopes toward home

Adress grade sloping toward home

3: ROOF

Information

Covering Material*
Fiberglass, Shingle

Inspection Method*
Ladder, Walked on roof

Gutter Material
Aluminum

Chimney Construction
Site Built Masonry

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.

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. 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.

Deficiencies

3.1.1 Coverings

Significant Deficiency

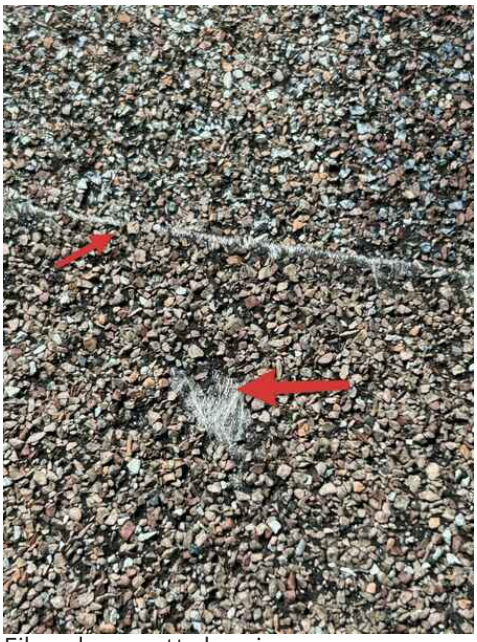
ROOF PAST EXPECTED SERVICE LIFE

The roof inspection revealed several issues including granular loss, exposed fiberglass matting, exposed fasteners, extensive moss growth, damaged gutter guards, warped plumbing stack boots, cracked vent boxes, soft spots in areas, and evidence of previous patch jobs. These issues collectively indicate that the roof is past its life expectancy and in need of significant attention or total replacement. Recommend immediate inspection and repair by a qualified roofing professional to address these issues and prevent further deterioration or water damage to the property.


Cracked Vent Casing


Evidence of a previous patch


Warped Vent stack boot


Fiberglass matt showing


Severe moss


Lifted shingle

3.4.1 Skylights, Chimneys & Other Roof Penetrations

Marginal Defect

CHIMNEY FLASHING VULNERABILITY

Chimney counter flashing was exposed, potentially allowing wind-driven rain to infiltrate the base flashing. This exposure poses a risk of water damage and should be addressed promptly to prevent further deterioration. Recommend sealing or repairing the chimney counter flashing to ensure proper protection against moisture intrusion and maintain the integrity of the roof structure.


Wind driven rain could enter


Counter Flashing bent

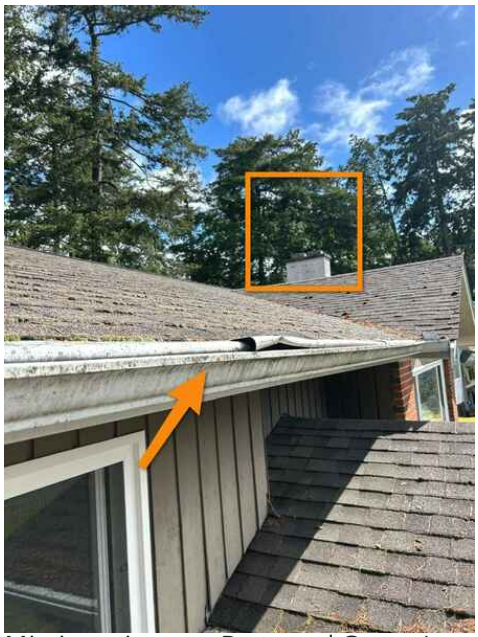
3.4.2 Skylights, Chimneys & Other Roof Penetrations

Marginal Defect

CHIMNEY MAINTENANCE RECOMMENDATIONS

Cracked chimney crown and the absence of a rain cap on the chimney. These issues expose the chimney to potential water damage, debris entry, and structural deterioration. Recommend repairing the cracked chimney crown and installing a rain cap upon possession to prevent moisture infiltration and prolong the lifespan of the chimney. Regular chimney maintenance is essential to ensure its functionality and longevity.


Cracked Crown


Missing rain cap + Damaged Gutter/ gutter guard

4: STRUCTURE & FOUNDATION

Information

Foundation Material*
Poured Concrete

Exterior Wall Construction*
Wood Stud

Floor Construction*
Wood Beams, Wood Joists

Roof and Ceiling framing*
Trusses, Ceiling Joist

Inspection Method*
Attic Access, From hatch

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

Entered but access was limited

General / Limitations

PERCENT OF FOUNDATION NOT VISIBLE

95%

General / Limitations

ATTIC NOT FULLY INSPECTED

During the inspection, it was noted that the entire attic area could not be accessed, and as a result, concealed damage is possible. It is important to note that concealed damage may not be visible or detectable during a visual inspection, and may only become apparent after further investigation or at a later time. It is recommended to consult with a qualified contractor to further evaluate the attic area and determine the appropriate course of action. Regular inspection and maintenance of the attic, including proper ventilation and insulation, can help to prevent potential issues and ensure the ongoing safety and effectiveness of the home.

Deficiencies

4.1.1 Foundation

MINOR FOUNDATION CRACKS DETECTED

Marginal Defect

Two minor cracks were identified in the foundation. These cracks should be closely monitored for any signs of expansion. It is advisable to consult with a foundation specialist to assess the severity and recommend appropriate repairs. Additionally, sealing the cracks is recommended to prevent potential water infiltration and further deterioration upon possession.

Other crack not shown due to excessive amount of storage. (Under deck)

Foundation Crack

4.1.2 Foundation

MINOR CRACKS IN GARAGE SLAB

Maintenance Item/ Aesthetic

Minor cracks were observed in the slab of the garage. While these cracks are currently minor and not posing immediate structural concerns, they should be monitored yearly for any signs of expansion. It is recommended to seal the cracks to prevent moisture infiltration and further deterioration over time. Regular maintenance and monitoring of the garage slab can help prevent larger issues in the future.

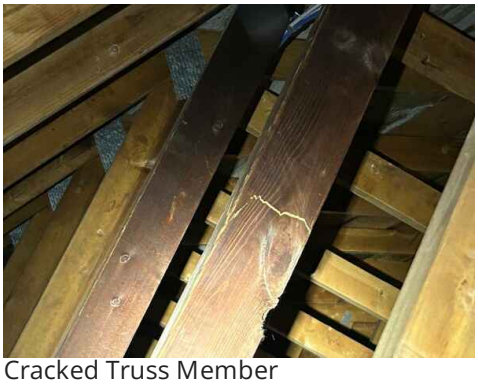
Cracks in Garage Slab

4.4.1 Ceiling Structure

ATTIC TRUSS EVALUATION RECOMMENDED

Significant Deficiency

A cracked truss member was identified in the attic during the inspection. To ensure the structural integrity of the roof system, it is advisable to seek further evaluation by a qualified structural engineer and obtain scope of work before removal of subjects. This assessment will provide valuable insights and recommendations for appropriate repairs or reinforcement measures.



Cracked Truss Member

5: PLUMBING

Information

Supply Piping Material
Copper

Drain Waste and Vent Piping Material
ABS

Distribution Piping Material
Pex

Location of Hot water tank
Basement, Utility Room

Water Heater Fuel Source/Type
Electric

Age of water heater(s)
Under 4 Years Old

Location of Main Water Shut off + Photo
Basement, Near electrical panel

The valve is not operated to test its functionality.

Main Gas Shut-off Location
Unknown

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, Hot Tub as per Standards

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

5.3.1 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

HOSE BIBS NOT FROST RESISTANT

The exterior hose bibs are not frost-free, which can increase the risk of water pipes freezing during colder months. It's recommended to upgrade these to frost-free hose bibs upon possession. This modification helps prevent freezing issues and potential water damage in the winter. Consider making this upgrade before cold weather sets in.

Hose bib not frost resistant

5.3.2 Distribution Systems & Fixtures

Significant Deficiency

POSSIBLE AGED COPPER PIPES

Copper pipes generally have a life expectancy of 40-70 years. Due to the age of the home, it is advantageous to be aware of this condition. Most of the plumbing has been upgraded to Pex on the last renovation there is still sections of piping that is left over such as the hose bibs and possible concealed piping.

Copper in home is 50+ years old possibly

5.3.3 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

SHOWER GROUT/SILICONE MAINTENANCE CONCERNS

Pinhole was detected in the grout of the master shower, posing a risk of water seepage. Additionally, each shower featured a curb shelf, demanding meticulous maintenance due to numerous joints on a horizontal surface, prone to water ingress over time. Regular inspection and upkeep of these areas are advised to prevent moisture-related issues, ensuring the longevity and integrity of the shower enclosures.

Flat Sections hold Water

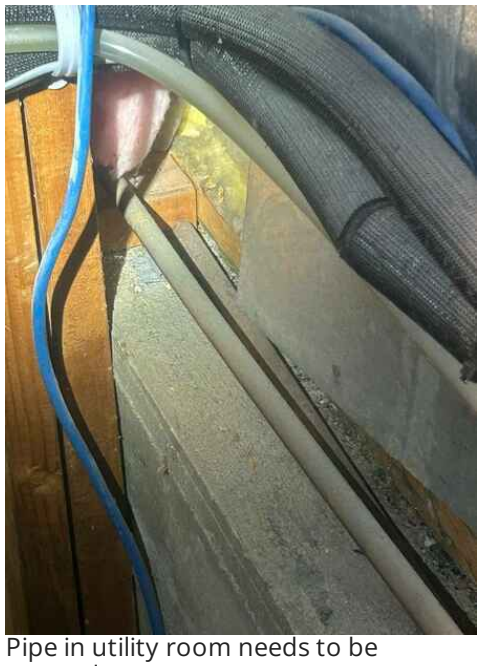

Pin hole in grout

5.3.4 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

UNSECURED COPPER PIPE IN UTILITY ROOM

In the utility room, a section of copper piping is observed to be unsecured. This lack of secure attachment poses a risk of movement or damage to the piping system, potentially leading to leaks or other plumbing issues. Securing the copper pipe with appropriate fasteners or supports is recommended to ensure the integrity and stability of the plumbing infrastructure within the utility room.


Pipe in utility room needs to be secured

5.4.1 Hot Water Systems

Marginal Defect

HOT WATER TANK SAFETY UPGRADES

The hot water tank needs a few safety upgrades for optimal performance. Installing seismic straps, a drip pan, an expansion tank, and extending the TPR valve 6-8 inches from the ground will enhance safety and protect against potential leaks or damage. These simple additions ensure smooth operation and peace of mind. Recommend to install with the next hot water tank.

Extend TPR Valve

5.5.1 Fuel Storage & Distribution Systems

Significant Deficiency

BURIED OIL TANK

Due to the age of the home there is a possible buried oil tank on property. Tank and contaminated soil may be very expensive to remove. This is a possible insurance issue. Obtain documentation indicating that no buried tank is on the property from seller. If there is no documentation, then the inspector recommends getting a scan.

Time: Prior to Subject Removal

6: ELECTRICAL

Information

Service Size (amperage) *
200 amps

Distribution Wire Material and Type *
Copper - non-metallic sheathed, Aluminum- Single strand, Copper Stranded, Aluminum Stranded

Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *
GFCI's Present, AFCI's Present

Smoke and Carbon Monoxide Detectors *
Smoke alarms present (not tested)

Room For Additional Breakers in Panel?
Yes

Service Entrance and Location
Left side, Below Ground/ Conduit

Panel Type
Circuit Breaker

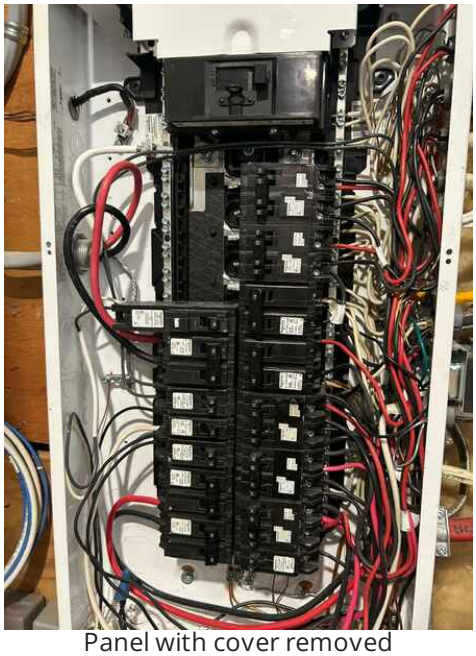
Panel Maximum Rating
200amps

Sub Panel Location
Utility room

System Grounding Material and Type
Copper, Water pipe

Main Panel/ Main disconnect Location *
Basement


Panel


Panel with cover removed

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Insulation, AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner., 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

6.2.1 Branch Wiring Circuits, Breakers & Fuses and Distribution

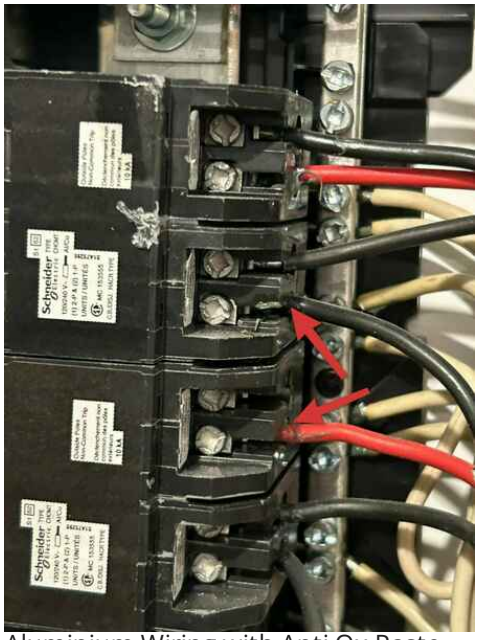
Significant Deficiency

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on roughly 50% of the branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. Insurance companies are taking a harder position over this feature and may require a full rewire, regardless of the condition of the existing material. It's worth noting that anti-oxidant paste was observed at the connections in the panel, and pig tailing was observed at a proportional amount of outlets inspected, which helps mitigate corrosion and expansion/ contraction issues. You must contact your insurer and a qualified electrical contractor before subject removal, to ensure you are in full possession of the facts and costs.

Timeline: Prior to subject removal

Aluminum Wiring



Aluminium Wiring with Anti Ox Paste

6.2.2 Branch Wiring Circuits, Breakers & Fuses and Distribution

Marginal Defect

EXTENSION CORDS USED AS PERMANENT WIRING

The garage door motor was found to be connected to an extension cord, which is not recommended for permanent wiring. The heat pump drain pan also had what is suspected to be a heat cable attached to an extension cord fed through the exterior wall. This practice poses a safety risk and may lead to electrical hazards. It is advised to have a qualified electrician install proper wiring to ensure the safe and reliable operation of the garage door motor and heat pump drain tray.

Garage motor plugged into extension cord

6.2.3 Branch Wiring Circuits, Breakers & Fuses and Distribution

Marginal Defect

UNPROTECTED ELECTRICAL CONNECTION

An exposed electrical connection was found under the sink, posing a safety hazard. It is recommended to enclose it within a junction box to mitigate the risk of electrical shock or fire. Immediate attention to this issue upon possession of the property is advised to ensure a safe living environment.

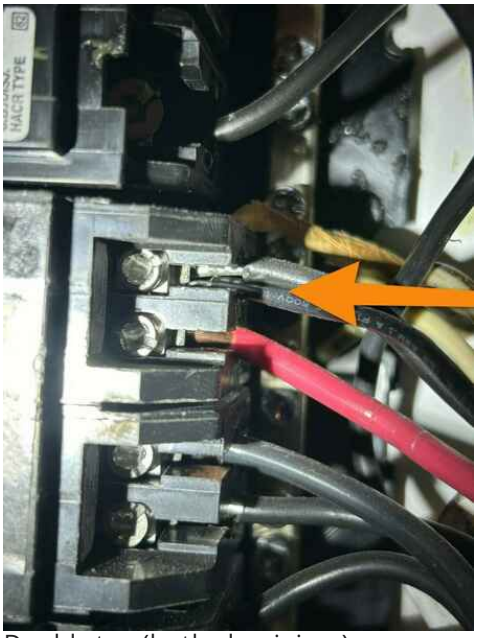
Put open connection in junction box (high humidity area)

6.2.4 Branch Wiring Circuits, Breakers & Fuses and Distribution

Marginal Defect

DOUBLE TAP IN PANEL

During the inspection of the main electrical panel, a double tap was identified. A double tap occurs when two or more wires are connected to a single circuit breaker terminal designed for a single wire. This practice is not compliant with electrical safety standards and can lead to overheating and potential fire hazards. It is recommended to have a licensed electrician correct the double tap up[on possession to ensure the safety and proper functioning of the electrical system.


Double tap (both aluminium)

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/fire places 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. This is a life safety issue.

6.4.1 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

COVER PLATES MISSING

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

6.4.2 Fixtures, Switches & Receptacles

Marginal Defect

GFCI PROTECTION ISSUE FOR OUTDOOR OUTLETS

Only one of the outdoor outlets is equipped with GFCI protection. This presents a safety concern, as all outdoor outlets should be GFCI protected to mitigate the risk of electric shock. It is recommended to install GFCI outlets or retrofit the existing outlets with GFCI protection to ensure compliance with safety standards and minimize electrical hazards.


Majority of exterior outlets not GFCI protected

6.4.3 Fixtures, Switches & Receptacles

Marginal Defect

EXPOSED EXTERIOR LIGHT AT REAR BASEMENT ENTRY

The exterior light at the rear entry to the basement was observed to be fully exposed to the outdoor elements. This exposure increases the risk of damage to the light fixture and compromises its functionality over time. To prevent potential issues such as water damage or electrical hazards, it is recommended to install a weatherproof cover or enclosure for the exterior light fixture, providing essential protection against the elements upon possession.


Fix light fixture

6.4.4 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

UNSECURED LOW VOLTAGE WIRE AT GARAGE DOOR CONTROLS

An unsecured low voltage wire was observed at the garage door controls, posing a potential safety hazard. Securing the wire with appropriate fasteners or conduit is recommended upon possession to prevent accidental damage or exposure. This measure ensures the reliable operation of the garage door controls and minimizes the risk of electrical hazards.

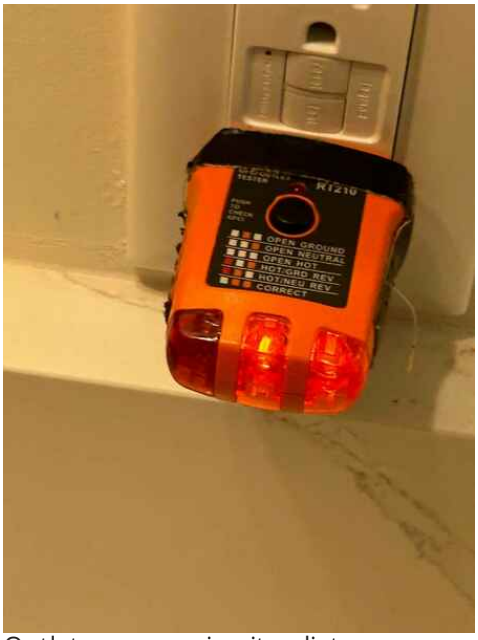

Secure Wire

6.4.5 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

BATHROOM GFCI CIRCUIT CONFIGURATION INCONVENIENCE

The GFCI outlet in the upstairs hallway bathroom is wired on the same circuit as the lights, resulting in an inconvenience where tripping the GFCI disrupts the functionality of the lights. This configuration can pose inconvenience and safety concerns, particularly during power outages or when troubleshooting electrical issues. It is recommended to have the GFCI outlet rewired to a dedicated circuit to ensure uninterrupted access to lighting and compliance with electrical safety standards upon possession.



Outlet on same circuit as ligts

7: INTERIOR

Information

Window Construction*
Single-hung, Sliders, Vinyl, Awning, Fixed

Major Floor Finishes*
Engineered Wood, Tile

Major Wall Finishes
Plaster/Drywall

Major Ceiling Finishes*
Plaster/drywall

Door Material/Type
Wood, Pocket, Hinged

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.

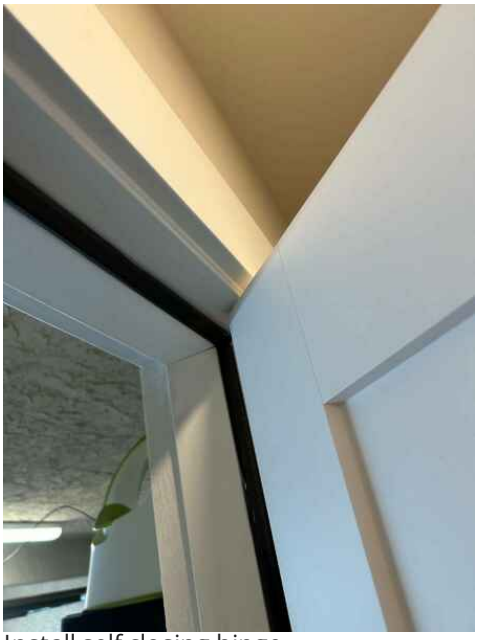
Deficiencies

7.1.1 Doors

Marginal Defect

GARAGE DOOR LEADING TO DWELLING NOT SELF CLOSING

The man door leading to the garage lacks self-closing functionality, which is essential for gas proofing purposes. This feature ensures that potentially hazardous gases, such as carbon monoxide, are contained within the garage space. It is recommended to adjust the door mechanism to enable self-closing functionality, promoting safety and compliance with gas proofing standards.



Install self closing hinge

7.2.1 Windows

Maintenance Item/ Aesthetic

WINDOW WEAR & TEAR

Several windows in the home exhibited issues such as stickiness, missing components like locks, or damaged weather stripping. These issues can impact functionality and energy efficiency. It is recommended to address these issues promptly upon possession to ensure smooth operation and proper sealing against the elements, enhancing both comfort and security in the home.


Weather stripping broken/ Sticky window


Broken/ worn component


Broken lock

7.6.1 Steps, Stairways & Railings

Maintenance Item/ Aesthetic

STAIR HANDRAIL ACCESSIBILITY ISSUE

The handrail on the stairs exhibits an accessibility concern as it does not extend down to the full length of the stairs and is slightly oversized, making it difficult to grasp for children and individuals with smaller hands. This issue may pose a safety risk, particularly in emergency situations or for those with mobility limitations. Consideration should be given to adjusting or replacing the handrail to ensure it meets accessibility standards and promotes safety for all occupants upon possession.


Hand rail doesn't extend

7.8.1 Health and Environment

Maintenance Item/ Aesthetic

ASBESTOS TAPE IDENTIFICATION

A small amount of asbestos tape was identified on the fan coil unit. While asbestos tape can pose health risks if disturbed, this amount appears minimal. It's recommended to monitor for any signs of damage or deterioration and consult with a professional for safe removal if necessary.

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type
Heat Pump, Forced Air

Heat System Energy Source
Electric

Ductwork
Non-insulated

Deficiencies

8.1.1 Equipment

NEEDS SERVICING/CLEANING

Maintenance Item/ Aesthetic

Heat pump and fan coil unit 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.

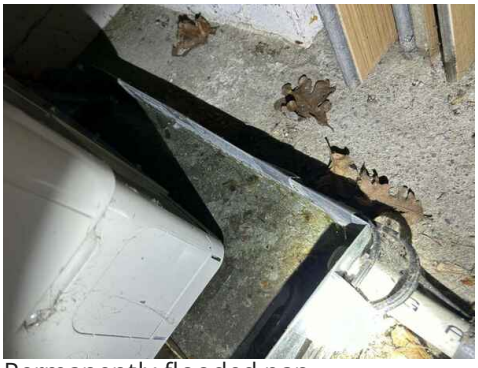
Heat pump data plate

8.1.2 Equipment

HEAT PUMP DRIP PAN CONCERNS

Maintenance Item/ Aesthetic

The drip pan beneath the heat pump is holding water and appears to have a heat cable connected to an extension cord, likely for freeze prevention. However, this setup poses potential safety hazards and is not ideal for proper drainage. It is recommended to address the water accumulation issue and ensure the heat cable is safely and appropriately installed by a qualified professional to mitigate risks and optimize the functionality of the heat pump system.


Permanently flooded pan

9: FIREPLACE

Information

Fuel Source
Wood burning fire place

Chimney/ Venting Material
Masonry

Deficiencies

9.1.1 Service/Inspection

Significant Deficiency

WETT INSPECTION REQUIRED PRIOR TO USE

Inspector recommends a WETT (Wood Energy Technology Transfer) inspection for all wood burning appliances/ fire places and that the appropriate home owners insurance is obtained prior to use.

WETT inspection required

9.1.2 Service/Inspection

Maintenance Item/ Aesthetic

ELECTRIC FIREPLACE RATTLE

The electric fireplace exhibits a rattle, more of an inconvenience than a serious issue. While this doesn't affect its functionality, it may warrant further examination to identify and address the source of the noise for improved comfort and enjoyment.

Rattling fireplace

9.5.1 Cleanout Doors & Frames

Marginal Defect

NO FIREPLACE SCREEN

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution. Install one before use.

Install screen before use

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces *
Fiberglass batt, Polyethelene, Loose Fill Fiber Glass

Insulation Type/ Material(s)
Batt, Fiberglass, Loose-fill

Attic Intake Ventilation Method
Soffit Vents

Attic Exhaust Ventilation Method
Ridge Vents

Bathroom Exhaust Fans
Fan Only, Vented to Exterior

Kitchen Exhaust Fans
Vented to Exterior

Method used to Inspect Attic
Viewed from hatch

Attic Access Location
Closet, Master bed

Deficiencies

10.1.1 Attic

Marginal Defect

ATTIC WOOD DISCOLOURATION OBSERVATION

During the inspection, slight discoloration was observed on the attic decking and wood surfaces. While this may indicate moisture exposure or aging, further investigation by a qualified professional is recommended upon possession to assess the extent of the issue and determine any necessary remediation or maintenance measures.


Staining on attic structural members

10.1.2 Attic

Marginal Defect

COMPRESSED ATTIC INSULATION FROM RENOVATIONS

It was observed that the blown-in loose-fill insulation in the attic was compressed in certain areas, likely as a result of previous renovations. This compression reduces the insulation's effectiveness, potentially leading to energy loss and temperature inconsistencies. It's recommended to address this issue by redistributing or adding insulation to ensure optimal energy efficiency and climate control in the attic space.

Compressed insulation

10.2.1 Vapor Retarders and Insulation

Marginal Defect

VAPOR BARRIER DEFICIENCIES IN UNFINISHED AREAS

In various unfinished areas of the house, missing vapor barriers were noted alongside gaps or loose tape in existing barriers. Vapor barriers are essential for controlling moisture levels and preventing condensation, which can lead to mold growth and structural damage. It's recommended to address these deficiencies promptly by repairing or installing vapor barriers to maintain a healthy indoor environment and safeguard the structural integrity of the home.

Seal vapor barrier

10.3.1 Attic Ventilation

Marginal Defect

UNINSULATED BATHROOM VENTS NEAR ATTIC HATCH

Bathroom vents closest to the attic hatch were found to be uninsulated along their path through the attic. This lack of insulation could lead to energy inefficiency and potential condensation issues. It's advisable to insulate these vents upon possession to improve energy efficiency and prevent moisture problems.

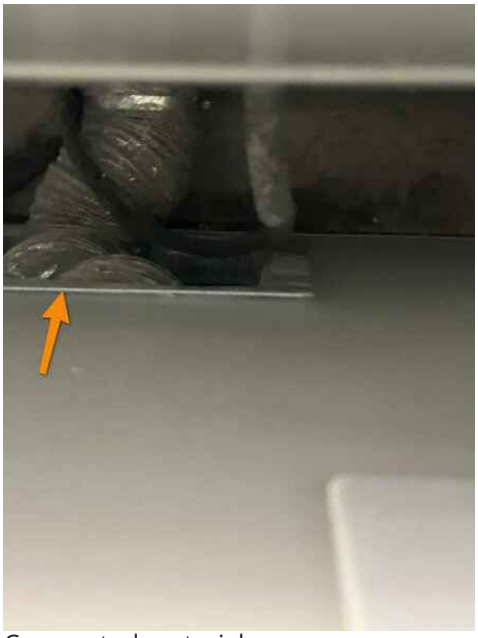
Uninsulated vents

10.4.1 Mechanical Exhaust Systems

Marginal Defect

KEEP DRYER VENT CLEAR OF LINT FOR FIRE SAFETY + DRYER VENT MATERIAL

It is important to keep the dryer vent clear of lint to ensure fire safety. The dryer vent is made of corrugated aluminum material. While aluminum vents are commonly used, corrugated vents can pose risks of lint buildup and potential blockages over time. Lint buildup in the dryer vent can cause the dryer to overheat and ignite a fire. Regularly cleaning the lint filter and the dryer vent will help to prevent lint buildup and ensure that the dryer is functioning safely. We recommend cleaning the lint filter after each use and having the dryer vent professionally cleaned at least once a year, or more often if you notice any signs of lint buildup or reduced airflow. Regular maintenance of the dryer and its venting system is crucial to prevent dryer fires and ensure the safety of your home and its occupants.



Corrugated material

11: ENVIRONMENT

Deficiencies

11.1.1 Pests

INACTIVE WASP NEST ON SOFFIT

Maintenance Item/ Aesthetic

An inactive wasp nest was sighted on the soffit. While currently dormant, it's essential to monitor for any signs of activity and take preventive measures to discourage future nest-building. Inspection and potential removal by a pest control professional can ensure the safety and comfort of the property.

Inactive wasp nest