WATCHTOWER
HOME INSPECTIONS

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7786779369
mitch@watchtowerinspections.ca
https://watchtowerinspections.ca/

RESIDENTIAL REPORT

Inspector
Mitchell Cunningham
85892
778-677-9369
mitch@watchtowerinspections.ca

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Temperature (approximate)
20 Celsius (C)

Type of Building
Multi Level

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. 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

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.

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*
From Grade, Visual

Soffit Finishes
Perforated strips

Surface Grading
Home is on top of a hill, Slopes towards home in areas

Above Grade Risers or Stand pipes Materials
Concrete

Siding Material*
Stucco

Exterior Door Material/Type
Hinged, Sliding Glass

Roof Water Discharge
Below Grade, Above Grade

Lot Surface, Stairwell or Driveway drains
Present

Outdoor Structures
Deck with Steps

Driveway Material
Asphalt

Foundation Wall Damp Proofing/ Membrane
Yes; mostly concealed

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

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.

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.

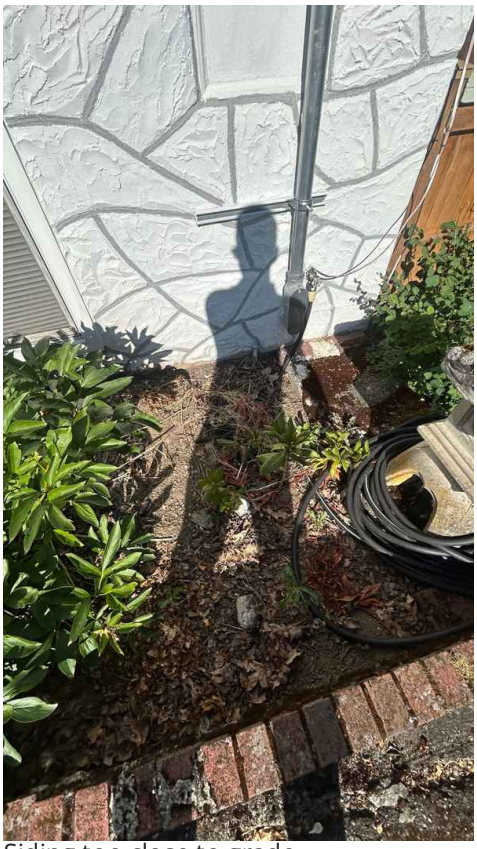
Deficiencies

2.1.1 Siding, Flashing & Trim

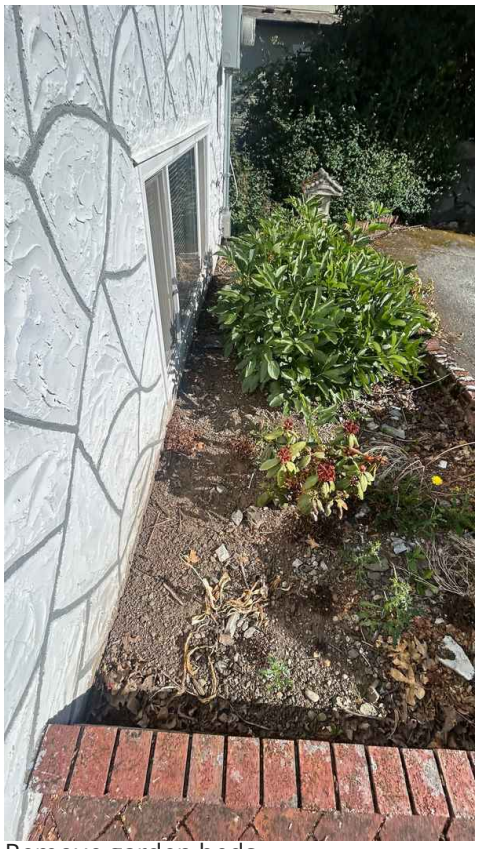
Marginal Defect

SIDING TOO CLOSE TO GRADE AT FRONT OF HOME

At the front of the home, the siding was noted to be too close to grade due to garden beds and planter boxes placed against the house, with some contact observed against the stucco. This condition can degrade the stucco and promote moisture-related issues. It is recommended to remove the garden beds and maintain a clearance of 6 to 8 inches around the foundation to help protect the exterior finishes upon possession.



Siding too close to grade



Remove garden beds

2.2.1 Decks, Balconies, Porches & Steps

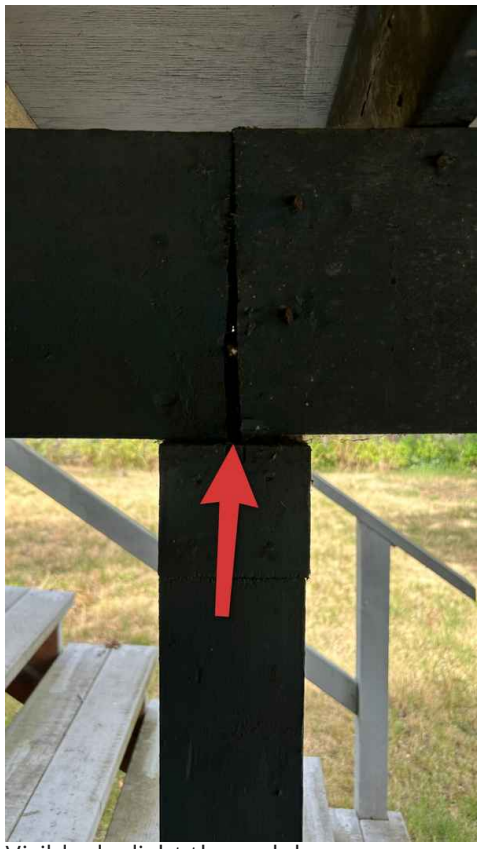
Significant Deficiency

DECK STRUCTURAL DEFICIENCIES

The deck appeared generally solid but showed multiple construction deficiencies. Many of the joists were not properly supported with joist hangers at the ledger board, relying instead on nails, and only some joists were hung correctly. The ledger board was fastened to the house using nails rather than lag bolts, reducing its secure attachment. The deck displayed a notable lean, and the supporting beam was visibly twisted. At one point, two beam segments were joined with a visible gap allowing daylight through, lacking proper metal connectors or splice plates, and additional fasteners were used in an inadequate attempt to tie them together. The posts beneath the deck were misaligned, further compromising structural stability. Additionally, the stairs lack a handrail on the left side, and had non uniform steps, presenting a fall hazard. The roof over the deck is constructed with greenhouse-type material, which may not support a full snow load. These conditions present significant safety and structural concerns. It is recommended to have a specialized contractor evaluate the entire deck structure, provide necessary bracing or repairs, and consider full rebuilding if needed, prior to subject removal.


Missing joist hangar and lag bolts


Twisting beam, not sitting on post fully


Visible daylight through beam members. Not joined correctly

Trip and fall hazards

Roof may not handle heavy snow load

2.2.2 Decks, Balconies, Porches & Steps

Maintenance Item/ Aesthetic

ROTTING NON-STRUCTURAL DECK MEMBER

A deck member supporting the coiled hose was found to be moveable by hand and showed significant rot at its end. This member does not appear to provide structural support to the deck. It is recommended to replace or remove this rotted piece upon possession to prevent further deterioration and maintain general site safety.


Post moveable by hand


Rotting end

2.4.1 Walkways, Patios & Driveways

Significant Deficiency

TRIP AND FALL HAZARDS AROUND PROPERTY

Various trip and fall hazards were observed throughout the property, including uneven footing, rocks at the front of the driveway that could pose a fall risk to children, and deck steps lacking a hand or guard rail on the left side. Additionally, a concrete platform beneath the deck protrudes awkwardly, creating another potential trip hazard, and other areas of uneven concrete pours further contribute to unlevel footing. These conditions present safety concerns for occupants and visitors. It is recommended to consult a qualified contractor to address these hazards and improve overall site safety upon possession.


Trip hazard


Awkward placement for slab platform


Deck stairs fall hazard

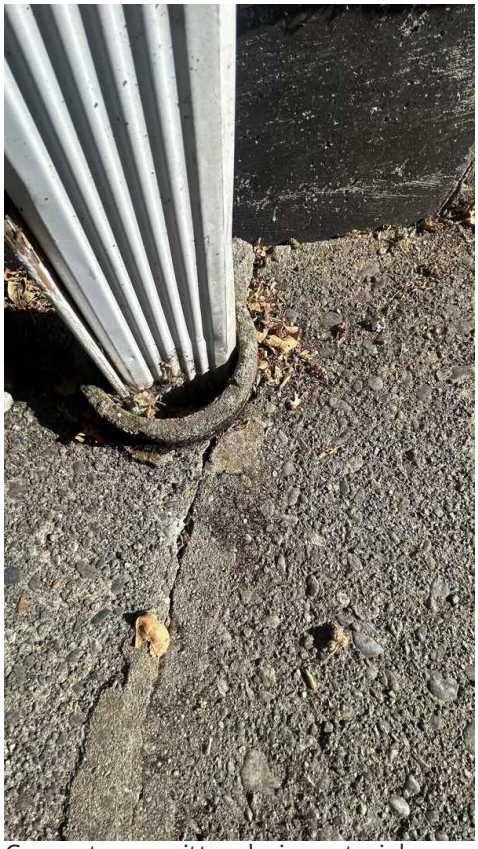
2.6.1 Grading, Drainage and Lot Surfaces

Significant Deficiency

PERIMETER DRAINAGE AND SITE GRADING CONCERNS

The concrete perimeter drainage material used at this property is prone to collapsing or degrading over time. Additionally, areas of the grading on the right side of the house slope toward the foundation, which may contribute to drainage issues. The downspout at the rear left side of the property currently discharges too close to the home and should be extended further away, as it does not connect to a drain. The downspout at the back right side is discharging above the drain rather than directly into it, and the existing screen may obstruct flow. These conditions can increase the risk of moisture intrusion at the foundation. It is recommended to engage a specialized drainage contractor to scope and assess the perimeter drainage system, adjust downspout terminations, and improve grading as needed prior to subject removal.

No drain, extend downspout



Concrete permitter drain material

Negative grade on right side of house

3: ROOF

Information

Covering Material*
Torch on Modified Bitumen

Inspection Method*
Camera pole

Chimney Construction
Site Built Masonry

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

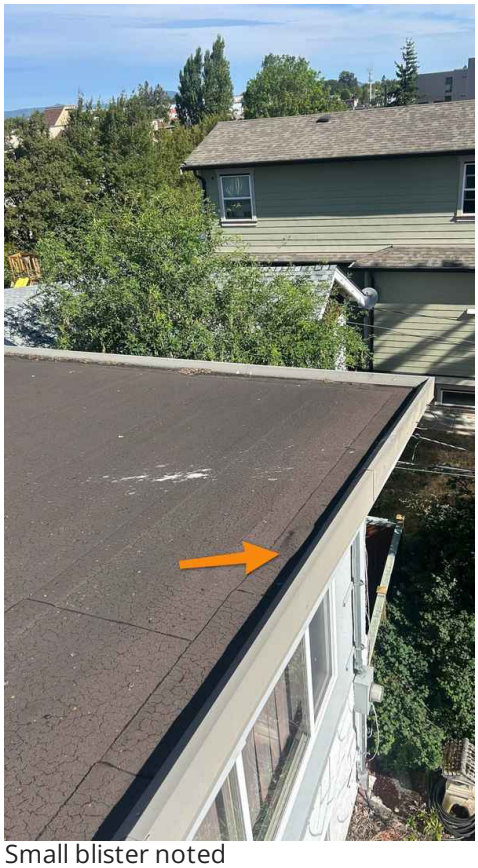
3.1.1 Coverings

Marginal Defect

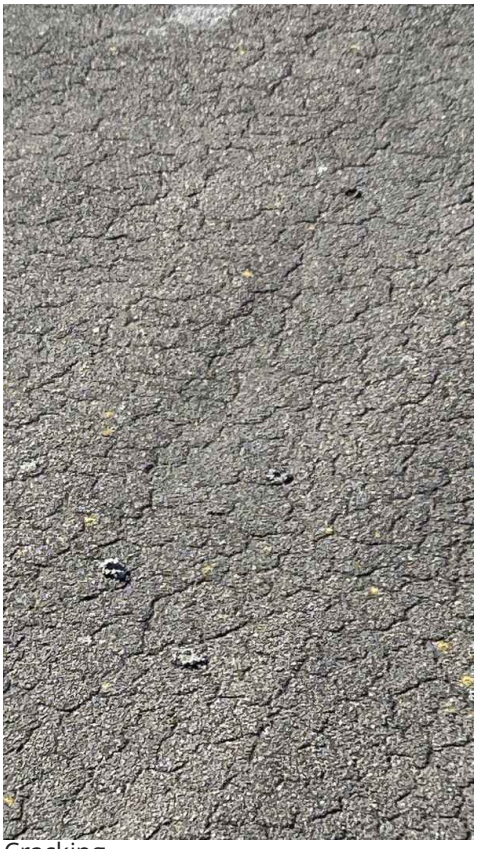
MODIFIED BITUMEN ROOF- MID TO LATE STAGES OF SERVICE LIFE

The modified bitumen roof appears to be in the mid to late stages of its service life, with typical alligator cracking and some blistering noted. Despite these signs of aging, the roof currently appears to be in serviceable condition. There is notable moss build-up due to the presence of trees above and around the roof, which can accelerate deterioration. Regular maintenance is essential at this stage, including keeping the roof clear of debris and moss. It would also be beneficial to trim or clear surrounding trees to reduce debris accumulation. A well-maintained modified bitumen roof can last 25 years or longer. These maintenance steps are recommended upon possession to help preserve the roof's remaining lifespan.


Moderate alligator cracking


Small blister noted


Debris


Cracking


Moss build up

4: STRUCTURE & FOUNDATION

Information

Foundation Material*
Poured Concrete

Exterior Wall Construction*
Wood Stud

Floor Construction*
Wood Joists

Roof and Ceiling framing*
Site Built Rafters, Ceiling Joist

Inspection Method*
Attic Access, From hatch, Visual

Configuration
Basement

Method used to Inspect Crawlspace
N/A

Basement/Crawlspace Floor
Concrete, Finished

Slab or Basement Drain
Present, In Utility Room

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

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

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

4.1.1 Foundation

Maintenance Item/ Aesthetic

MINOR FOUNDATION DAMAGE AT RIGHT SIDE

A small chip in the concrete and a very minor foundation crack were observed on the right side of the foundation exterior. While these conditions appear limited at this time, they can allow moisture entry or progress further if not addressed. It is recommended to monitor the area and seal the crack upon possession.

Foundation Crack

Chipped foundation

4.4.1 Ceiling + Roof Structure

Significant Deficiency

ATTIC STRUCTURAL MEMBER CONCERNS

In the attic, one of the beam members supporting the rafters was noted to be notched in the middle of a span, and a support member showed slight bowing. Additionally, a vertical support appeared to be simply resting on a ceiling joist without clear attachment, which may reduce overall stability. While these conditions have existed for some time and reflect construction practices common when the home was built, improvements could help strengthen the structure. It is recommended to have a qualified contractor or structural engineer further assess and shore up the attic framing as needed upon possession to improve long-term stability and safety.

Improvised support members

Notched support rafter member

Vertical support member just resting on ceiling joist that is deflected

Slightly bowed rafter support member

5: PLUMBING

Information

Supply Piping Material
Copper

Drain Waste and Vent Piping Material
ABS, Metal

Distribution Piping Material
Copper

Location of Hot water tank
Basement

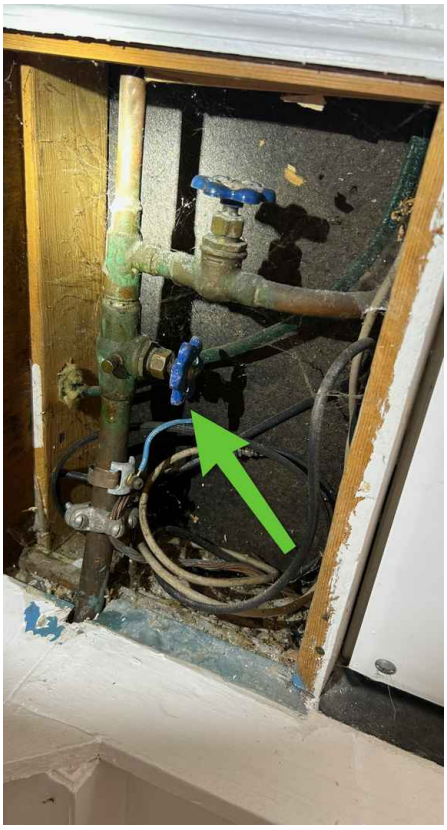
Water Heater Fuel Source/Type
Electric

Age of water heater(s)
Manufactured in 2013

Location of Main Water Shut off + Photo
Near electrical panel

The valve is not operated to test its functionality.

Main Gas Shut-off Location
N/A



Limitations

General / Limitations

ITEMS EXCLUDED FROM INSPECTION

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

5.3.1 Distribution Systems & Fixtures

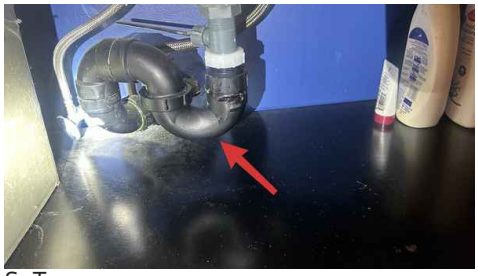
Significant Deficiency

VARIOUS PLUMBING DEFICIENCIES

- -The faucet handles in the upstairs main bathroom were installed backwards.
- -An S-trap was found under the basin in the upstairs main bathroom, which can lead to siphoning and sewer gas entry.
- -The sink stoppers in the upstairs main bathroom were not usable.
- -The faucet handle controls in the kitchen were installed in an unusual manner.
- -In the upstairs powder room ensuite, the toilet leaked from the tank when flushed.
- -Plastic risers were used in the downstairs kitchen to connect copper piping to the fixture, which have a higher tendency to burst.
- -A plumbing vent stack in the basement terminated inside the living space next to the laundry sink, which can allow sewer gases to enter.

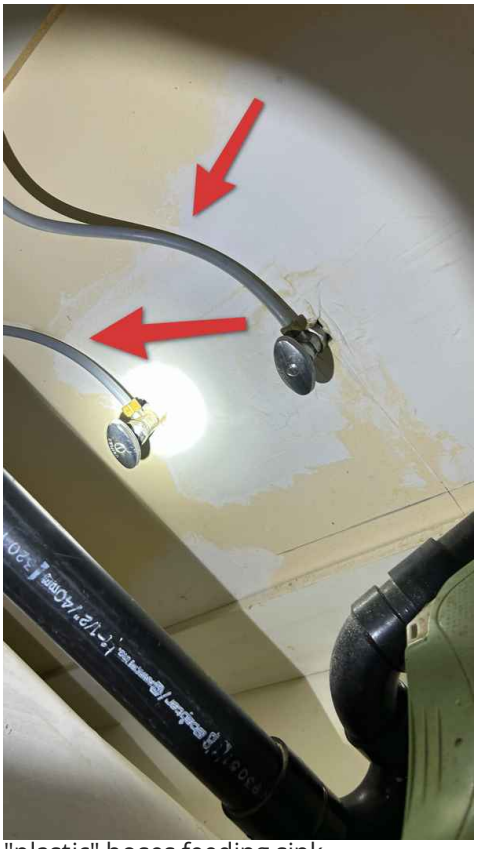
It is recommended to have a qualified plumber address these deficiencies, including correcting faucet installations, replacing the S-trap, repairing the toilet, replacing inappropriate risers, and properly extending the vent stack to the exterior, upon possession.

Faucet controls backwards

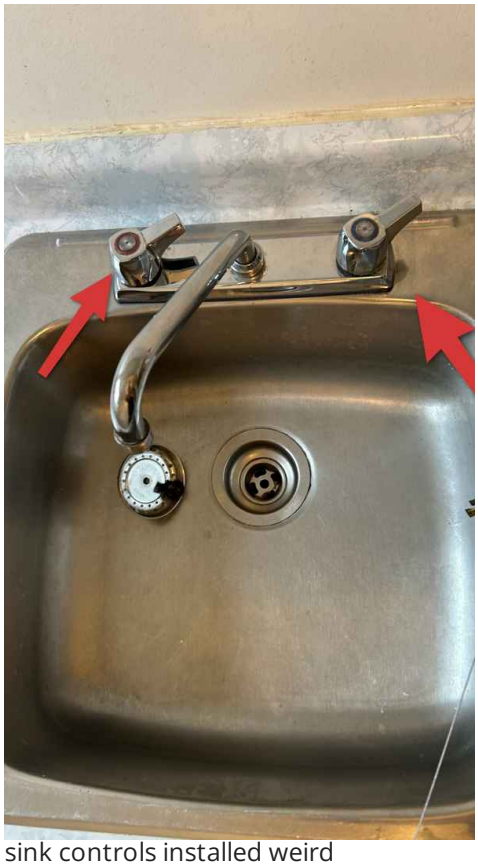


S- Trap

Interior vent stack



"plastic" hoses feeding sink



sink controls installed weird

Leaking toilet tank

5.3.2 Distribution Systems & Fixtures

CAULKING MAINTENANCE AT TUBS AND SHOWERS

Maintenance Item/ Aesthetic

The caulking at both tubs, where the tub meets the tile and around any protrusions within the tub and shower enclosures, was noted to be in need of renewal. Deteriorated or missing caulking can allow water intrusion, leading to potential moisture damage behind finishes. It is recommended to re-caulk these areas upon possession to help maintain a watertight seal.


Recaulk


Seal portrusions

5.3.3 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

LOW WATER PRESSURE AT POWDER ROOM ENSUITE BASIN

Low water pressure was noted at the basin faucets in the powder room ensuite. This may be related to the fixture itself not supplying adequate aerated water. It is recommended to have a plumber or qualified contractor assess and service or replace the fixture as needed upon possession to restore proper flow.

Low pressure

5.3.4 Distribution Systems & Fixtures

Marginal Defect

WASHER HOSE UPGRADE RECOMMENDED

The hoses supplying the washer and dryer are currently rubber or plastic. These types of hoses have a higher risk of bursting over time. It is recommended to upgrade to steel braided hoses upon possession to improve durability and reduce the risk of water damage.

Upgrade hoses to steel braided

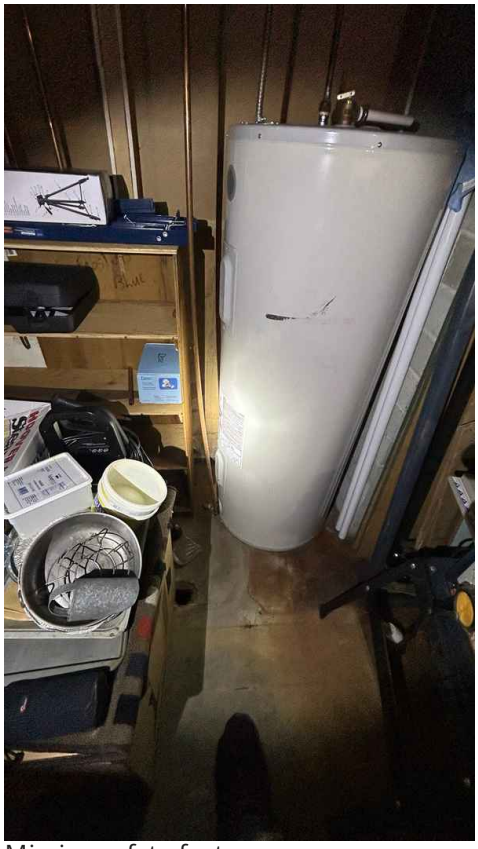
5.4.1 Hot Water Systems

Significant Deficiency

HOT WATER TANK SAFETY AND REPLACEMENT CONCERNS

The hot water tank was manufactured in 2013 and is now beyond its typical life expectancy, indicating it will need to be replaced soon. It is also missing seismic straps, an expansion tank, and a drip pan. Additionally, the T&P valve discharge tube does not extend to the floor, stopping partway and potentially posing a scalding risk. The cold water intake is connected at the bottom of the tank, which is an unusual configuration. It is recommended to plan for replacement of the hot water tank in the near term and ensure all safety features are properly installed at that time.

Data plate


Missing safety features

5.5.1 Fuel Storage & Distribution Systems

Significant Deficiency

POSSIBLE PRESENCE OF BURIED OIL TANK

While a buried oil tank is unlikely at this property, as their installation generally ceased in the 1970s, there remains a small possibility of one existing on site. Undocumented buried oil tanks can present environmental and insurance concerns. It is recommended to confirm the absence of a buried oil tank through documentation from the seller or local fire department. If documentation is unavailable, consider conducting a specialized scan of the property as part of due diligence prior to subject removal.

6: ELECTRICAL

Information

Service Size (amperage) *
200 amps, 120/240V

Main Panel/ Main disconnect Location *
Basement

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

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

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

Room For Additional Breakers in Panel?
Yes

Service Entrance and Location
Overhead, Right side of home

Panel Type
Circuit Breaker

System Grounding Material and Type
Copper- ground method not visible

Limitations

General / Limitations

CIRCUIT LABELS

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

General / Limitations

SYSTEM GROUND

Quality of ground not determined

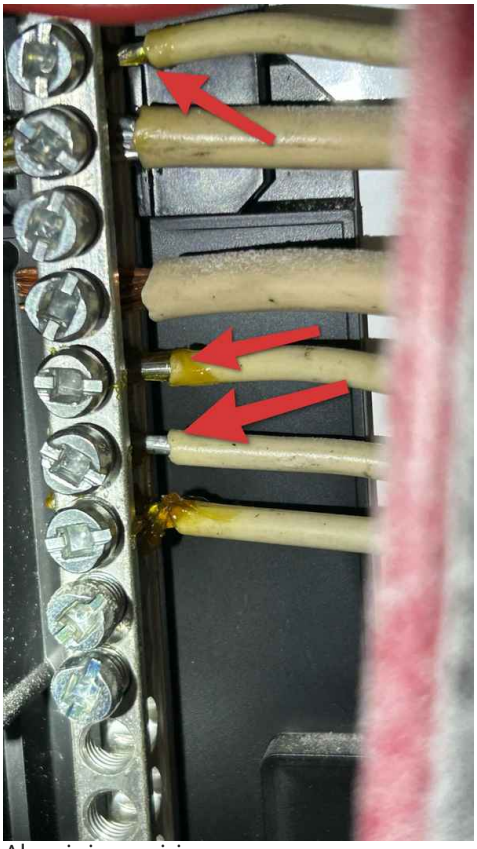
Deficiencies

6.1.1 Panels, Service Entrance and Main Disconnect

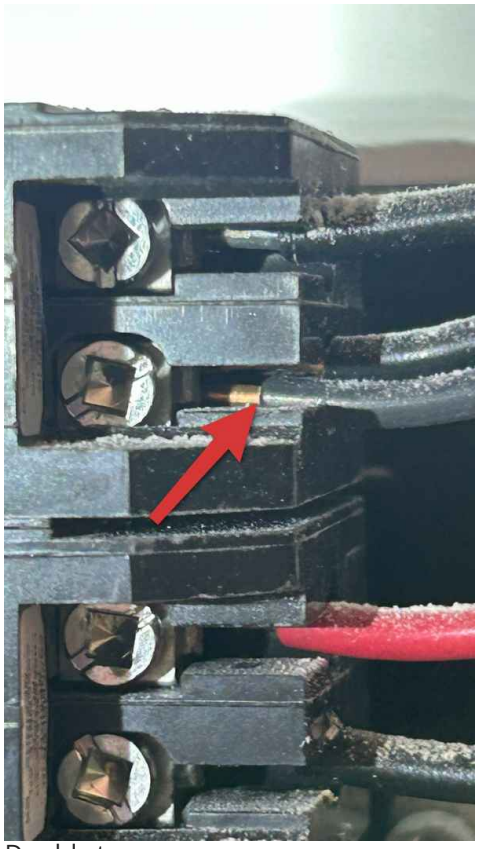
Significant Deficiency

ALUMINUM WIRING AND PANEL CONCERNS

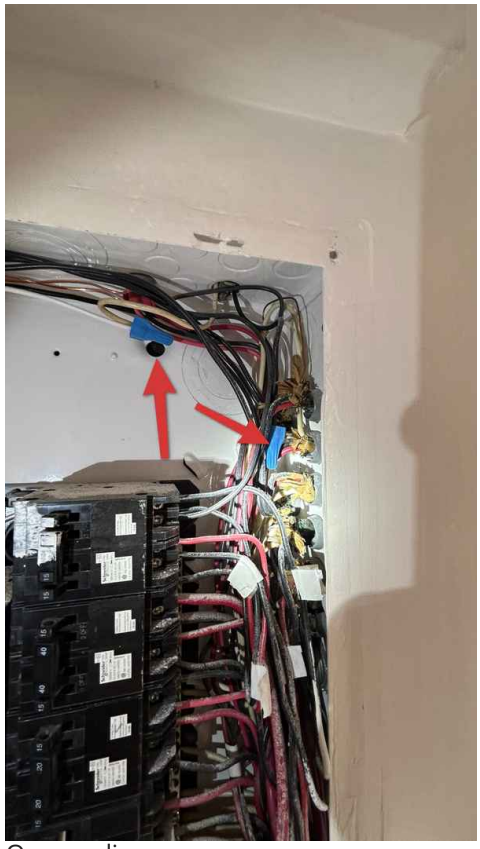
Several circuits in the electrical panel were noted to have single strand aluminum wiring. This can be a potential fire hazard and is an insurance concern. Many of the aluminum conductors were observed to have antioxidant paste applied at their connections, which is a positive measure. Some insurers may allow mitigation methods such as pigtailing, where copper is connected to aluminum at terminations. It is strongly recommended to confirm insurability directly with your provider before subject removal. Additionally, a double tap was observed in the panel and some open splices, which should be corrected by a qualified electrician upon possession. The panel itself is a newer 200-amp panel, and it appears the service was upgraded, as older exterior conduit is still visible.



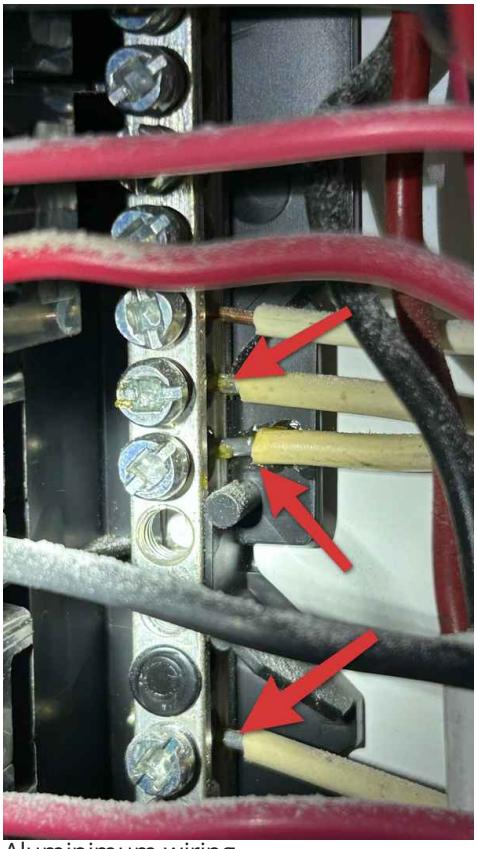
Aluminium wiring



Double tap



Open splices



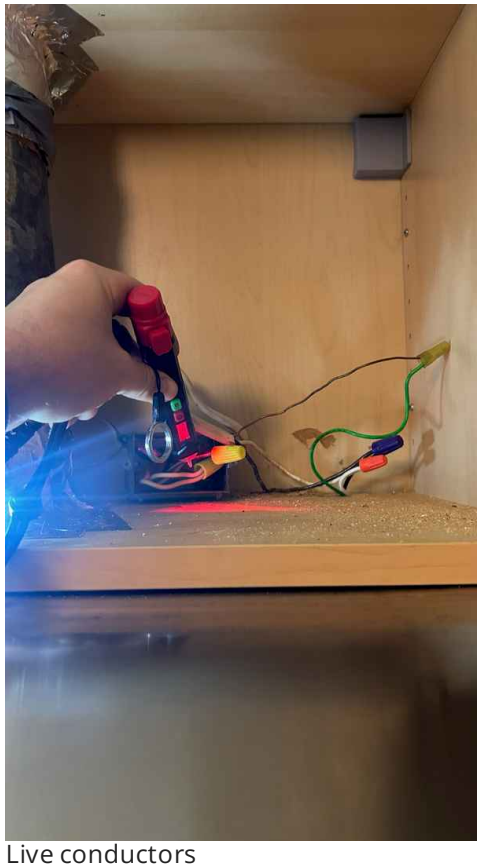
Aluminimum wiring

6.2.1 Branch Wiring Circuits, Breakers & Fuses and Distribution

Marginal Defect

OPEN ELECTRICAL CONNECTIONS AND JUNCTION BOX CONCERNS

In the compartment above the stove at the fan housing, an open junction box with several exposed conductors was observed, and these conductors tested live. Additionally, multiple open connections and splices were noted in other areas, including the basement and above the panel ceiling. Exposed and improperly enclosed electrical connections present a significant shock and fire hazard. It is recommended to have a qualified electrician properly enclose and secure all open connections and junction boxes prior to subject removal.



Live conductors

6.2.2 Branch Wiring Circuits, Breakers & Fuses and Distribution

Maintenance Item/ Aesthetic

UNABLE TO TEST DOWNSTAIRS STOVE OUTLET

The downstairs stove was not plugged in at the time of inspection, preventing confirmation of the functionality of the 240 V outlet. It is recommended to test and verify this outlet upon possession to ensure proper operation.

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. This is a life safety issue.

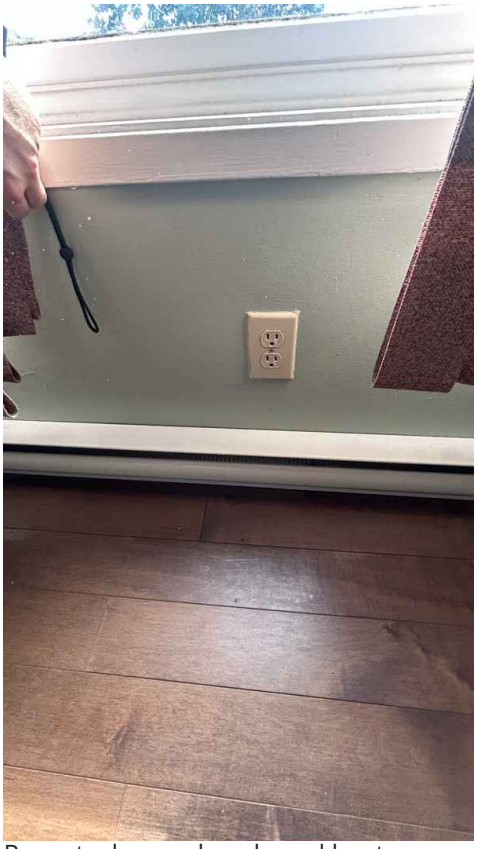
Update and test regularly

6.4.1 Fixtures, Switches & Receptacles

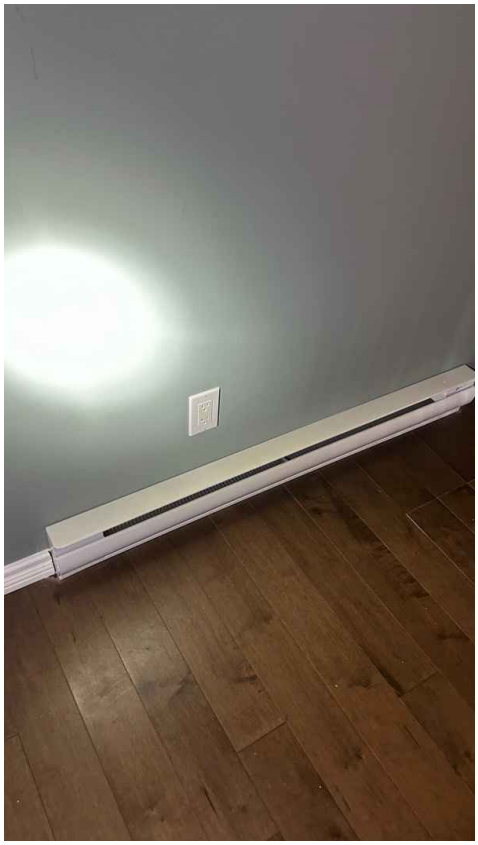
Significant Deficiency

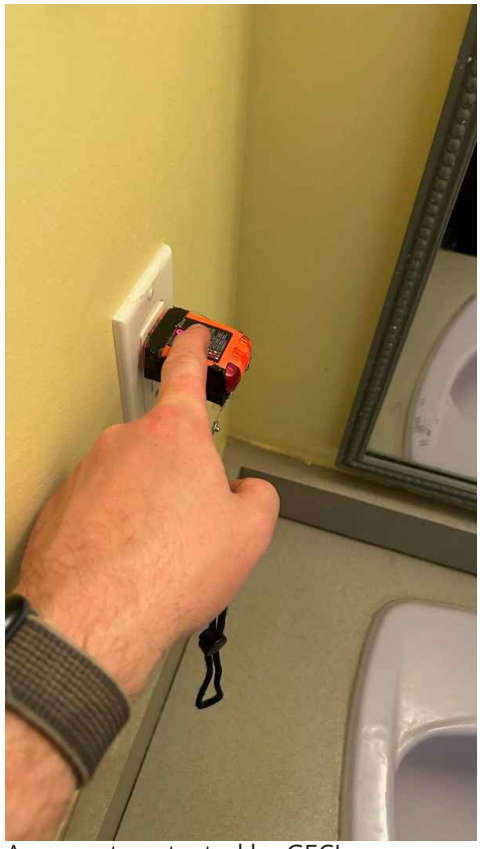
ELECTRICAL OUTLET SAFETY CONCERNS

The exterior outlets and several bathroom outlets (including those in the powder room, ensuite, and downstairs bathroom) were not GFCI protected, which increases the risk of shock in wet locations. Additionally, several receptacles were located directly above baseboard heaters, creating a potential shock and fire hazard if cords rest on or near the heaters. One armoured cable receptacle in the downstairs kitchen was also noted to be loose and slightly ajar. It is recommended to have a qualified electrician upgrade the necessary outlets to GFCI protection, secure the loose receptacle, and review the placement of outlets near baseboard heaters to improve safety upon possession.



Receptacle over baseboard heater





Areas not protected by GFCI

6.4.2 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

LIMITED USE OF RECEPTACLE ON FINISHED LEDGE

In one of the downstairs bedrooms, a finished ledge—likely concealing the foundation wall—was noted, with an outlet installed into it. Due to the ledge's position, the bottom receptacle may not be usable. It is recommended to be cautious when using this outlet and consider consulting an electrician if full access or modification is desired upon possession.

7: INTERIOR

Information

Window Construction*
Vinyl: Fixed- Awning- Sliders

Major Floor Finishes*
Tile, Linoleum, Carpet, Engineered Wood

Major Wall Finishes
Plaster/Drywall, Paneling

Major Ceiling Finishes*
Ceiling Tiles, Plaster/drywall

Door Material/Type
Hinged, Pocket, Sliding

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 certain 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.

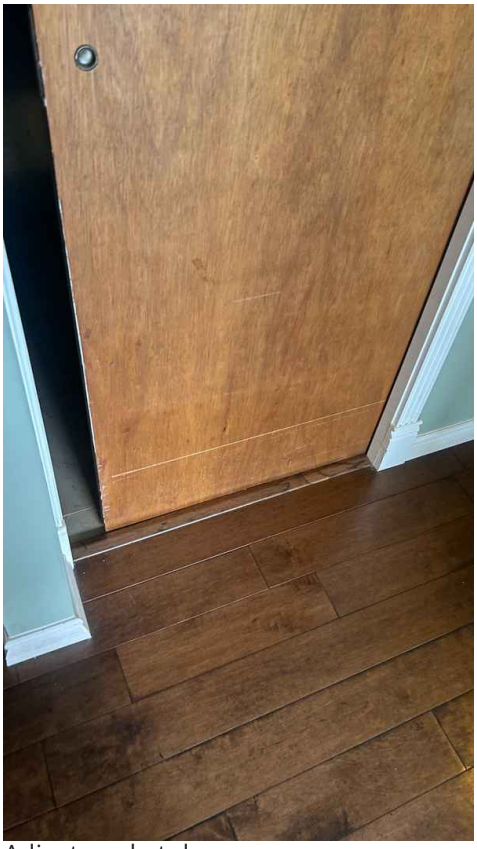
Deficiencies

7.1.1 Doors

Maintenance Item/ Aesthetic

INTERIOR AND EXTERIOR DOOR OBSERVATIONS

The upstairs powder room ensuite bathroom was missing a door, affecting privacy. The pocket door leading into the kitchen was difficult to operate. Additionally, two doors could not be operated during the inspection: one rear entry/exit door to the basement and one interior door to a suite area, both of which were locked and no keys were provided. It is recommended to install or repair doors as needed and obtain keys to ensure full access and proper function upon possession.


Adjust pocket door

7.2.1 Windows

Marginal Defect

WINDOW FLASHING AND CONDITION OBSERVATIONS

On the right side of the house, particularly at the lower level, several windows were not properly flashed, which could allow water to enter the window assemblies. At a minimum, an exterior-grade sealant should be applied in the gaps between the siding and window assemblies to help prevent moisture intrusion. Overall, the windows appeared to be in acceptable condition; however, some showed visible deflection or fraying of the spacer bars between the panes, which is primarily a cosmetic concern. The windows are from 2001 and are beginning to show age, though most remain functional. Some windows could benefit from a thorough cleaning of the tracks. Additionally, in the primary bedroom ensuite, one window had visible caulk or sealant applied along the glass-to-frame connection, possibly indicating a prior repair attempt. It is recommended to seal the identified gaps prior to subject removal and monitor the windows, addressing maintenance or repairs as needed upon possession.

Flash exterior lower windows

2001 windows (*majority)

Spacer bar deflection

Spacer bar deflection

Clean tracks to improve function

Sealant applied on window

7.4.1 Walls

POSSIBLE MOULD-LIKE MATERIAL IN BATHROOM CLOSET SURFACE

Marginal Defect

In the upstairs main bathroom closet, an unusual material was noted on the walls, which may indicate possible mould growth. Mould can affect indoor air quality and building materials. It is recommended to have a specialized contractor assess and remediate the area as needed upon possession.

Possible mould like appearance

7.4.2 Walls

Maintenance Item/ Aesthetic

MISSING DOORSTOP AT FRONT ENTRY DOOR

The front entry door was missing a doorstop, resulting in a hole in the wall where the door handle has impacted. Missing doorstops can lead to wall damage and affect overall door function. It is recommended to repair the wall and install an appropriate doorstop upon possession to prevent further damage.

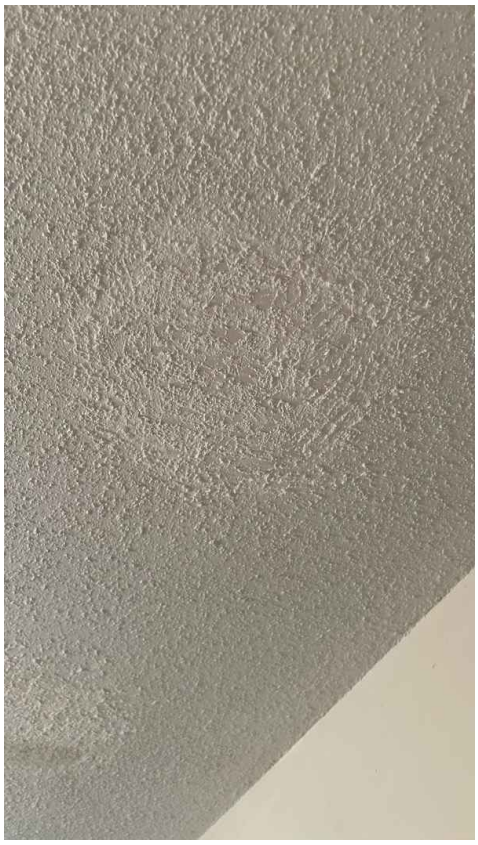
Missing door stop

7.5.1 Ceilings

Maintenance Item/ Aesthetic

CEILING STAIN AND PATCH IN DOWNSTAIRS BATHROOM

An unusual stain and a ceiling patch were observed in the popcorn ceiling of the downstairs bathroom. Stains were also observed on the panels of the drop ceiling. Both areas appeared dry when checked with thermal imaging at the time of inspection. It is recommended to monitor these areas for any signs of future moisture and address as needed upon possession.

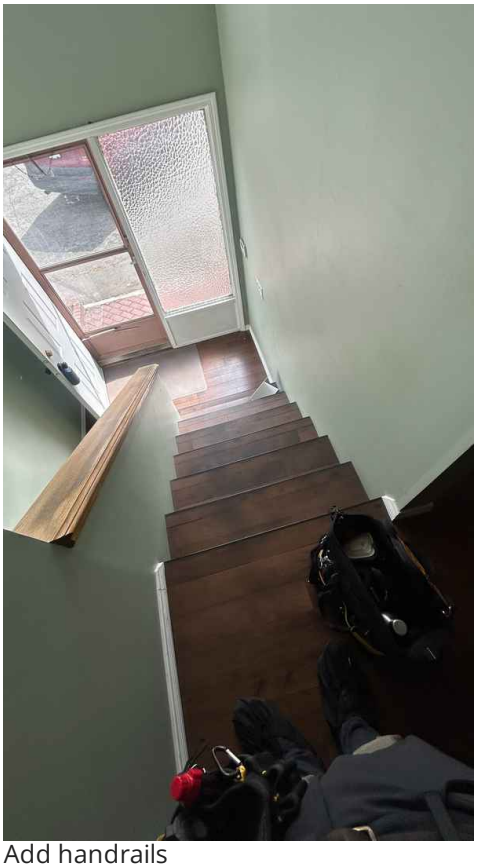


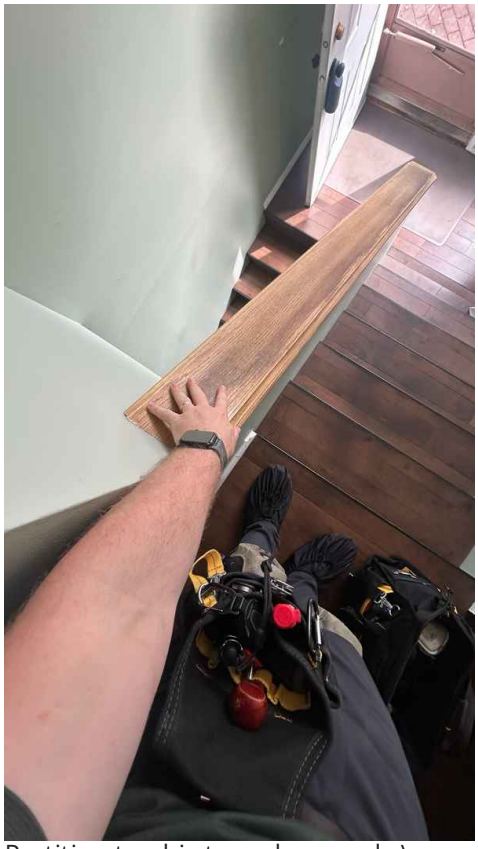
7.6.1 Steps, Stairways & Railings

Significant Deficiency

MISSING HANDRAILS AT ENTRYWAY STAIRS

The entryway stairs, both going up and down, lacked dedicated handrails on each set. The partition between the stairs is too wide to function as an effective handrail and does not extend the full length of the stairs. Proper handrails are important for occupant safety and to help prevent falls. It is recommended to install secure handrails on both sides of each staircase upon possession.


Add handrails


Partition too big to grab securely \

7.7.1 Countertops & Cabinets

Maintenance Item/ Aesthetic

MISALIGNED DRAWERS IN SUITE KITCHEN

The drawers in the downstairs suite kitchen were noted to be out of alignment and did not close smoothly, often striking each other. Misaligned drawers can affect functionality and convenience. It is recommended to adjust or repair the drawers upon possession to ensure proper operation.


Misaligned drawers

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type
Electric Baseboard

Heat System Energy Source
Electric

Deficiencies

8.1.1 Equipment

Maintenance Item/ Aesthetic

BASEBOARD HEATERS NOT RESPONDING

The baseboard heaters in the living room did not activate when tested using the corresponding thermostat during the inspection. This may be a limitation due to inspection conditions, but functionality should be confirmed. It is recommended to test and verify proper operation of these heaters upon possession and have a qualified electrician service them if needed.

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

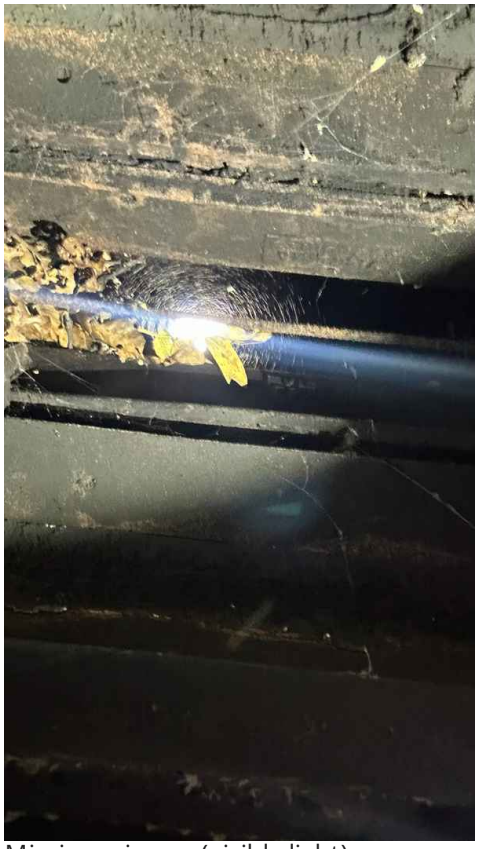
9.1.1 Service/Inspection

Significant Deficiency

DOUBLE-SIDED FIREPLACE AND CHIMNEY CONCERNS (WETT INSPECTION NEEDED)

The double-sided fireplace in the dining and living room requires a WETT (Wood Energy Technology Transfer) inspection prior to use, as this is typically required for insurance purposes. The flue was noted to be open, which can reduce heating efficiency and allow weather ingress; it should be closed upon possession. Additionally, the chimney is missing two rain caps, increasing the risk of water and debris entering the chimney system. It is recommended to install proper rain caps and complete these actions upon possession to ensure safe and efficient operation.

WETT inspection required



Missing rain cap (visible light)

Missing raincaps

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces *
Fiberglass batt, Polyethelene

Insulation Type/ Material(s)
Batt

Attic Intake Ventilation Method
Soffit Vents

Attic Exhaust Ventilation Method
Soffit Vents, Box Vents

House Mechanical Ventilation System
Bathroom Fan on timed system

Bathroom Exhaust Fans
Vented to Exterior, No fans in powder room or downstairs bathroom

Kitchen Exhaust Fans
Vented to Exterior, Suite is recirculating

Method used to Inspect Attic
Viewed from hatch

Attic Access Location
Bedroom closet

Deficiencies

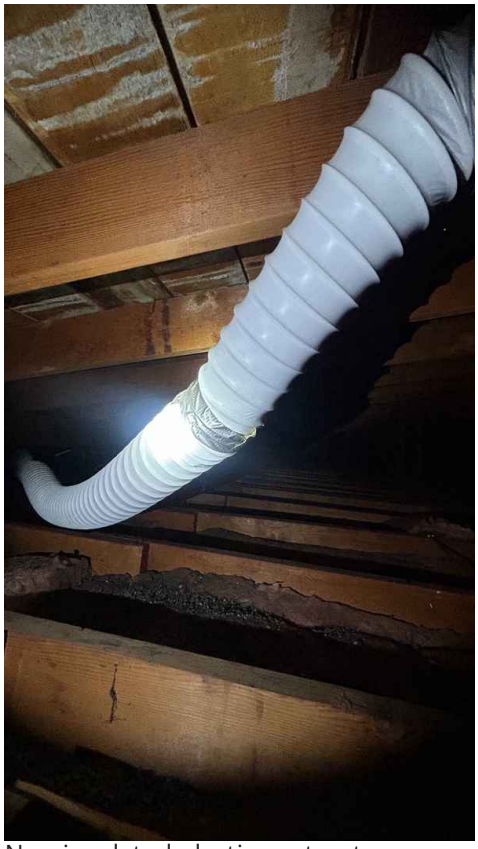
10.1.1 Attic

Significant Deficiency

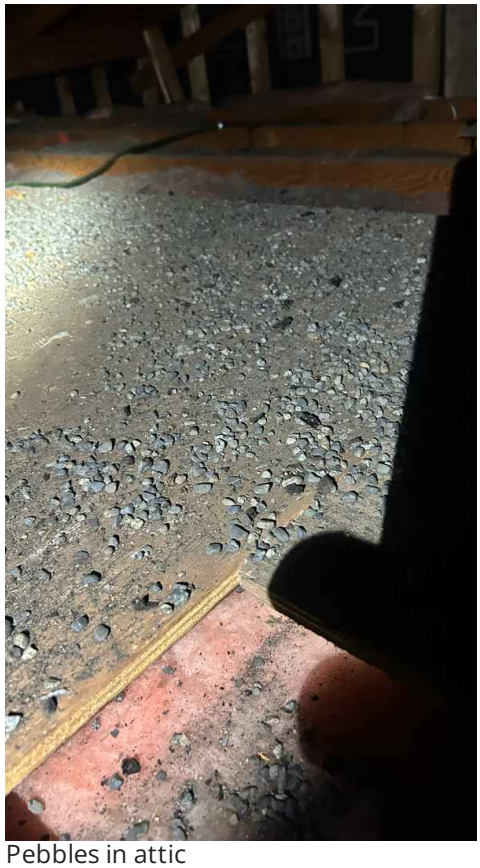
ATTIC INSULATION AND VENTING DEFICIENCIES

The attic was noted to have inadequate insulation, with large exposed ceiling joist members contributing to thermal bridging. As a result, the upper floor was excessively warm on the inspection day, indicating poor thermal performance. The bathroom vent observed in the attic was made of uninsulated plastic material and was not fully connected to the exterior vent, which can cause condensation in the attic space. The kitchen fan ducting, while metal, was joined using duct tape, which is not an appropriate fastening method. Additionally, there was loose pebble-like material scattered in the attic, likely remnants from previous roof construction, possibly used as aggregate for UV protection on a former flat or low-slope roof. While this material did not appear to be vermiculite or asbestos, testing can be considered if there are concerns. It is recommended to improve attic insulation, properly connect and insulate all venting, replace inappropriate duct materials, and insulate the attic hatch upon possession to enhance energy efficiency and reduce moisture risks.

Duct tape used on vent



Non insulated plastic vent not connected to vent exit



Pebbles in attic

Insufficient insulation

Pebbles

Duct tape

10.2.1 Vapor Retarders and Insulation

INCOMPLETE VAPOUR BARRIER IN BASEMENT STORAGE ROOM

Marginal Defect

In the basement storage room housing the hot water tank, an incomplete vapour barrier was observed where the joists intersect, leaving insulation exposed. The insulation showed slight staining, likely from prolonged exposure. Exposed insulation can reduce thermal performance and increase the risk of moisture issues. It is recommended to complete the vapour barrier to cover all visible insulation upon possession.


incomplete Vapour barrier

10.4.1 Mechanical Exhaust Systems

Marginal Defect

LACK OF BATHROOM VENTILATION FANS

No exhaust fan was present in the primary bedroom powder room, and no fan was installed in the downstairs bathroom. Proper ventilation is important, especially in bathrooms with showers, to help remove excess moisture and reduce the risk of mould and material deterioration. It is recommended to install or repair bathroom exhaust fans to ensure effective ventilation upon possession.