



**WATCHTOWER**  
HOME INSPECTIONS

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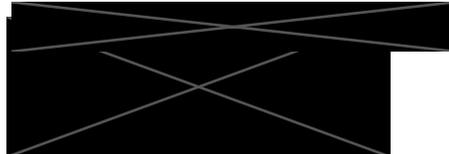
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<https://watchtowerinspections.ca/>



## RESIDENTIAL REPORT



Inspector

**Mitchell Cunningham**

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# 1: INSPECTION DETAILS

## Information

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### Occupancy

Furnished, Occupied

### Style

Multi-level

### Temperature (approximate)

25 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.

### 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.**

## Limitations

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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.

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General

### **GENERAL LIMITATIONS – STORAGE AND INACCESSIBLE AREAS**

Inspection of the home was limited by extensive storage both inside and outside, which obstructed views of many areas including closets, portions of the exterior foundation, several rooms, and the garage. The garage door could not be operated due to stored items, and all baseboard heaters were shut off at the electrical panel. As part of the inspection process, breakers are not turned on, since it is unclear why they were shut off. It is recommended that buyers confirm with the seller that all baseboard heaters are functional and that the garage door operates properly. A more complete evaluation of these areas should be performed once storage has been removed, ideally prior to possession.

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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

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**Inspection Method\***

Visual, From grade

**Siding Material\***

Fiber Cement, Wood Trim

**Outdoor Structures**

Patio

**Soffit Finishes**

Perforated strips

**Exterior Door Material/Type**

Hinged

**Driveway Material**

Exposed aggregate

**Walkway Leading to Dwelling Entrance**

Exposed Aggregate

**Fascia Materials/ Finishes**

Paint/ Stain, Wood

**Garage Car Door**

Fiberglass

**Surface Grading**

Generally Flat

**Roof Water Discharge**

Below Grade

**Foundation Wall Damp Proofing/ Membrane**

Yes; mostly concealed

**Above Grade Risers or Stand pipes Materials**

PVC

### Limitations

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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.

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

### 2.3.1 Exterior Doors

— Marginal Defect

#### DOORS – LOOSE HARDWARE AND ALIGNMENT

Several doors in the home had loose hardware, most notably the rear entry door, which was also missing components in its hardware assembly. This rear door was slightly out of alignment, making operation difficult. Tightening or replacing hardware and adjusting the door alignment are recommended to restore smooth function and security.



Missing hardware, door out of alignment



Loose hardware

### 2.3.2 Exterior Doors

🔧 Maintenance Item/ Aesthetic

#### GARAGE DOOR – NOT TESTED

The garage door could not be operated or tested due to significant storage inside the garage, including items placed on the tracks. Operation and safety features should be confirmed once the storage is removed, ideally prior to possession.



#### 2.4.1 Walkways, Patios & Driveways

### BACKYARD – ROCK STEPS WITHOUT HANDRAIL

In the rear yard, a set of makeshift steps was built into the rock face. These steps lacked a handrail and presented uneven surfaces, creating a potential trip and fall hazard, particularly for children. Caution is advised when using this area, and installation of a proper handrail or modifications to improve stability may be considered.

 Significant Deficiency



Missing hand and guard rail

### FASCIA AND SOFFITS – LOCALIZED DETERIORATION AND DISCOLOURATION

One fascia end board at the front of the home showed signs of deterioration. In addition, select areas of the soffit displayed varied discolouration, possibly from minor leakage between the fascia and gutter system or simply surface staining. At the rear, one soffit section appeared unusually pressure-washed, creating inconsistent surface appearance. Ask seller conditions during heavy rainfalls, and if any leaking is occurring between fascia and gutter. Repair of the deteriorated fascia board and continued monitoring of soffit conditions are recommended, with touch-up or cleaning carried out as desired.



Soffit discoloured



Soffit staining



Soffit staining



Pressure wash marks



Fascia end board deterioration

2.5.2 Eaves, Soffits & Fascia

**SOFFITS – MINOR GAPS**

A few small gaps were observed in the soffits at the rear right-hand corner of the home. These openings can allow pest entry and reduce ventilation effectiveness. Sealing or repairing the soffits in this area is recommended upon possession.

 Marginal Defect



Gaps

**RIGHT SIDE YARD – BURIED DOWNSPOUT AND GRADING**

A buried downspout was present on the right-hand side of the home, along with slightly negative grading in this area. As the home is on a slab foundation, the grading is less of a concern, though monitoring during heavy rainfall is recommended to ensure water does not collect against the foundation. Adjustments can be made if pooling is observed over time.



Negative Grade



Buried downspout

# 3: ROOF

## Information

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### Covering Material\*

Architectural Laminate Shingle

### Inspection Method\*

Camera pole

### Gutter Material

Aluminum

### Flashing Material

Aluminum

## Limitations

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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

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3.1.1 Coverings

### ROOF CONDITION – MODERATE WEAR AND MOSS GROWTH

 Maintenance Item/ Aesthetic

The roof covering appeared to be in the mid stages of its service life with moderate granular loss. Moss growth was noted across sections of the surface. Cleaning of the moss, as well as clearing gutters and removing any debris, is recommended to help extend the roof's serviceable life and maintain proper drainage.



Moss Growth



# 4: STRUCTURE & FOUNDATION

## Information

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**Foundation Material\***

Poured Concrete, Slab on Grade

**Exterior Wall Construction\***

Inaccessible

**Floor Construction\***

Inaccessible

**Roof and Ceiling framing\***

Trusses, Ceiling Joist

**Inspection Method\***

Attic Access, Visual, From hatch

**Configuration**

Slab-on- Grade

## Limitations

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General / Limitations

**INSPECTION LIMITED/ PREVENTED BY**

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

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General / Limitations

**ATTIC/ ROOF SPACE**

Viewed from Hatch

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General / Limitations

**PERCENT OF FOUNDATION NOT VISIBLE**

95%

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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.

# 5: PLUMBING

## Information

### Supply Piping Material

Undetermined due to storage and finishings

### Drain Waste and Vent Piping Material

ABS, PVC

### Distribution Piping Material

Copper, Pex

### Location of Hot water tank

Front Coat Closet

### Water Heater Fuel Source/Type

Electric

### Age of water heater(s)

Manufactured in 2024

### Location of Main Water Shut off

Undetermined , Due to storage and finishings

### Main Gas Shut-off Location

Outside left of home

The valve is not operated to test its functionality.

## 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

5.2.1 Drain, Waste, & Vent Systems

### DISHWASHER – DRAIN LINE LOOP



The dishwasher drain line was present but not secured in a proper high loop configuration within the sink cabinet. Raising and securing the drain line higher under the counter is recommended to reduce the risk of wastewater backflow into the dishwasher.



Drain loop needs to be pinned higher

### 5.3.1 Distribution Systems & Fixtures

— Marginal Defect

## EXTERIOR HOSE BIBS – UPGRADE AND REPAIR

The hose control on the right-hand side of the home was broken. In addition, the exterior hose bibs were standard style units. Upgrading to frost-free, winterized hose bibs is recommended to improve durability and reduce the risk of freezing. Repair or replacement of the damaged hose control should also be completed upon possession.



Broken control, Upgrade bibs

### 5.3.2 Distribution Systems & Fixtures

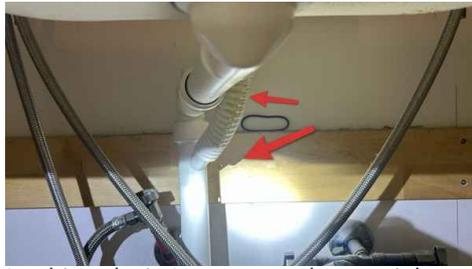
! Significant Deficiency

## BATHROOM VANITIES – INSTALLATION AND PLUMBING CONCERNS

All bathroom vanities appeared to be aftermarket installations with sub par workmanship. The primary ensuite vanity was leaking into the cupboard beneath, while other vanities were not set flush against the walls, leaving small gaps. Improvised P-traps and connection points were also noted behind some units. These conditions suggest unprofessional installation, and the plumbing associated with the vanities may not be reliable. Replacement of the vanities and correction of the plumbing connections is recommended to improve function, durability, and appearance.



Improvised plumbing materials



Leaking drain/ corrugated material



Improvised p trap, left over screw seal



Gap in vanity



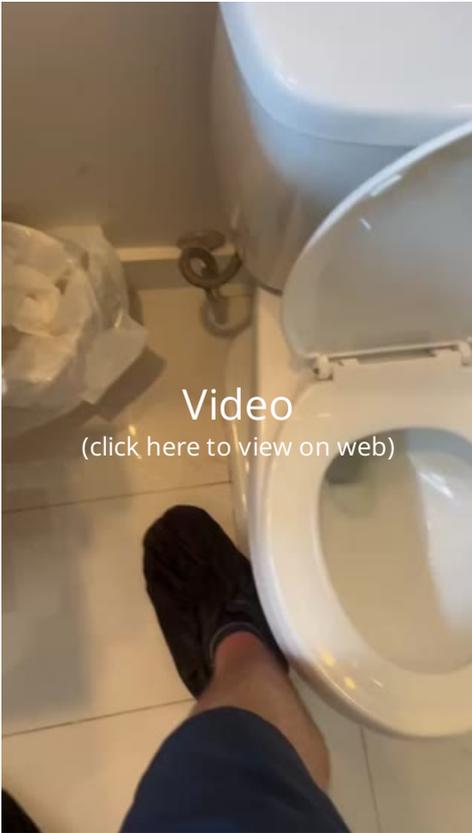
Gap in vanity

### 5.3.3 Distribution Systems & Fixtures

#### **TOILETS – LOOSE INSTALLATION**

 Marginal Defect

Both upstairs toilets were loose at the time of inspection. The primary ensuite toilet rocked when tested, while the main upstairs bathroom toilet shifted side to side. Loose toilets can compromise the wax seal and lead to leaks if not corrected. Re-securing the toilets to the floor and replacing the wax seals as needed is recommended upon possession.



Video  
(click here to view on web)

Loose toilet



Video  
(click here to view on web)

Loose toilet

#### 5.3.4 Distribution Systems & Fixtures

 Marginal Defect

### **UPSTAIRS ENSUITE BATHROOM – SHOWER STALL SURROUNDINGS**

The shower stall showed evidence of past moisture exposure. Baseboards at the entryway were swollen, and a moisture meter confirmed elevated moisture levels in this area. Near the shower head, drywall showed signs of peeling and slight swelling, though it tested dry at the time of inspection. The shower head also had intermittent pressure; when turned on fully, the water pressure decreased. The glass partition had an amateur caulking application, with soiled caulking noted at the base inside the enclosure, which may not provide reliable long-term sealing and could be difficult to correct neatly. While this type of shower stall is generally resilient, the conditions indicate that surrounding finishes have been exposed to water in the past, resulting in visible damage. Repair of affected finishes, cleaning and replacing caulking, and addressing the shower head pressure issue are recommended.



Swollen baseboard



Elevated moisture



Drywall exposed to water



Waterpressure issues

5.3.5 Distribution Systems & Fixtures

**LAUNDRY AREA – DRYER VENT AND WASHER HOSES**

 Marginal Defect

The dryer vent duct had a hole or gap in the material, which can reduce efficiency and allow lint to escape. Repair or replacement of the vent duct is recommended to ensure proper venting. The washing machine was connected with standard plastic/rubber supply hoses, which are prone to deterioration over time. Upgrading to braided stainless steel hoses is advised to improve durability and reduce the risk of leaks.



Upgrade hoses



Hole in vent

#### 5.4.1 Hot Water Systems

### **WATER HEATER – ELECTRIC TANK, 2024**

 Marginal Defect

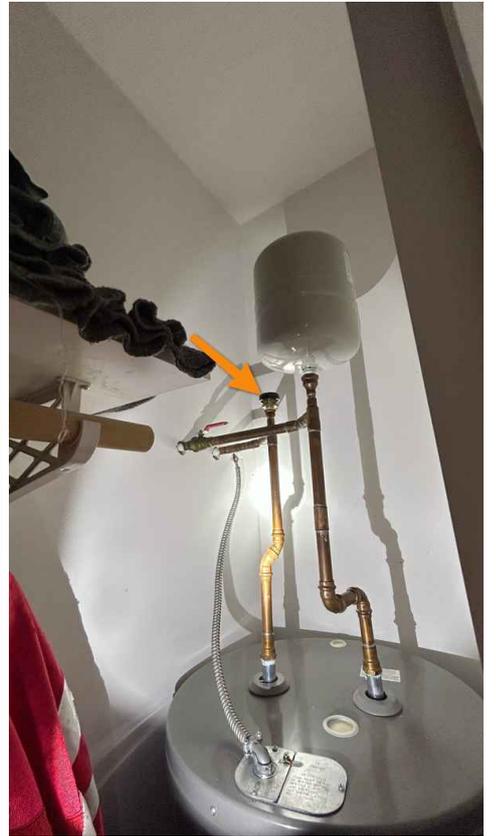
The electric water heater was manufactured in 2024 and appeared to be in serviceable condition. A drip pan was present but was not installed beneath the tank, as it was leaning against the unit. A vacuum breaker was installed on the hot water supply line; however, this is only effective when installed on the cold water inlet. Confirmation and correction by a plumber is recommended. The tank was not equipped with seismic straps, though given the tight closet location, installation may not be practical.



Data plate



Drip pan not installed



Vacuum breaker on hot water line

# 6: ELECTRICAL

## Information

<b>Service Size (amperage) *</b> 200 amps, 120/240V	<b>Main Panel/ Main disconnect Location *</b> Garage	<b>Distribution Wire Material and Type *</b> Copper - non-metallic sheathed
<b>Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *</b> GFCI's Present, AFCI's Present	<b>Smoke and Carbon Monoxide Detectors *</b> Smoke alarms present (not tested), Inadequate Coverage	<b>Room For Additional Breakers in Panel?</b> Yes
<b>Service Entrance and Location</b> Below Ground	<b>Panel Type</b> Circuit Breaker	

## Limitations

General / Limitations

### INSPECTION LIMITED/ PREVENTED BY

Insulation, Storage, 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.

General / Limitations

### CIRCUIT LABELS

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

## Deficiencies

6.1.1 Panels, Service Entrance and Main Disconnect



Significant Deficiency

### MAIN ELECTRICAL PANEL – 200 AMP SERVICE

The home was equipped with a 200-amp main electrical panel. Several conditions inside the panel suggested unprofessional or handyman electrical work. A few open splices were present, including one splice where four to five conductors were joined at a single point, which is not a proper termination method. In addition, one conductor entering through a knockout had excessive sheathing remaining and the knockout was not fitted with a proper grommet or bushing. These conditions should be reviewed and corrected by a licensed electrician to ensure safe and proper configuration of the panel.



Excessive Sheathing, No Bushing



Open splices

### 6.3.1 Smoke and Carbon Monoxide Detectors

 Significant Deficiency

#### **SMOKE AND CARBON MONOXIDE DETECTORS – EXPIRED AND MISSING UNITS**

The smoke detector in the upstairs hallway was expired, with a listed date of 2022. Updated detectors were present in both spare bedrooms, though the primary bedroom lacked a smoke detector. Replacement of expired units and installation of a detector in the primary bedroom are advised. All sleeping rooms should have properly functioning smoke detectors. In addition, carbon monoxide detectors should be installed near fuel-burning appliances to provide adequate coverage.



Expired

# 7: INTERIOR

## Information

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### Window Construction\*

Vinyl: Sliders- Fixed

### Major Floor Finishes\*

Carpet, Vinyl/Laminate, Tile

### Major Wall Finishes

Plaster/Drywall, Wood paneling

### Major Ceiling Finishes\*

Plaster/drywall

### Door Material/Type

Hinged, Barn Sliding Door

### Window Glazing

Double Glazed

## Limitations

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General / Limitations

### **COSMETIC DEFICIENCIES**

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

General / Limitations

### **ACCESSIBILITY LIMITATIONS DUE TO OCCUPANCY AND STORAGE**

The inspection was conducted while the property was occupied, with significant storage and personal belongings present in various areas. This condition restricted access to several critical inspection points, including but not limited to under-sink plumbing, closets, garage 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.

General / Limitations

### **GARAGE – LIMITED INSPECTION DUE TO STORAGE**

Inspection of the garage was significantly limited by extensive storage. Bicycles were hanging from the door tracks, and numerous items obstructed access throughout the space. As a result, the garage door and its safety features could not be operated or tested, and many areas of the garage, including portions of the walls and floor, were not fully visible. A more complete evaluation is recommended once storage has been removed, ideally prior to possession.

## Deficiencies

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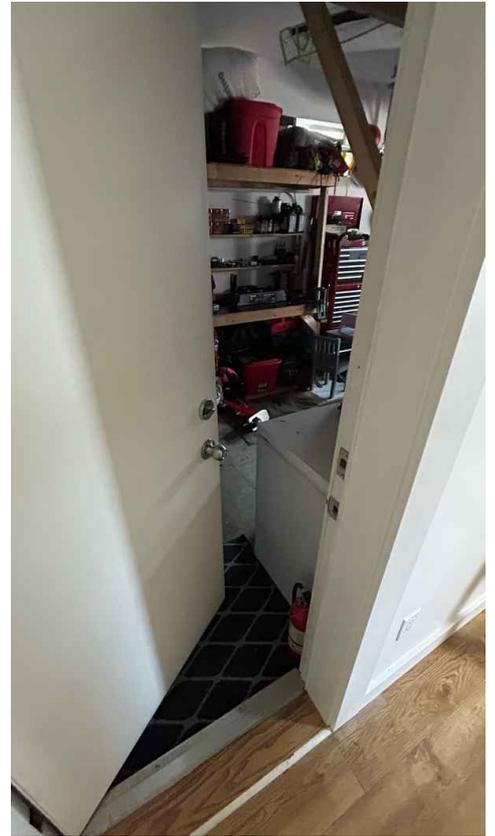
7.1.1 Doors

### **GARAGE MAN DOOR – MISSING SELF-CLOSING FUNCTION**



Marginal Defect

The man door between the garage and the living space was not self-closing at the time of inspection, though self-closing hinges were present. If the garage is used for vehicle parking, restoring the self-closing function is recommended to help prevent products of combustion from entering the home.



Man door not self closing

#### 7.2.1 Windows

 Marginal Defect

### **WINDOWS – EXTERIOR SEALANT, LOCKS, AND SCREENS**

At least one window showed deterioration of the exterior sealant along the glazing, with sections lifting away from the frame. This condition can allow moisture to collect at the window assembly over time. Some windows were also missing locking or backup lock components, and sticky residue was noted on portions of the frames. In addition, several windows were missing insect screens. Resealing the affected glazing, repairing or replacing lock hardware, removing residue, and adding screens where needed are recommended upon possession to restore full function and durability.



Sticky residue



Missing components



Sticky residue



Warped trim seal

7.2.2 Windows

**SPARE BEDROOM - LOW WINDOW HEIGHT**

 Significant Deficiency

The front-facing window in the spare bedroom was set unusually low to the floor, presenting a potential fall hazard, particularly for children. While the window was functional, consideration should be given to installing a window guard or other safety measure if the room will be used by children.



Low Window sill

### 7.2.3 Windows

 Significant Deficiency

#### **REAR EXIT BAY WINDOW – SPACER BAR DEFLECTION**

The bay window above the rear exit hinged door showed deflection in the spacer bars at both the top and bottom. This condition is likely related to a manufacturing defect and may result in premature failure of the window seal. No repair is possible for the spacer bars themselves; replacement of the glazing unit may eventually be required if the seal fails. Monitoring over time is recommended.



Spacer bar deflection



7.3.1 Floors

**GARAGE FLOOR – SLAB CRACK**

 Maintenance Item/ Aesthetic

A crack was observed in the garage slab. This is a common condition in concrete and appeared minor, with no evidence of structural concern at the time of inspection. Monitoring over time is recommended, with repairs carried out if movement or widening occurs.



Slab crack

**FLOORING – GAPS AND MINOR BUCKLING**

The laminate/vinyl flooring showed minor gaps and slight buckling or raised edges in some areas. These conditions appear consistent with normal wear and tear and are primarily cosmetic. Repair or replacement can be carried out as desired for appearance.

**INTERIOR FINISHES – DRYWALL AND PAINT**

Peeling drywall tape was observed in the primary bedroom ceiling. In the spare bedroom, drywall and paint finishes showed evidence of amateur repair or modification, including added accent walls with bubbling drywall tape, uneven mudding, and messy paint application. These conditions are cosmetic in nature but affect appearance. Refinishing the affected areas is recommended as desired for aesthetics.



Drywall tape



Ceiling crack



Accent wall



Bubbling paint/ drywall compound



Bad paint job



Bubbling paint/ drywall compound

7.4.2 Walls

**DINING ROOM – SWOLLEN BASEBOARDS**

 Maintenance Item/ Aesthetic

Swollen baseboards were observed in the dining room area, suggesting past moisture exposure. No active leaks were detected at the time of inspection. Repair or replacement of the affected trim can be carried out as desired for appearance, with monitoring recommended to ensure no ongoing moisture issues are present.



7.5.1 Ceilings

**SPARE BEDROOM – RANDOM CONDUCTORS IN VAULTED CEILING (ASK SELLER PURPOSE)**

 Significant Deficiency

Two holes were present in the vaulted ceiling of the spare bedroom, each with electrical conductors extending from them. One hole contained two looped conductors with no terminated ends, while the other contained a single conductor. All tested dead at the time of inspection. The purpose of these conductors was unclear, and they appeared to be the result of unfinished or amateur electrical work. This condition may relate to the boards observed in the attic, suggesting someone may have attempted to fish wiring through the ceiling. Clarification from the seller is strongly recommended, including whether permits were obtained and the intended purpose of the wiring. Further review and correction by a licensed electrician is advised if the wiring is to remain in use.



#### 7.8.1 Appliances

### **DISHWASHER – BROKEN START BUTTON COVER**

 Maintenance Item/ Aesthetic

The dishwasher's start button was functional; however, the plastic cover over the button was missing. While the unit could still be operated, this condition may reduce durability and ease of use. Repair or replacement of the control panel or button cover is recommended as desired.



Broken button cover

# 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

### HEATING – BASEBOARD HEATERS OFF AT PANEL

All baseboard heaters in the home were non-functional at the time of inspection as their circuits had been shut off at the electrical panel. As breakers are not re-energized during inspection, the heaters could not be tested. It is recommended to confirm with the seller that all baseboard heaters are operational and to verify their function once the breakers are restored.



No power to baseboard heaters



Heat off at panel

# 9: FIREPLACE

## Information

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### Fuel Source

Gas

### Chimney/ Venting Material

Sidewall Venting

## Deficiencies

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9.1.1 Service/Inspection

 Maintenance Item/ Aesthetic

### **GAS FIREPLACE – FUNCTIONAL, SERVICE RECOMMENDED**

The gas fireplace was functional at the time of inspection and was equipped with a shut-off. Servicing by a qualified technician upon possession is recommended to establish a maintenance baseline, followed by routine servicing to ensure safe and efficient operation.



Service fireplace

# 10: UNFINISHED SPACE INSULATION & HOME VENTILATION

## Information

<b>Type of insulation and vapour barriers in unfinished spaces *</b> Fiberglass, Polyethelene	<b>Insulation Type/ Material(s)</b> Batt, Loose-fill, Fiberglass	<b>Attic Intake Ventilation Method</b> Soffit Vents
<b>Attic Exhaust Ventilation Method</b> Box Vents	<b>House Mechanical Ventilation System</b> N/A	<b>Bathroom Exhaust Fans</b> Vented to Exterior
<b>Kitchen Exhaust Fans</b> Vented to Exterior	<b>Method used to Inspect Attic</b> Viewed from hatch	<b>Attic Access Location</b> Spare Bed

## Deficiencies

10.1.1 Attic

### **ATTIC SPACE – COMPRESSED INSULATION AND MISCELLANEOUS BOARDS**

 Marginal Defect

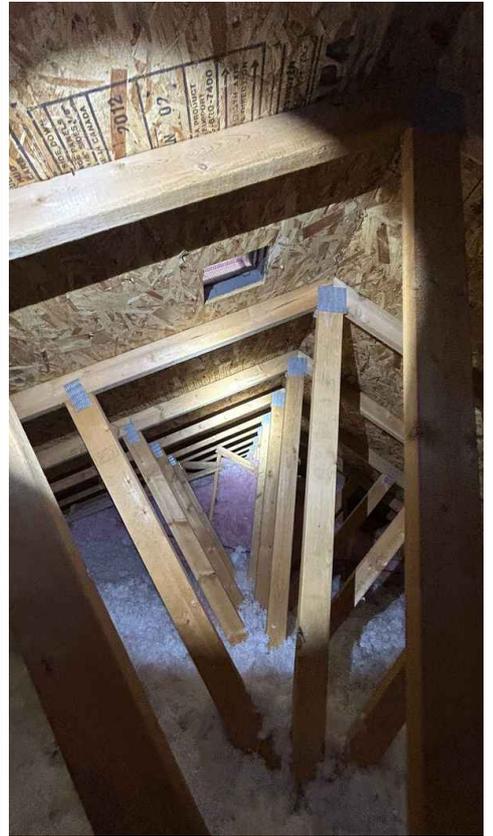
Several plywood boards were observed laid across the attic insulation, likely from previous handyman or trades work. These boards had compressed portions of the loose-fill fibreglass insulation, reducing its effectiveness since this insulation type relies on air pockets between the fibres for proper performance. At a minimum, the boards should be removed and the insulation fluffed back up to restore coverage. It is possible these boards are related to the presence of random conductors observed hanging from the ceiling in one of the bedrooms, though the purpose of these conductors could not be determined. Further clarification from the seller is recommended. Additional details on the conductors are provided in the electrical section of this report.



Plywood boards



Compressed insulation



Attic photo

#### 10.4.1 Mechanical Exhaust Systems

 Marginal Defect

### PRIMARY ENSUITE BATHROOM – WEAK VENTILATION FAN

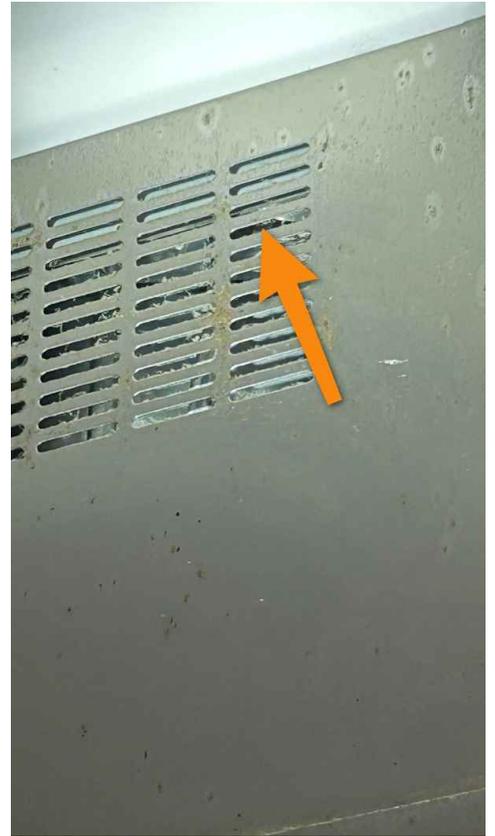
The ventilation fan in the primary ensuite bathroom had weak airflow at the time of inspection. Servicing or replacement is recommended to improve ventilation and help reduce excess humidity in the bathroom.



Fan cant pull toilet paper

### **KITCHEN ISLAND HOOD VENT – POSSIBLE GAP AT CONNECTION**

The kitchen island hood vent appeared to be connected to exterior venting; however, a visible gap was noted at the duct connection when viewed through the upper grille. When the fan was operated on high, dust movement was observed, suggesting the seal may not be fully tight. While the vent is likely exhausting the majority of air as intended, the connection may not be completely sealed. This is noted for information, and resealing the duct connection can be considered to improve efficiency.



Gap at connection