



WATCHTOWER HOME INSPECTIONS

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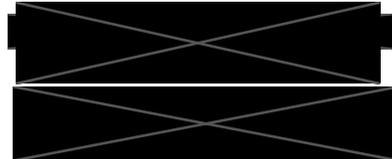
mitch@watchtowerinspections.ca

<https://watchtowerinspections.ca/>

WATCHTOWER
HOME INSPECTIONS



RESIDENTIAL REPORT



Inspector

Mitchell Cunningham

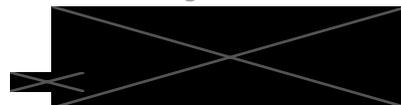
85892

778-677-9369

mitch@watchtowerinspections.ca



Agent



1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished, Occupied

Style

Multi-level

Temperature (approximate)

23 Celsius (C)

Type of Building

Multi-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.

Significant Defect

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct are categorized as significant deficiencies. These issues require further evaluation and repairs or replacement by a Qualified Contractor prior to the end of your contingency period. In addition to clear safety and functional concerns, this category may also include items that are currently serviceable but, due to age, condition, or material type, could present costly repairs in the future. These findings are highlighted so that you are aware of both present risks and potential upcoming expenses before finalizing your purchase decision.

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.**

Limitations

General

INSPECTION LIMITATIONS AND CLIENT RESPONSIBILITY

This home inspection provides a snapshot of the property's condition as observed on the date of the inspection. Conditions may change over time, and issues that were not visible or detectable during the inspection may emerge after possession. The inspection is non-invasive and limited to accessible components; concealed or future issues cannot be predicted or guaranteed.

All recommendations in this report should be followed up by qualified tradespeople for further evaluation, repair, or replacement as appropriate. The inspector is not responsible for decisions made by the client based on this report. It is advisable to obtain two or more quotes for any significant repairs or upgrades, as approaches and pricing may vary. This report is intended to inform—not replace—professional services or client discretion.

General

LIMITATION – IRRIGATION SYSTEM

The property was equipped with an irrigation system, which is beyond the scope of a standard home inspection. No evaluation of this system was performed.

General

LIMITATION – LIMITED ACCESS IN SUITE

The suite contained significant personal belongings and clutter at the time of inspection, which limited visibility and access in certain areas. Conditions behind stored items could not be assessed.

Typical building practices related to age of home

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

Outdoor Material

Vinyl covered wood balcony

Driveway Material

Exposed aggregate

Garage Car Door

Wood

**Foundation Wall Damp Proofing/
Membrane**

Yes; mostly concealed

Siding Material*

Stucco, Wood trim

Soffit Finishes

Perforated

**Walkway Leading to Dwelling
Entrance**

Exposed Aggregate

Surface Grading

Site is on a slight hill, Driveway slopes towards home

**Above Grade Risers or Stand
pipes Materials**

PVC

Outdoor Structures

Deck with Steps

Exterior Door Material/Type

Sliding Glass, Hinged

Fascia Materials/ Finishes

Paint/ Stain, Wood

Roof Water Discharge

Below Grade

**Lot Surface, Stairwell or Driveway
drains**

Present

Limitations

General / Limitations

VEGETATION AROUND HOME

A wall covered with vines cannot be fully inspected. Recommend observing covered spots when access is granted after possession.

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

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

DECK INSPECTION LIMITATION DUE TO OBSTRUCTIONS

The inspection of the deck was limited by the presence of patio furniture and/or vinyl coverings, which restricted access to certain areas. This obstruction prevented a comprehensive evaluation of the deck's entire surface and underlying structure. To ensure a thorough inspection and identify any hidden issues or damage, it is recommended that the deck be cleared of these items for a follow-up assessment. This additional inspection will allow for a complete review of the deck's condition and integrity.

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

EXTERIOR – DAMAGED DRYER VENT

The dryer vent cover on the siding was broken, leaving the vent exposed. This can allow pests or moisture to enter and reduces the effectiveness of the venting system. Replacing the vent cover upon possession is recommended to maintain proper function and protection.



Maintenance Item/ Aesthetic



Damaged vent

2.1.2 Siding, Flashing & Trim

EXTERIOR – SIDING TOO CLOSE TO GRADE



Marginal Defect

At the suite deck entry, one section of siding was positioned too close to grade. This can allow moisture intrusion and shorten the life of the siding. Adjusting the landscaping in this area to provide approximately 6–8 inches of clearance is recommended to protect the wall assembly.



Siding too close to grade

2.1.3 Siding, Flashing & Trim

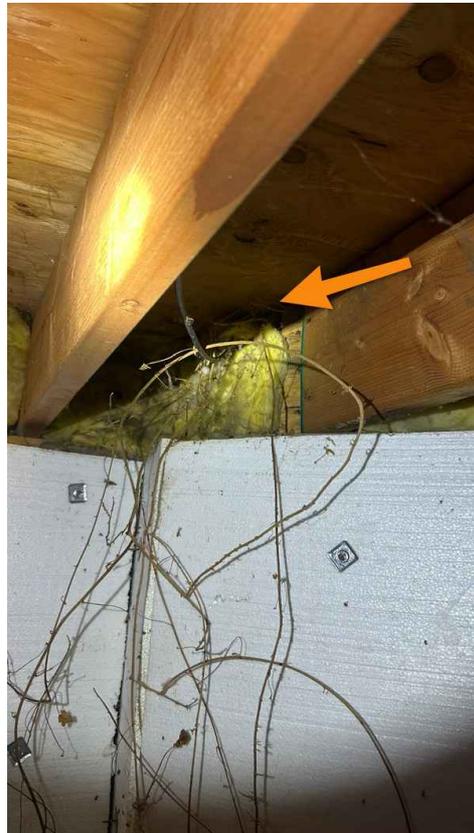
— Marginal Defect

EXTERIOR – VEGETATION TOO CLOSE TO SIDING

Thick vegetation was noted around the front portion of the house, including a raspberry bush on the right-hand side. Growth was in direct contact with the siding in several areas and had even penetrated into the crawlspace through a gap at the foundation/stucco joint, though the visible vegetation inside was dead. Vegetation in close contact with siding prevents proper drying and can lead to deterioration over time. Trimming all plants back at least three feet from the house upon possession is recommended to protect the siding and foundation.



Trim vegetation back 3 feet



Vines entering crawl



Trim vegetation back



Entering crawl

2.1.4 Siding, Flashing & Trim

EXTERIOR – STUCCO AND BELLY BOARD



Maintenance Item/ Aesthetic

All windows and protrusions appeared to be properly flashed; however, a belly board at the rear of the house resembled trim but did not appear to be flashed. This suggests that the wall may be a continuous stucco system without a modern rain screen, which is typical for homes of this build era. While this does not indicate an active issue, rain-screening improves drainage and drying, so ongoing monitoring and regular maintenance of caulking and sealants will be important to help manage moisture exposure.



No flashing on belly band

2.1.5 Siding, Flashing & Trim

CHIMNEY / SIDING – MINOR SEPARATION CRACK



Maintenance Item/ Aesthetic

A small crack was observed in the stucco siding along the right-hand side of the home where it meets the chimney. This is a common occurrence, as chimney slabs and house structures can shift slightly independently over time. The crack did not appear significant and is not a structural concern. At a minimum, sealing the crack to prevent moisture ingress is recommended.



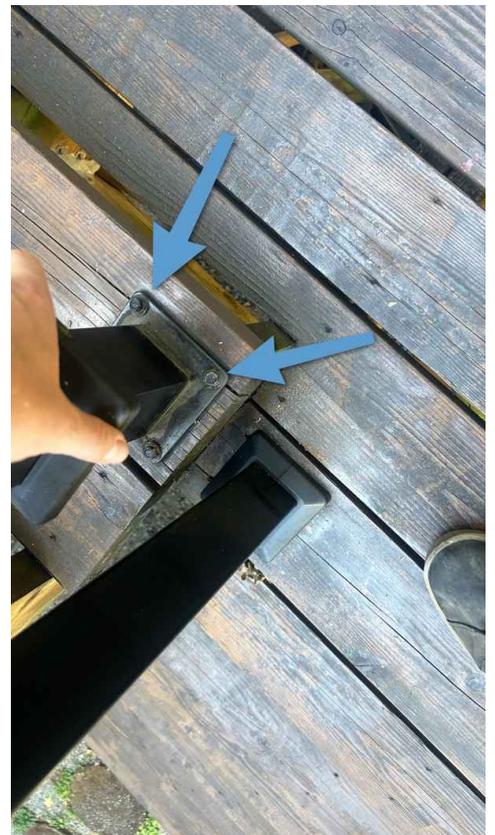
Seal crack

2.2.1 Decks, Balconies, Porches & Steps

 Maintenance Item/ Aesthetic

DECK - HANDRAIL AND GUARDRAIL FASTENING

The handrail and guardrail for the deck and deck steps were horizontally fastened into the decking surface. This fastening style can allow water to penetrate around the screws, leading to deterioration of both the fasteners and the deck material over time. Installing a trim piece and sealing the fasteners upon possession is recommended to help protect the rail connections and prolong the life of the decking.



Seal hardware

2.3.1 Exterior Doors

 Maintenance Item/ Aesthetic

FRONT ENTRY DOORS – ADJUSTMENT NEEDED

The front entry door required a slight push to fully latch. The French door set at the entry was functional; however, the passive side that locks into the frame also needed extra force to release from its middle track. These issues appear to be minor alignment concerns and can be corrected with adjustment to improve smooth operation.



Adjustments needed

2.4.1 Walkways, Patios & Driveways

 Significant Deficiency

YARD – TRIP HAZARDS

In the backyard, several trip hazards were observed, including uneven pavers, awkward footing around the flat area where a trampoline well had been dug out, and a small wooden retaining wall that is leaning. While the retaining wall does show signs of structural concern, it is minor in size and more of a trip hazard than a stability risk. These conditions present awkward footing and could be a concern for children or elderly individuals, so caution is advised until repairs or adjustments are made.



Uneven pavers



Uneven pavers

2.6.1 Grading and Lot Surfaces

 Marginal Defect

DRIVEWAY DRAINAGE – NEGATIVE GRADE TOWARD GARAGE

The driveway slopes toward the garage, creating a negative grade. A central drain was present and appeared to be functioning adequately, as no notable/ water related deterioration was observed on the garage trim at the time of inspection. For long-term performance, a slot drain may be a worthwhile upgrade to ensure water is collected effectively during heavy rainfall. It is also advisable to inquire with the seller about the history of drainage performance during periods of intense rain to confirm the current system is sufficient.



Single drain



Negative slope

3: ROOF

Information

Covering Material*

Architectural Laminate Shingle

Inspection Method*

Walked on roof

Gutter Material

Aluminum

Chimney Construction

Site Built Masonry, Stucco covered

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

 Marginal Defect

ROOF – ARCHITECTURAL LAMINATE SHINGLES

The roof surface was finished with architectural laminate shingles and appeared to be in the early to mid stages of its service life. Only minimal granular loss and slight fiberglass matting were observed on a few shingle edges. Some moss growth and gutter debris were present in areas beneath tree overhangs and should be cleared to improve drainage. Some downspouts were shedding water directly on to shingle surfaces and would benefit from an extended downspout to the gutter. One portion of flashing where it meets the corner gutter, adjacent to the deck, may allow water to overshoot during heavy rain depending on rainfall intensity or gutter placement; it would be worthwhile to ask the seller about past performance in this area. A few exposed fasteners were also noted. All work and touch ups should be done upon possession to maintain weather tightness and prolong the shingle life.



Moss growth



Gutters full of debris



Corner section may overshoot gutter



Slightly exposed fasteners



Tiny amount of exposed matting (good condition)

3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY – STUCCO MASONRY WITH DETERIORATED CROWN



Marginal Defect

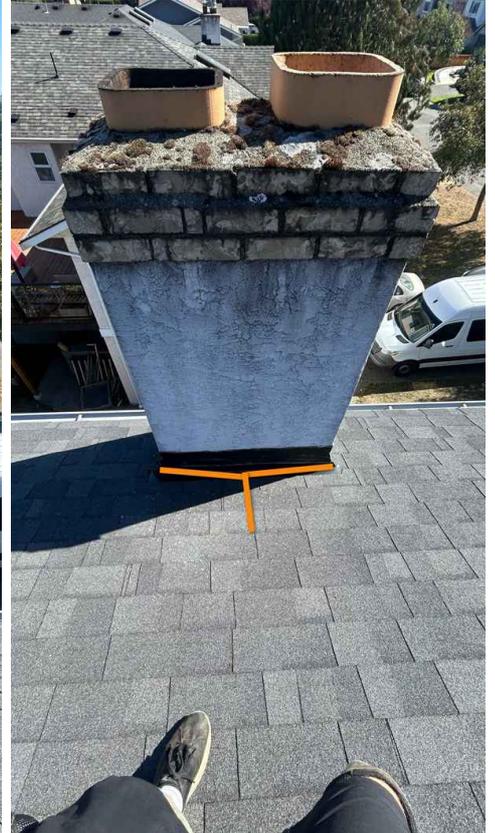
The stucco-covered masonry chimney appeared generally in good condition, though the crown (concrete cap at the top) showed deterioration, lacking a water shedding overhang and surface moss growth. While it was still performing its function at the time of inspection, touch-up or repair may be needed within the first few years of ownership to ensure it continues to shed water effectively. In addition, the flues were missing rain caps, and these should be installed to prevent water ingress into the flues and fireplace assemblies. The chimney is wide and positioned on a sloped roof; while flashing appeared adequate, adding a cricket during a future re-roof would improve water shedding and long-term performance.



Missing rain cap



Crown deteriorating, lacking overhang



Consider adding cricket next re roof

4: STRUCTURE & FOUNDATION

Information

Foundation Material*

Poured Concrete

Exterior Wall Construction*

Wood Stud

Floor Construction*

Wood Joists, Pony wall on footer

Roof and Ceiling framing*

Trusses, Ceiling Joist

Inspection Method*

Attic Access, Visual, From hatch,
Crawlspace Access

Configuration

Crawlspace

Method used to Inspect Crawlspace

Entered Crawlspace

Basement/Crawlspace Floor

Concrete

Slab or Basement Drain

None Visible

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

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

General / Limitations

ATTIC/ ROOF SPACE

Viewed from Hatch

General / Limitations

PERCENT OF FOUNDATION NOT VISIBLE

90%

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

FOUNDATION – MINOR SHRINKAGE CRACKS

Three minor shrinkage cracks were observed in the foundation: one inside the crawlspace and two on the exterior walls. These appeared typical for the age of the home and did not show signs of significant movement. While no evidence of moisture intrusion was noted, sealing the interior crack in the crawlspace may help prevent potential moisture ingress. Otherwise, these cracks can simply be monitored over time.



Crawlspace shrinkage crack



Shrinkage crack



Shrinkage crack

CRAWLSPACE – VAPOR BARRIER AND SERVICE PENETRATION

The crawlspace vapour barrier showed small intentional gaps along the perimeter where vents were located. Even with venting present, the barrier should ideally be continuous to reduce ground moisture migration, and minor repairs or sealing can easily be done to improve coverage. In addition, the main polybutylene water line entered the crawlspace through a wall penetration with a large gap around the pipe. Sealing this opening is recommended to help prevent moisture intrusion and pest entry.



Hole in vapour barrier



5: PLUMBING

Information

Supply Piping Material

Polybutylene

Drain Waste and Vent Piping Material

ABS

Distribution Piping Material

Copper, Polybutylene

Location of Hot water tank

Crawlspace, Washer/Dryer Area

Water Heater Fuel Source/Type

Electric

Age of water heater(s)

Manufactured in 2020

Location of Main Water Shut off + Photo

Washer Dryer/ Utility Room

The valve is not operated to test its functionality.



Limitations

General / Limitations

ITEMS EXCLUDED FROM INSPECTION

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

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

 Significant Deficiency

PLUMBING – POLYBUTYLENE (POLY-B) PIPING

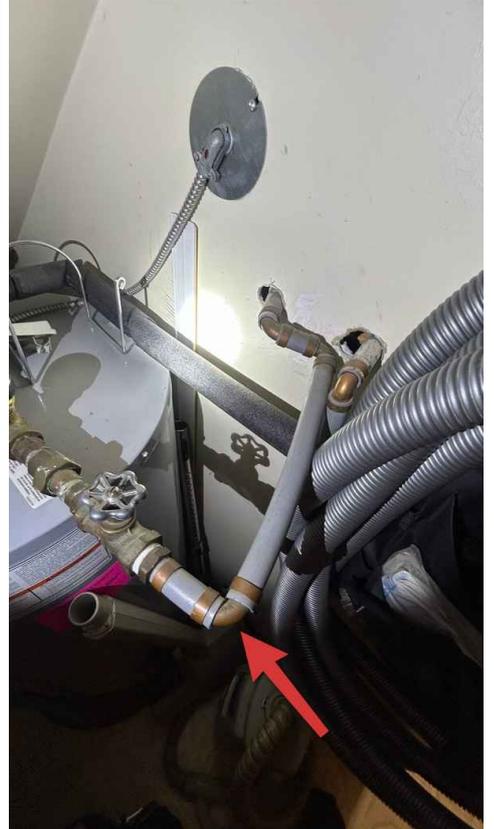
The home contained extensive polybutylene (Poly-B) piping, including the main water line, both hot water tank connections, and numerous supply lines visible in the crawl space. While some upstairs fixtures appeared to be fed by copper at the stub-outs, Poly-B was still present in many areas. This material has a documented history of leakage and is a known concern with insurance providers. Replacement can be costly, so it is important to confirm with your insurance company whether coverage will be provided and whether higher deductibles or conditions will apply.



Poly B



Poly B



Poly B

5.3.2 Distribution Systems & Fixtures

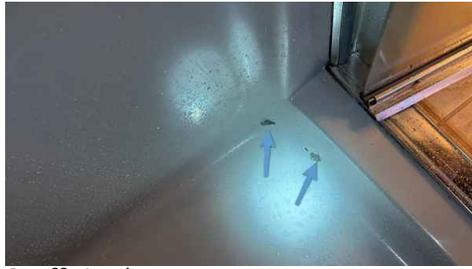
 Maintenance Item/ Aesthetic

BATHROOMS – GENERAL MAINTENANCE ITEMS

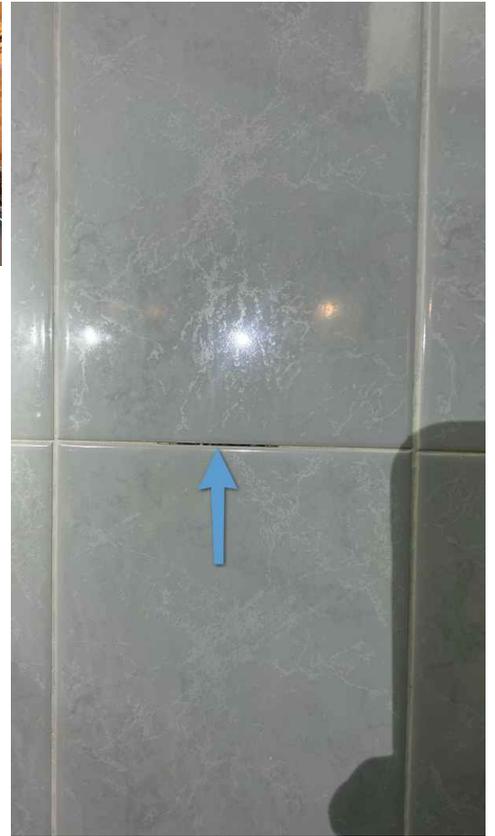
Several minor maintenance issues were observed across the home's bathrooms. The basement suite shower stall had a few small chips that appeared to have been previously repaired. The primary ensuite shower showed missing grout lines and required caulk/sealant touch-ups. In the main upper-level bath/shower insert, some peeling sealant and drywall were noted where the unit meets the wall. Additionally, the upstairs bathroom taps were installed with reversed threading on the cold handle (right-loose, left-tight), which is more of a convenience issue than a defect. These items can be addressed through routine maintenance to maintain function and appearance.



Peeling sealant/drywall



Scuffs in shower pan



Missing grout



Reverse thread

5.4.1 Hot Water Systems
HOT WATER TANKS – MANUFACTURED 2020

 Marginal Defect

Both hot water tanks, located in the crawlspace and laundry area, were manufactured in 2020 and appeared operational at the time of inspection. Neither unit was equipped with seismic straps or expansion tanks, which are recommended safety features. Adding these components would improve overall safety and reduce strain on the plumbing system. Polybutylene piping was also connected to the tanks, as noted elsewhere in this report.



Data plate



Data plate

6: ELECTRICAL

Information

| | | |
|--|--|--|
| Service Size (amperage) * 200 amps, 120/240V | Main Panel/ Main disconnect Location * Garage | 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 * Smoke alarms present (not tested), Inadequate Coverage | Room For Additional Breakers in Panel? Yes, One slot |
| Service Entrance and Location Below Ground | Panel Type Circuit Breaker | System Grounding Material and Type Copper- ground method not visible |

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Storage, Insulation, 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

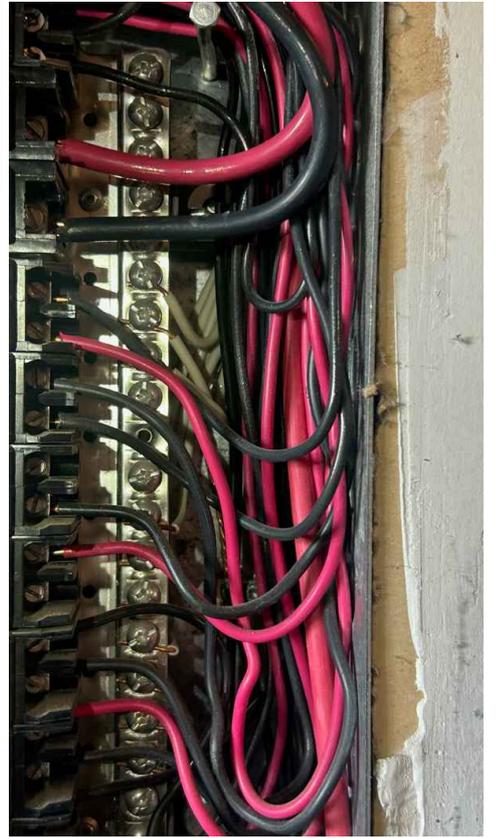
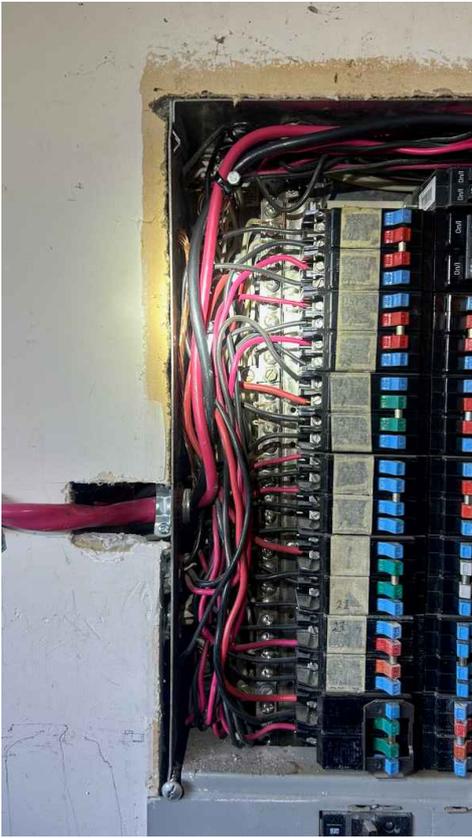
6.1.1 Panels, Service Entrance and Main Disconnect

 Marginal Defect

ELECTRICAL PANEL – 200 AMP SERVICE

The home was equipped with a 200-amp main service panel with copper non-metallic sheathed wiring, all of which appeared in good condition. Only one breaker slot remained available, so any future electrical additions may require rearranging circuits or installing a sub-panel. In addition, the suite does not have a separate power supply and is connected to the main panel. An electrician can advise on options if additional capacity or separation is desired.

Panel Photos:



6.3.1 Smoke and Carbon Monoxide Detectors

**SMOKE DETECTORS –
INADEQUATE COVERAGE**

 Significant Deficiency

The home's smoke detector coverage was inadequate. The detector in the upstairs main hallway was expired, and detectors were not present in all sleeping rooms. To meet modern safety standards, new smoke detectors should be installed in all bedrooms and common areas, along with at least one carbon monoxide detector. This should be done immediately upon possession, as it is a life safety issue.



Update detector coverage

6.4.1 Fixtures, Switches & Receptacles

ELECTRICAL – MISSING GFCI PROTECTION AND OUTLET LOCATION



Neither of the kitchen outlets were GFCI-protected, which is a safety concern in areas near water. Upgrading these to GFCI outlets is recommended for added protection. In addition, one receptacle was located directly above a baseboard heater. This placement increases the risk of heat damage to cords, so caution should be used to ensure cords do not contact the heater. Relocating this outlet in the future would be a safer long-term solution.



Receptacle over heater



Kitchen not GFCI

6.4.2 Fixtures, Switches & Receptacles

GARAGE – LOOSE RECEPTACLE

One electrical receptacle in the garage was slightly loose in its box. This can cause wear on the connections over time. Securing the receptacle upon possession is recommended to ensure safe and reliable use.

 Marginal Defect



Loose receptacle

7: INTERIOR

Information

Window Construction*

Metal framed: Awning-Fixed-Sliders

Major Floor Finishes*

Laminate, Linoleum, Carpet

Major Wall Finishes

Plaster/Drywall

Major Ceiling Finishes*

Plaster/drywall

Door Material/Type

Hinged, Pocket

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 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.

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

INTERIOR DOOR – LAUNDRY ROOM TRANSITION



Marginal Defect

The door between the main home and the suite laundry room did not close properly due to interference with the flooring transition. Adjustment or trimming of the door will be needed to allow it to close fully.



Door wont close

7.1.2 Doors

SUITE – SPARE BEDROOM DOOR OUT OF ALIGNMENT

 Marginal Defect

The spare bedroom door in the suite was out of alignment and could not be fully closed. Adjustment or rehanging of the door will be required to restore proper function.



7.1.3 Doors

SUITE – PRIMARY BEDROOM CLOSET DOOR

The sliding glass closet door in the primary bedroom of the suite was off its track and rubbing against the carpet, making it difficult to operate. Adjustment or rehanging will be needed to restore smooth function.

 Marginal Defect



7.2.1 Windows

WINDOWS – ORIGINAL METAL-FRAMED UNITS

 Significant Deficiency

All of the home’s windows appeared to be original, approximately 35 years old, consisting of fixed, slider, and awning styles. While most were still functional, windows of this age are past their typical service life and will continue to lose functionality over time. Observations included spacer bar cracking, adhesive bleed at some panes, a few lost seals, and awning windows in the family room that were beginning to detach at their upper connections. Due to this, not all awning windows were tested to avoid damage. Although bedroom sliders still provide functional egress, full replacement of the windows should be anticipated within the first few years of ownership, both for reliability and energy efficiency. Replacement will be a significant expense.



Cracked, displaced spacer bar



Adhesive bleed



Adhesive bleed



Lost seal



Adhesive seal



Frame coming off

7.3.1 Floors

FLOORING – LAMINATE BUCKLING AND DEFLECTION

 Marginal Defect

The laminate flooring showed areas of buckling and edge warping at some of the joints. In certain spots, the floor also had noticeable give or bounce, likely related to underlayment or installation rather than a structural concern. Minor displacement/deflection was felt underfoot, which is common with lower-quality laminate products or suboptimal installation. While the flooring remains serviceable, replacement or repair may be considered if the condition worsens or becomes bothersome.



7.3.2 Floors

SUITE – RECENT FLOODING DISCLOSURE

 Significant Deficiency

It was disclosed that a flood occurred in the suite a few days prior to the inspection, reportedly from the laundry sink, though details were unclear. At the time of inspection, the main living area flooring was still wet, and signs of moisture were noted on the subfloor and in the crawlspace, likely from water migrating through the carpet. Clean-up efforts appeared to be underway, but further information should be obtained from the seller regarding the cause, extent, and remediation of the flood. Documentation of any repairs or drying measures should also be requested prior to subject removal.



Flooded carpet



Dripping into crawl

7.6.1 Steps, Stairways & Railings

 Significant Deficiency

STAIR RAILINGS – LOOSE BANISTER AND HANDRAIL

The guardrail along the dining room side of the stairs was very loose and unlikely to support significant weight if leaned on. In addition, the handrail on the same stairway was slightly loose in the middle section. The guardrail should be reinforced upon possession as a safety measure, and the handrail should be secured to ensure safe and reliable use.



Reinforce bannister



Slightly loose handrail

7.11.1 Garage

GARAGE MAN DOOR – SELF-CLOSING ADJUSTMENT

 Significant Deficiency

The man door between the garage and the home was equipped with self-closing hinges but was not closing fully due to the latch catch interfering. Adjustment of the latch or hinges is needed so the door closes as intended. Ensuring this door is self-closing is important to reduce the risk of products of combustion entering the living space.



Adjust latch

7.11.2 Garage

 Significant Deficiency

GARAGE DOORS – MISSING SAFETY SENSORS

Both garage doors were operational and constructed of wood. However, the right-hand door (when viewed from the front of the home) was missing photoelectric eye sensors. These sensors are an important safety feature that prevent the door from closing on a person, child, or object. Installing sensors immediately upon possession is recommended to bring the door up to modern safety standards.



Missing sensors

7.11.3 Garage

 Maintenance Item/ Aesthetic

GARAGE DOORS – NO KEYPAD ENTRY

Neither of the garage doors was equipped with a keypad entry system. While not a defect, keypads provide added convenience and security, and adding them may be worthwhile.

7.11.4 Garage

 Maintenance Item/ Aesthetic

GARAGE DOORS – WEATHERSTRIPPING GAPS

Daylight was visible around the side weatherstripping of the garage doors. Adjusting or replacing the weatherstripping would improve energy efficiency and help keep out drafts, pests, and moisture.



Daylight

7.11.5 Garage

GARAGE - MINOR SLAB CRACKS

Small cracks was observed in the garage slab. This appears typical for concrete shrinkage and does not indicate structural concern. Sealing the crack can be considered to reduce the risk of moisture migration, but no immediate action is required.

 Maintenance Item/ Aesthetic



8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type

Electric Baseboard, Electric floor heater with fan

Heat System Energy Source

Electric

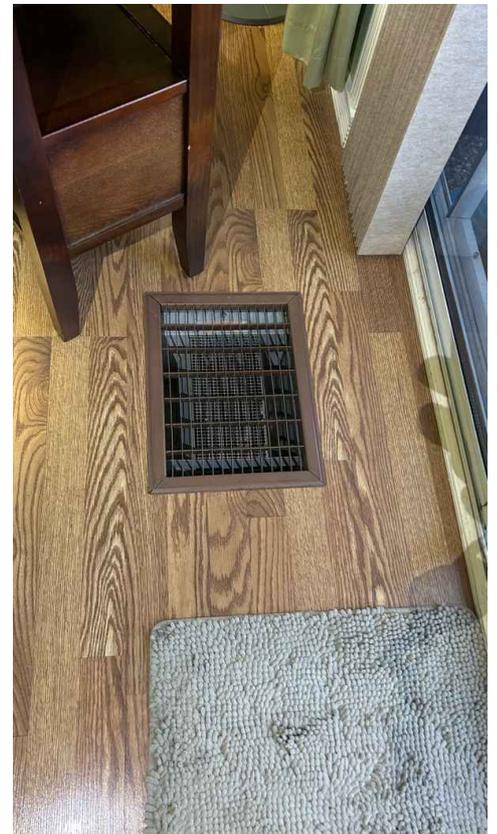
Deficiencies

8.1.1 Equipment

HEATING – FLOOR HEATER FAN NOISE

 Maintenance Item/ Aesthetic

In the kitchen/TV room area, both a baseboard heater and a floor heater with a fan were present. The floor heater's fan produced a constant noise while operating, which may be bothersome. Since the baseboard heater in the same room is tied to the same heating zone, both units will run together, meaning the fan noise will be present whenever this area is heated. This is more of an annoyance than a defect, but it is something to be aware of during use.



Noisy

9: FIREPLACE

Information

Fuel Source

Wood burning fire place

Chimney/ Venting Material

Masonry

Limitations

General / Limitations

WOOD STOVE NOT TESTED

As per scope the wood stove was not tested with a live fire.

Deficiencies

9.1.1 Service/Inspection



FIREPLACES – WETT INSPECTIONS REQUIRED (WOOD ENERGY TECHNOLOGY TRANSFER)

Both wood-burning fireplaces, one in the suite and one in the main home, will require WETT inspections prior to use, as this is typically an insurance requirement. These inspections confirm the safety and condition of the fireplaces and should be completed before operation.



Wett Inspection

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

| | | |
|---|--|---|
| Type of insulation and vapour barriers in unfinished spaces * Fiberglass, Polystyrene | Insulation Type/ Material(s) Loose-fill, Fiberglass, Polystyrene board | Attic Intake Ventilation Method Soffit Vents |
| Attic Exhaust Ventilation Method Box Vents | House Mechanical Ventilation System Bathroom fan on humidistat | Bathroom Exhaust Fans Vented to Exterior, One terminates in attic |
| Kitchen Exhaust Fans Vented to Exterior | Method used to Inspect Attic Viewed from hatch | Attic Access Location Master bed, Closet |

Deficiencies

10.1.1 Attic

 Significant Deficiency

ATTIC – DETACHED VENT AND STAINING

The attic was insulated with loose-fill fiberglass. A bathroom fan vent had become detached, discharging humid air directly into the attic, which can contribute to moisture-related issues. Moderate staining was observed on the roof sheathing in multiple areas, particularly near the detached vent, suggesting past or ongoing ventilation concerns. The detached vent should be reconnected and insulated, and a ventilation specialist should evaluate the attic to confirm whether additional improvements are needed. Cleaning or treating the stained sheathing can also be considered after repairs are made.



Detached vent, Staining



Attic staining



Attic staining

10.2.1 Vapor Retarders and Insulation

INSULATION – MINOR THERMAL ANOMALIES

Thermal imaging revealed a few minor anomalies throughout the home, which are likely the result of small voids or inconsistencies in the attic insulation. These appeared limited and did not indicate widespread issues. The areas can be investigated further during any future attic work, but no immediate action is required.

⊖ Marginal Defect



Thermal anomaly \

10.4.1 Mechanical Exhaust Systems

— Marginal Defect

BATHROOM FAN – PRIMARY ENSUITE

The primary ensuite bathroom fan was operational but produced an unusually loud noise during use. This may indicate wear in the motor or loose components. Replacement or servicing may be required in the near future to restore quiet and efficient operation.



Noisey fan