WATCHTOWER HOME INSPECTIONS
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RESIDENTIAL REPORT

[redacted]

Inspector
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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Tenant

Occupancy
Furnished, Occupied

Style
Multi-level

Temperature (approximate)
27 Celsius (C)

Type of Building
Multi-Family, Rental property

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*
Visual, From grade

Outdoor Material
Concrete, Wood

Driveway Material
Concrete

Garage Car Door
Aluminum

Foundation Wall Damp Proofing/ Membrane
Yes; mostly concealed

Siding Material*
Stucco, Wood

Soffit Finishes
Perforated

Walkway Leading to Dwelling Entrance
Concrete

Surface Grading
Generally Flat

Above Grade Risers or Stand pipes Materials
Concrete, Clay Tile, Possibly Metal

Outdoor Structures
Deck with Steps, Front Porch

Exterior Door Material/Type
Hinged

Fascia Materials/ Finishes
Wood

Roof Water Discharge
Below Grade

Lot Surface, Stairwell or Driveway drains
Present

Limitations

General / Limitations

FOUNDATION DRAIN SYSTEM BELOW GRADE

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

EXTERIOR STUCCO, WOOD SIDING, AND VEGETATION – CRACKING, PEELING PAINT, AND CONTACT ISSUES

The exterior stucco showed multiple areas of cracking and general degradation. The front-facing wood siding also displayed peeling paint, likely due to exposure from the limited roof overhang at the front of the home. In addition, vegetation was noted in contact with the siding in several locations. Stucco cracking and peeling paint can allow moisture intrusion and accelerate deterioration if not addressed, while vegetation contact restricts airflow and promotes wear. Maintenance is recommended, including sealing stucco cracks, repainting the exposed siding, and trimming vegetation back from the home's exterior.

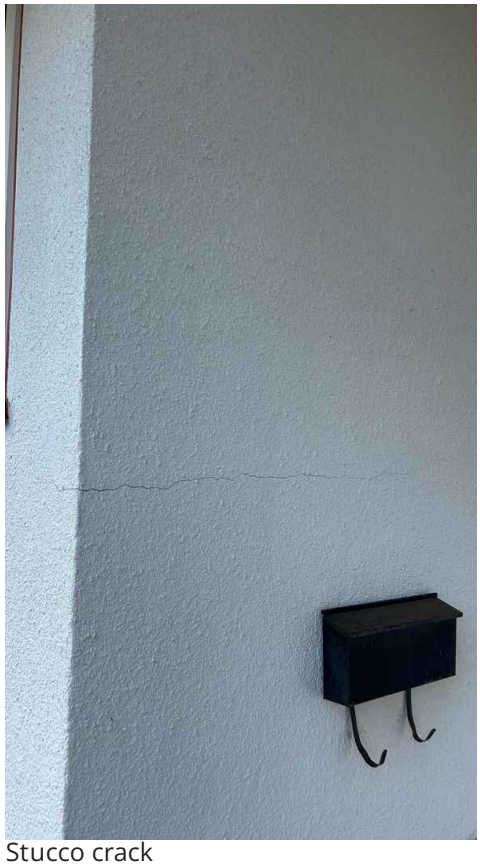

Vegetation touching siding


Tree too close to house


Peeling paint


Stucco crack


Stucco damage


Stucco crack

2.1.2 Siding, Flashing & Trim

KITCHEN ADDITION – PROPER SUPPORT BUT LACKING INSULATION

Maintenance Item/ Aesthetic

A small addition or jut-out of the kitchen, finished with wood siding, was observed. The structure appeared to be properly supported on posts and footings; however, the underside of the addition was not insulated. While structurally sound, adding insulation to the created cavity is recommended to improve energy efficiency and comfort in the kitchen area.


Addition wood/ Stucco cracks


No insulation

2.1.3 Siding, Flashing & Trim

Marginal Defect

EXTERIOR SIDING – MISSING FLASHINGS AT PROTRUSIONS

Several siding penetrations, such as vents, were missing proper flashings. Relying solely on sealant in these areas can increase the risk of water intrusion over time. Installing appropriate flashing around siding penetrations is recommended to improve durability and weather resistance.

Missing flashing

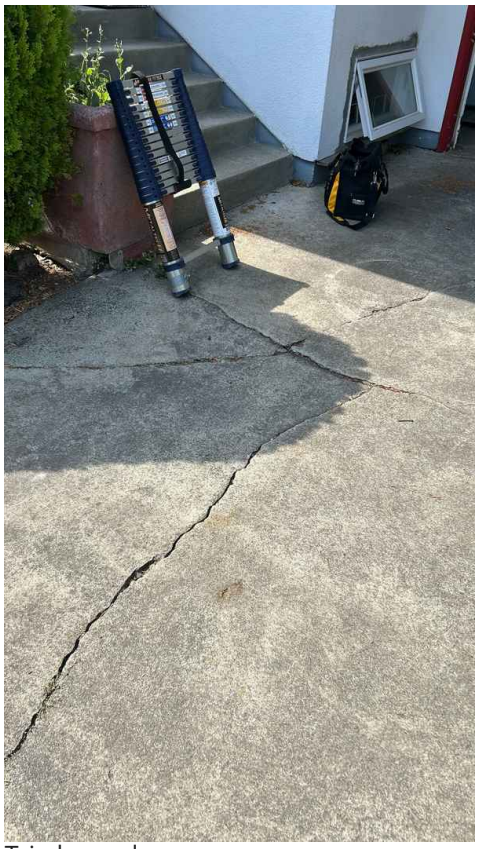
2.2.1 Decks, Balconies, Porches & Steps

Significant Deficiency

ENTRYWAYS, STAIRS, AND DECK – MISSING HANDRAILS, TRIP HAZARDS, AND DETERIORATION

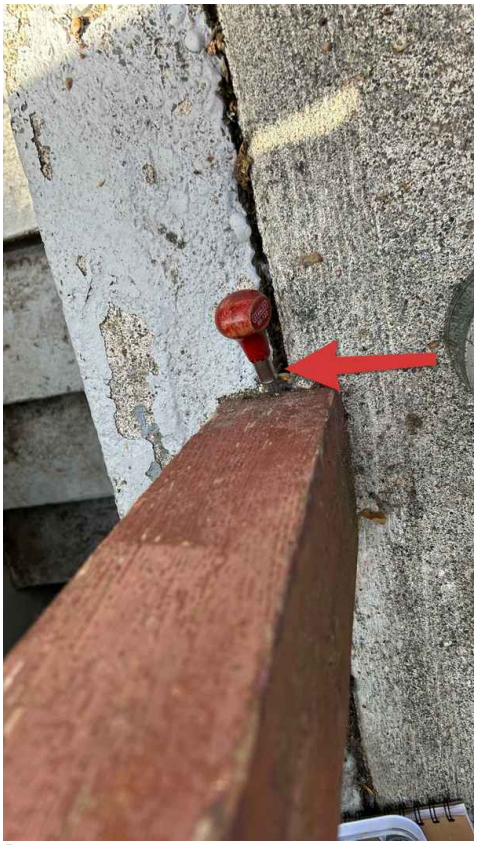
All primary entry points into the home presented safety concerns. The front concrete steps leading to the main entry were missing a handrail, and the driveway surface was cracked, creating potential trip hazards. At the rear, the concrete steps descending into the basement were also without a handrail. A small wooden deck with stairs was noted to have an incomplete handrail that did not extend the full length of the stairs. The supporting post for this deck was rotted, and the stair treads showed sagging. The overall stability of the deck could not be confirmed, as the connection to the house was not visible. While currently functional, the deck was not constructed to proper standards, and replacement or significant upgrades, along with the installation of handrails at all stairways, is strongly recommended to improve safety.

Missing handrail

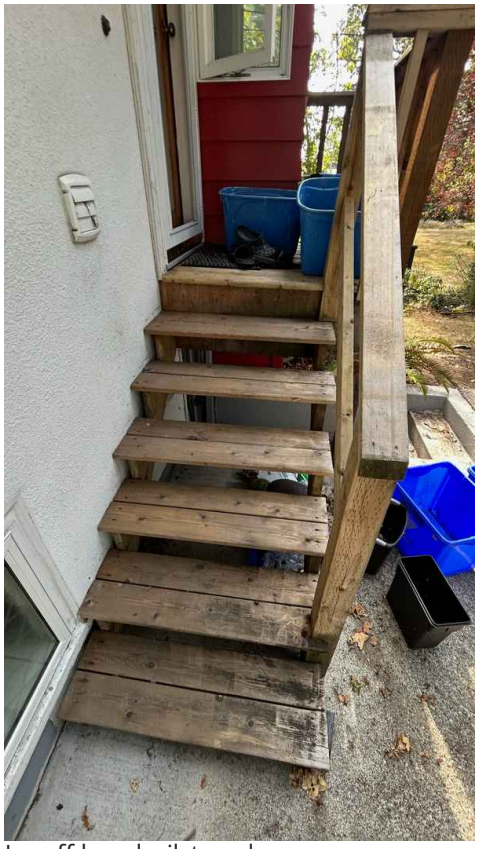


Trip hazards

Missing handrail, unsafe deck



Rotten post



Insuff handrail, treads sag

2.3.1 Exterior Doors

Significant Deficiency

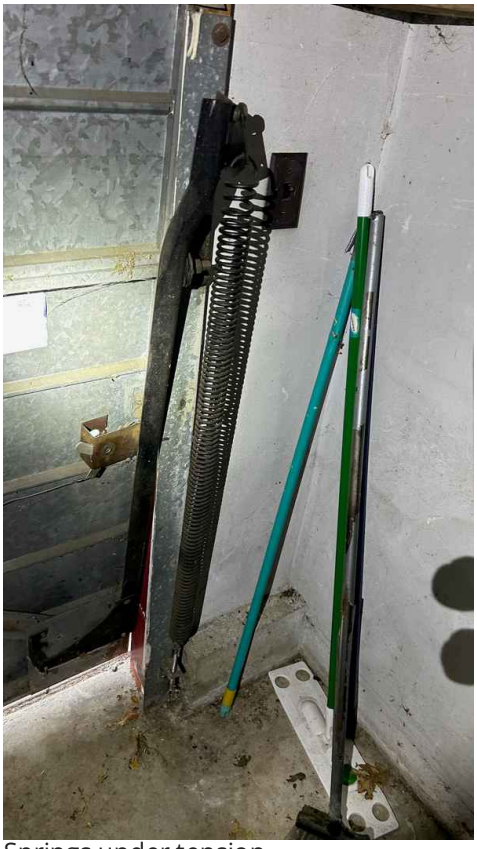
GARAGE DOOR – OLD ALUMINUM, POOR OPERATION, AND RODENT ENTRY

The garage door was an older aluminum style without interlocking panels and was difficult to operate. The handle was broken, and the springs remained under tension when the door was closed. The door did not fully shut, leaving gaps that allow weather and rodents to enter the garage. Evidence of rodent activity was also noted in the garage space. While the door provided limited function, it did not offer adequate security or weather protection and will likely require replacement.


Broken handle


Rat Droppings


Garage door doesn't seal


Springs under tension

2.6.1 Grading and Lot Surfaces

PERIMETER DRAINAGE – MIXED MATERIALS AND DOWNSPOUT CONFIGURATION

Significant Deficiency

The property's perimeter drainage system appeared to consist of mixed materials, including concrete tile, clay tile, and possibly metal sections. These older materials are prone to deterioration, blockages, and reduced effectiveness over time. A perimeter drainage scope by a qualified contractor is strongly recommended before subject removal to confirm condition and functionality.In addition, many of the downspouts had been updated to larger, modern sizes that did not fit securely into the smaller perimeter drainage risers. As a result, water may bypass the system and discharge adjacent to the foundation, increasing the risk of localized water intrusion. Adjusting downspouts to properly connect with the perimeter drainage system, or otherwise directing water away from the foundation, is recommended.


Clay tile


Clay Tile


Downspout bigger than drain

2.6.2 Grading and Lot Surfaces

Marginal Defect

FRONT YARD – UNIDENTIFIED PVC RISERS

At the front of the property, four PVC risers with drain-style covers were observed protruding from the ground. These did not appear to be functional perimeter drainage risers. Their purpose is unclear, though they may be related to a previously buried oil tank or other historical site work. Further investigation is recommended to determine their function and confirm whether any environmental or structural concerns are associated with them.

Identify what these are for

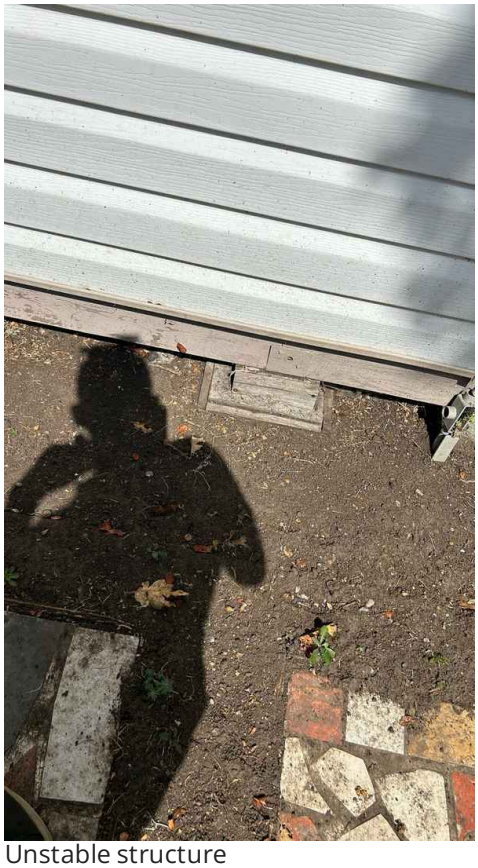
2.8.1 Shed

Significant Deficiency

BACKYARD SHED/STRUCTURE – POOR CONDITION AND LIMITED USE

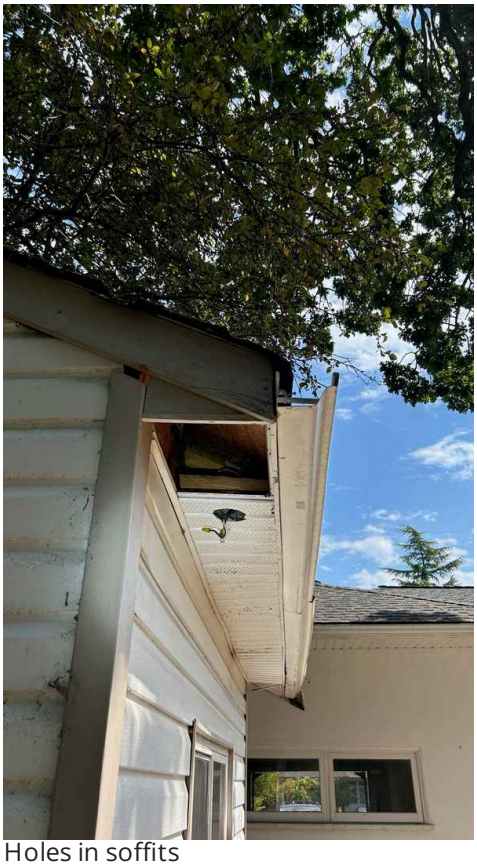
The backyard shed-like structure was in poor condition and appeared to be a makeshift or amateur build. The overhang at the entryway was sagging, and a tree was growing through part of the roof and gutter area. Significant moss buildup, siding covered by grade, unstable flooring, evidence of rodents and pests, open soffits, and exposed electrical connections were also observed. The structure is not suitable as a living space and offers limited practical use in its current state. It should be considered as-is, with no specific recommendations other than noting its deteriorated condition.

Elec hazard

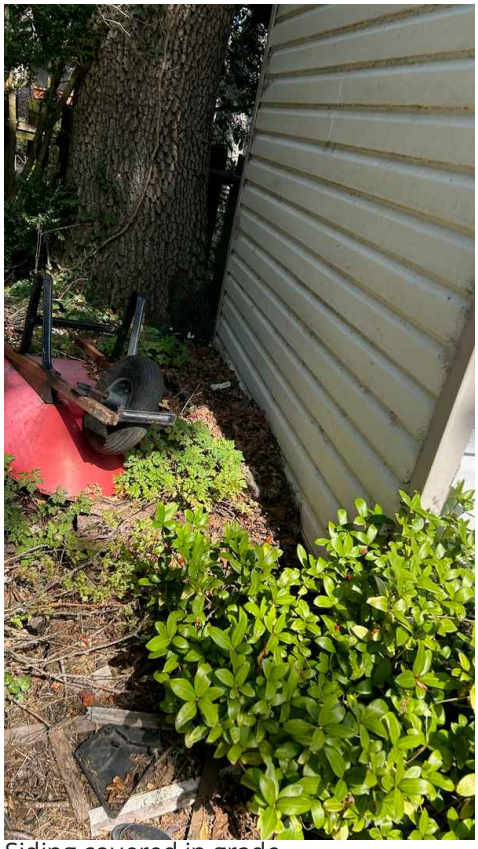


Unstable structure

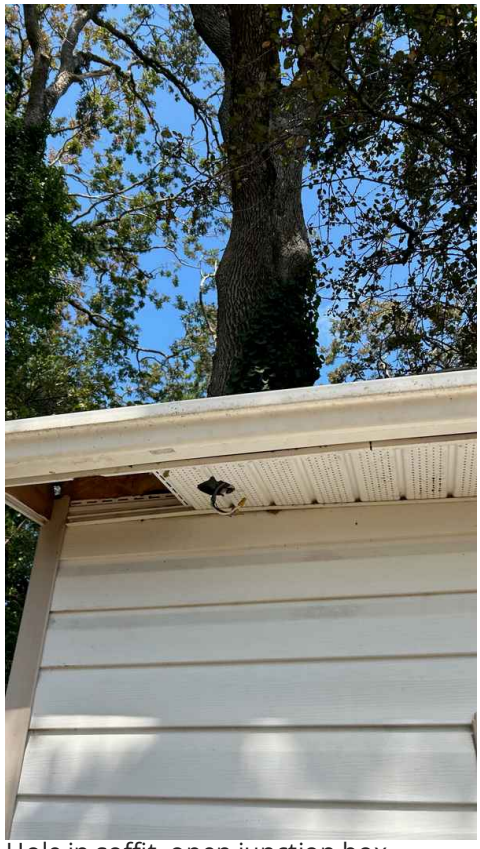
Pests



Holes in soffits



Siding covered in grade



Hole in soffit, open junction box

Tree growing through soffit

3: ROOF

Information

Covering Material*
Architectural Laminate Shingle

Inspection Method*
Walked on roof

Gutter Material
Aluminum

Chimney Construction
Site Built Masonry

Flashing Material
Aluminum

Limitations

General / Limitations

GENERAL QUALITY AT TIME OF INSPECTION

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

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. The inspector can only estimate the age based primarily on general appearance.This report is an opinion of the general quality of the roofing materials at the time of inspection. The inspector cannot, and does not, offer a guarantee as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

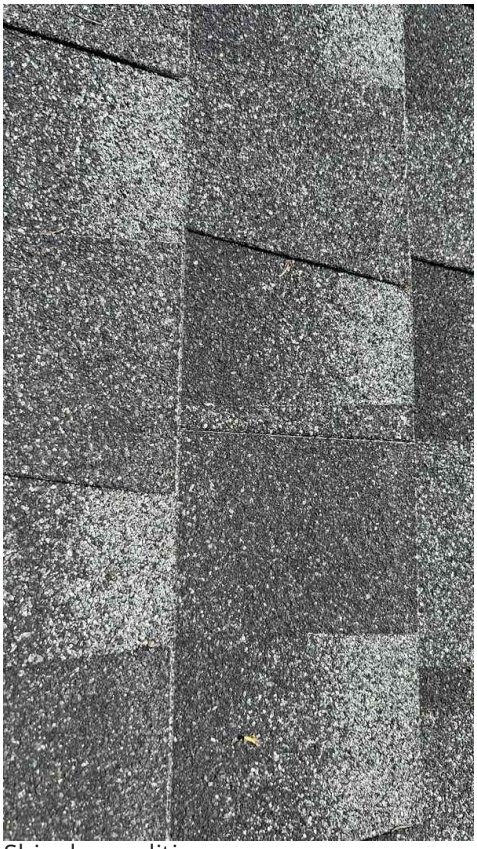
Deficiencies

3.1.1 Coverings

Marginal Defect

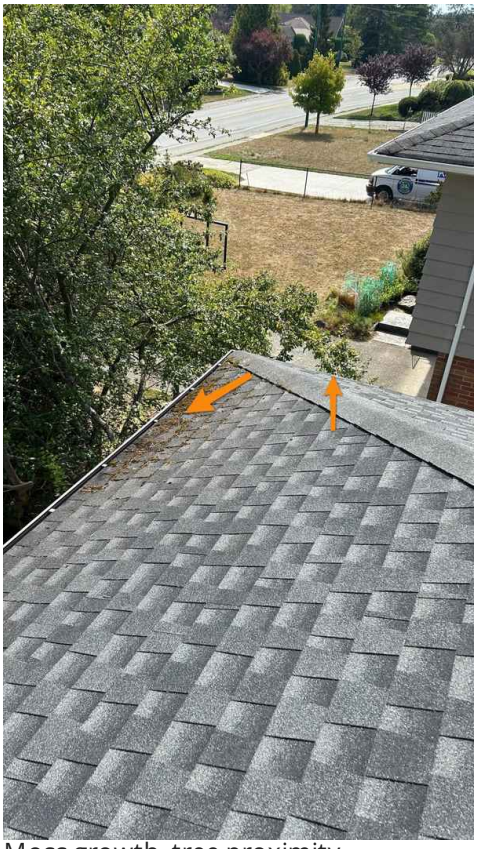
ROOF AND CHIMNEY – MID-LIFE CONDITION WITH MINOR MAINTENANCE NEEDED

The roof appeared to be in the middle stages of its service life, with minimal fibreglass matting exposed and moderate to low granular loss. Debris and some moss growth were observed on the surface. Cleaning the roof and trimming back nearby trees will help extend the longevity of the roofing material. The chimney itself was in excellent condition; however, rain caps should be installed on the flues to prevent water entry and improve durability. Regular maintenance and upkeep will support the continued service life of the roof.


Shingle condition


Missing rain cap


Moss growth


Moss growth, tree proximity

4: STRUCTURE & FOUNDATION

Information

Foundation Material*
Poured Concrete

Exterior Wall Construction*
Wood Stud

Floor Construction*
Wood Beams, Wood Joists

Roof and Ceiling framing*
Rafters, Ceiling Joist

Inspection Method*
Attic Access, Visual, From hatch

Configuration
Basement

Method used to Inspect Crawlspace
N/A

Basement/Crawlspace Floor
Finished, 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.

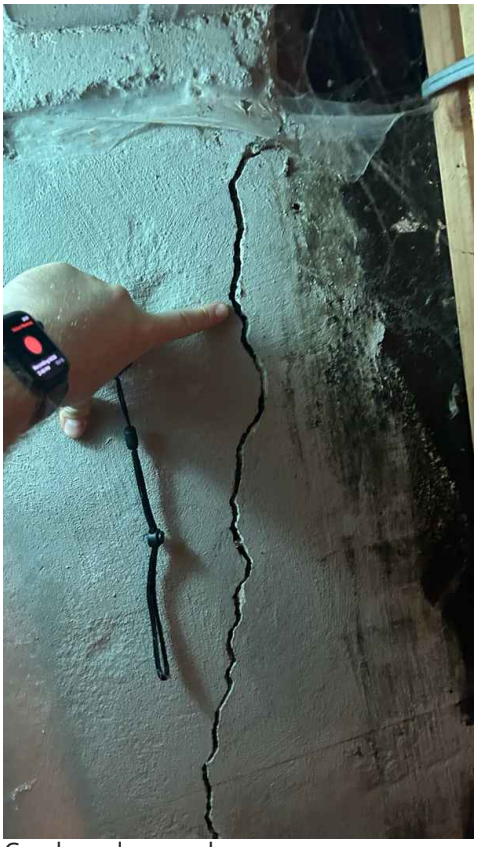
Deficiencies

4.1.1 Foundation

Significant Deficiency

FRONT CONCRETE PORCH AND FOUNDATION – UNDERMINING AND STRUCTURAL CONCERNS

The front concrete porch showed signs of undermining, likely related to negative grading in the area directing water toward the foundation. Significant cracking was observed in the basement foundation wall adjacent to the porch. While this may indicate the porch is moving independently of the main foundation, the extent of cracking warrants review by a structural engineer to determine stability and required repairs. Additional minor cracks were noted in other areas of the exterior foundation; however, the primary concern remains the significant basement crack near the porch. Correction of grading around the porch is also recommended to help limit further water intrusion and movement.



Crack under porch

Foundation crack

Undermining of porch

Minor crack

4.1.2 Foundation

Maintenance Item/ Aesthetic

FOUNDATION EFFLORESCENCE – GARAGE AND PORCH BASEMENT

Efflorescence was observed on sections of the garage foundation and in the porch basement area. This is likely due to moisture migrating through the concrete, possibly from irrigation or surface water contact. While not uncommon or immediately concerning, continued monitoring is recommended, and managing surface water away from the foundation will help reduce recurrence.

Efflorescence


Efflorescences

5: PLUMBING

Information

Supply Piping Material
Undetermined due to finishings

Drain Waste and Vent Piping Material
ABS, Metal, Cast Iron

Distribution Piping Material
Copper, Pex, Polybutylene

Location of Hot water tank
Basement

Water Heater Fuel Source/Type
Natural Gas

Age of water heater(s)
Manufactured in 2016

Location of Main Water Shut off
Undetermined

Main Gas Shut-off Location
Outside left of home

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

5.1.1 Main Water Shut-off

PRESSURE REDUCING VALVE NOT VISIBLE

Marginal Defect

No pressure reducing valve (PRV) visible - We advise to hire a plumbing contractor to add a PRV to protect fixtures, faucets and appliances from excess water pressure, which may shorten the life of fixtures, appliances, and increase the risk of leaks. Time frame: upon possession.

5.2.1 Drain, Waste, & Vent Systems

Marginal Defect

DOWNSTAIRS BATHROOM – CRACKED SINK BASIN

The sink basin in the downstairs bathroom was cracked. Replacement of the basin is recommended to restore full function and prevent further deterioration.

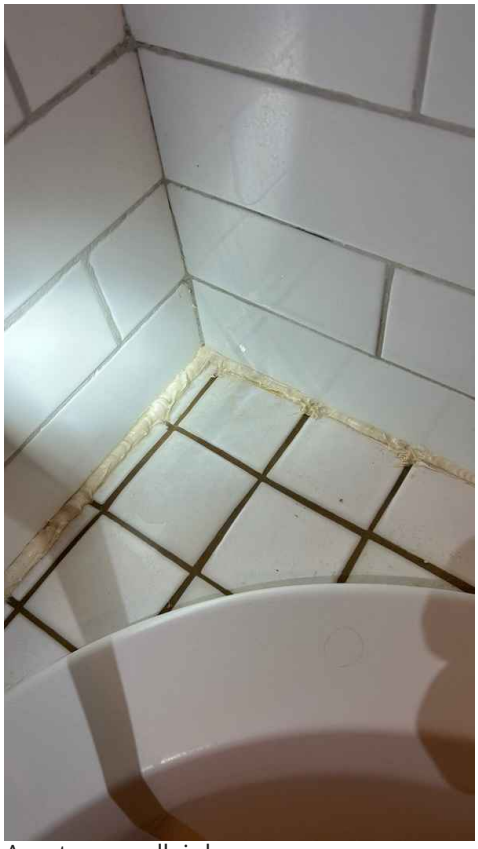
5.3.1 Distribution Systems & Fixtures

Significant Deficiency

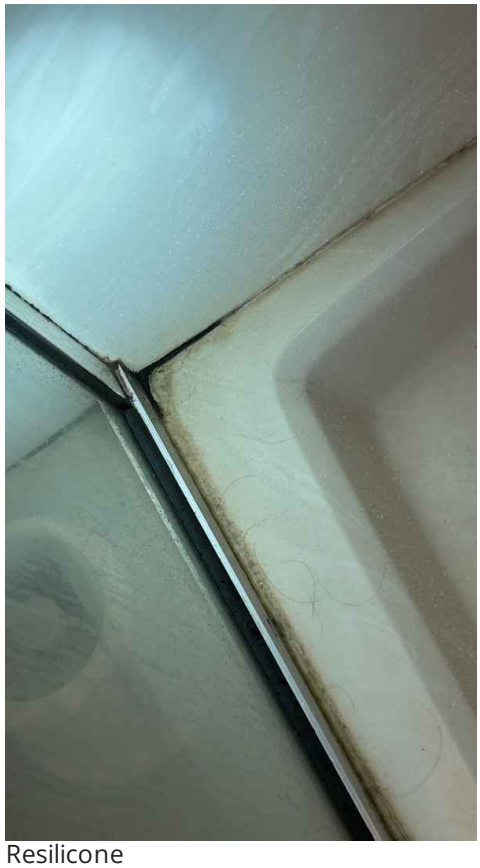
BATHROOMS – POOR CAULKING, MOISTURE CONCERNS, AND POSSIBLE HIDDEN DAMAGE

Caulking maintenance was needed throughout the home. The upstairs en-suite shower had deteriorated caulking, and the upstairs main bathroom's caulking was in very poor condition, with evidence of improper application. These conditions increase the likelihood of moisture intrusion and hidden damage behind tiled surfaces. In the basement bathroom, the stall shower showed the most concern: the adjacent baseboard was severely rotted and moisture meter readings were elevated in surrounding areas. This indicates an active leak with a high likelihood of concealed damage. Re-caulking and sealing are recommended in all bathrooms, and repairs to the basement shower should be prioritized, with further evaluation for hidden damage behind the affected areas.

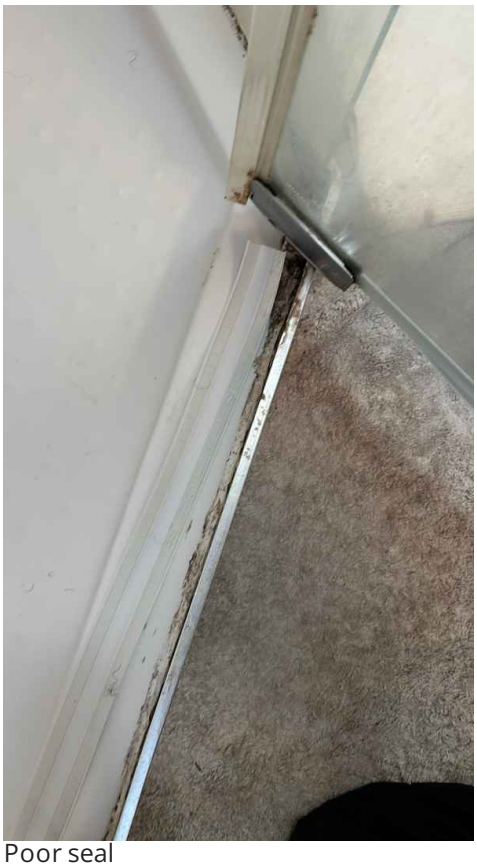
Severe rot, possible mould, hidden damage likely



Amateur caulk job



Resilicone



Poor seal

Update seal, possible replacement of stall

High moisture readings

5.3.2 Distribution Systems & Fixtures

Marginal Defect

LAUNDRY AREA – WASHING MACHINE HOSES

The washing machine in the downstairs laundry area was equipped with standard rubber hoses. Upgrading to braided stainless steel hoses is recommended, as they are more durable and significantly reduce the risk of hose rupture and water damage.

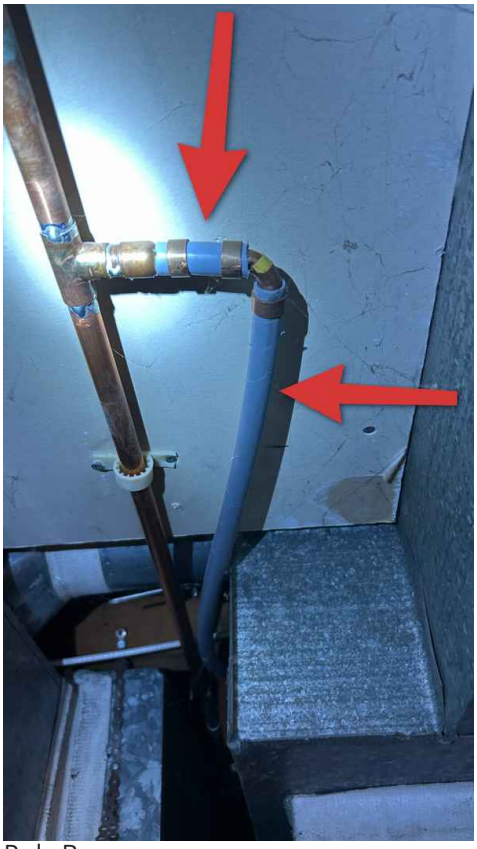
Upgrade washer hoses

5.3.3 Distribution Systems & Fixtures

Significant Deficiency

PLUMBING MATERIALS – CAST IRON, COPPER, AND POLY-B PRESENT

The home contained a mix of plumbing materials, including cast iron drain, waste, and vent piping, with portions of the sewer line also in cast iron. Cast iron piping is often past its service life and is prone to internal corrosion and eventual failure. Given the home's 1957 build era, older copper supply piping may also still be present within the walls. Copper has an expected service life of 40–60 years depending on water conditions, meaning remaining original sections could be approaching or past their useful life despite subsequent renovations. In addition, a section of polybutylene (Poly-B) piping was observed near the utility area at the furnace and hot water tank. Poly-B is considered an insurance concern due to its documented history of failures. The combination of these older and less reliable materials should be considered when planning future upgrades, and confirmation with your insurance provider is recommended before subject removal.



Poly B

Cast Iron

Cast Iron

5.3.4 Distribution Systems & Fixtures

Marginal Defect

BASEMENT KITCHEN SINK – LOOSE FAUCET WAND

The faucet wand at the basement kitchen sink could not be secured into its holder and remained sagging when not in use. Adjustment or replacement of the faucet assembly is recommended to restore proper function.

Loose faucet

5.4.1 Hot Water Systems

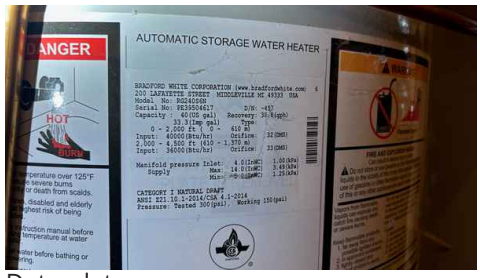
Significant Deficiency

HOT WATER TANK – 2016 UNIT, APPROACHING END OF LIFE

The natural gas hot water tank was manufactured in 2016. It was missing an expansion tank, seismic straps, and a drip pan, all of which are recommended safety features. The cold-water inlet also showed minor signs of corrosion, rusting, or possible leakage. With a typical service life of 9–12 years, this unit is approaching the end of its expected lifespan. Replacement planning is advised in the next couple years, and installation of the missing safety components should be addressed.

Rusted cold inlet possible leak

Missing safety features



Data plate

5.5.1 Fuel Storage & Distribution Systems

Significant Deficiency

BURIED OIL TANK – DOCUMENTATION AND FURTHER VERIFICATION RECOMMENDED

Documentation provided indicated that a buried oil tank on the property has been declared, cleaned, and filled with sand. While this is positive, environmental liability can still be significant if remediation was not completed properly. It is recommended to obtain further verification of the work performed, including who carried it out and whether it was properly certified. A soil test may also be beneficial to confirm no contamination remains, as cleanup costs and environmental responsibility could fall on the property owner.

6: ELECTRICAL

Information

Service Size (amperage) *
100amps

Main Panel/ Main disconnect Location *
Basement Suite Kitchen

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), CO alarms present (not tested), Inadequate Coverage

Room For Additional Breakers in Panel?
No

Service Entrance and Location
Overhead, Rear Left side of home

Panel Manufacturer
Federal Pioneer

Panel Type
Circuit Breaker

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Storage, Finished Areas, Insulation, Out of date receptacles

General / Limitations

CIRCUIT LABELS

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

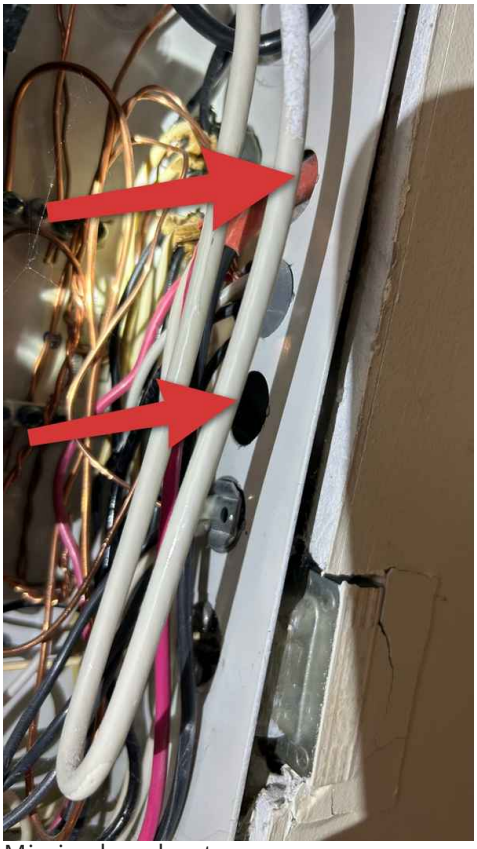
Deficiencies

6.1.1 Panels, Service Entrance and Main Disconnect

Significant Deficiency

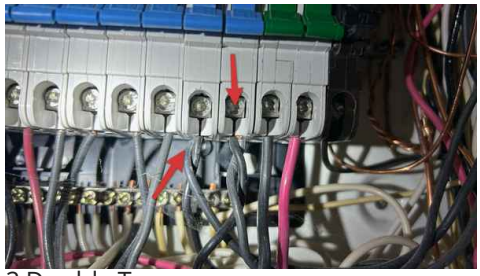
ELECTRICAL SERVICE – 100 AMP MAIN, UNDERSIZED FOR HOME

The home was equipped with a 100-amp main electrical service. Within the panel, two double taps, a terminated conductor, and two missing knockouts were observed. The panel was also completely full, with no available space for additional breakers. For a house of this size (six to seven bedrooms), a 100-amp service is undersized for the electrical demand and number of potential occupants. Upgrading the service size is strongly recommended, along with consideration of splitting circuits between a main panel and sub-panel(s) to better accommodate the home’s layout and provide safer, more reliable electrical distribution.

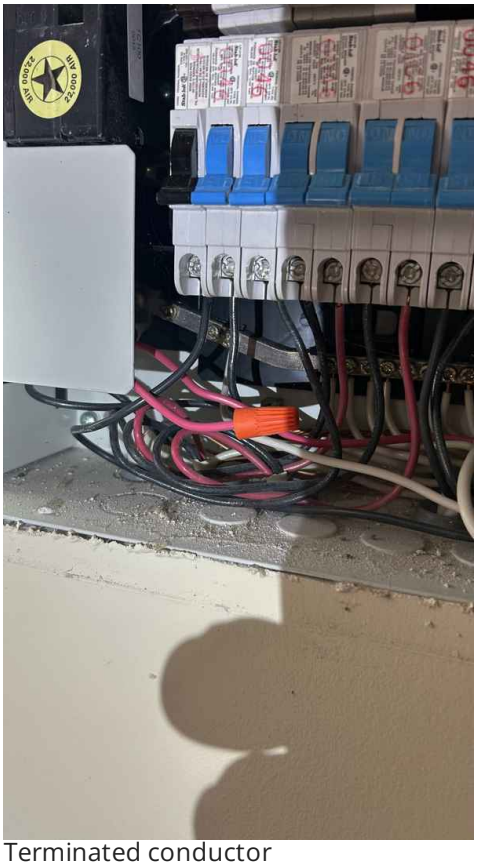


Missing knockouts

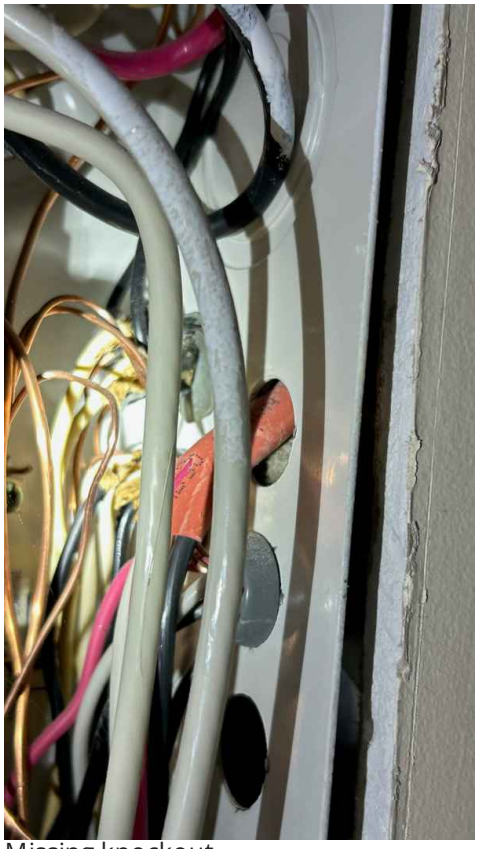
Panel Photo/ Full panel



2 Double Taps



Terminated conductor



Missing knockout

6.3.1 Smoke and Carbon Monoxide Detectors

SMOKE AND CARBON MONOXIDE DETECTORS – INCOMPLETE COVERAGE AND AGE CONCERNS

Significant Deficiency

The upstairs level was equipped with a single smoke detector in the common area, expiring in 2029. The downstairs had smoke and carbon monoxide detectors present, though at least one unit appeared significantly aged and may be past its service life. Current safety standards recommend smoke detectors in all sleeping rooms, as well as smoke and carbon monoxide detectors in common areas and near fuel-burning appliances. For life safety, installation of new, up-to-date detectors in the recommended locations is strongly advised immediately upon possession.

Expired CO detector

Add detectors to bedrooms

6.4.1 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

FRONT ENTRY DOORBELL – NOT FUNCTIONAL

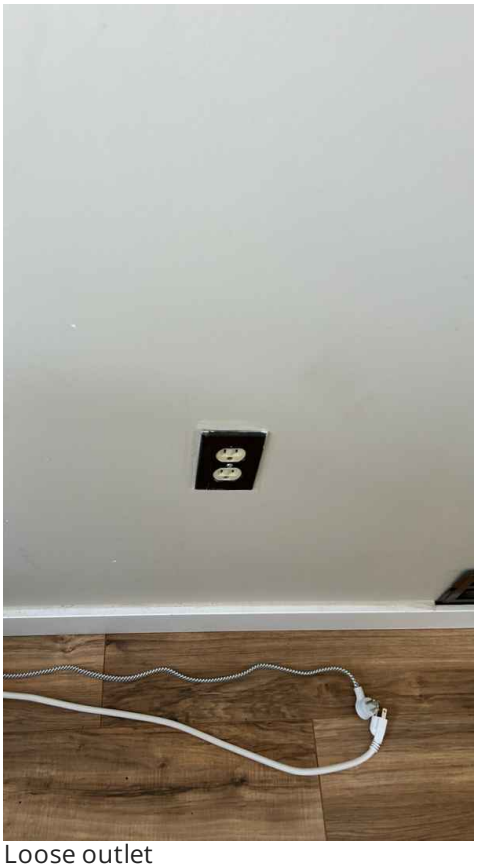
The doorbell at the front entry was not operational at the time of inspection. Repair or replacement is recommended if desired for convenience and functionality.

6.4.2 Fixtures, Switches & Receptacles

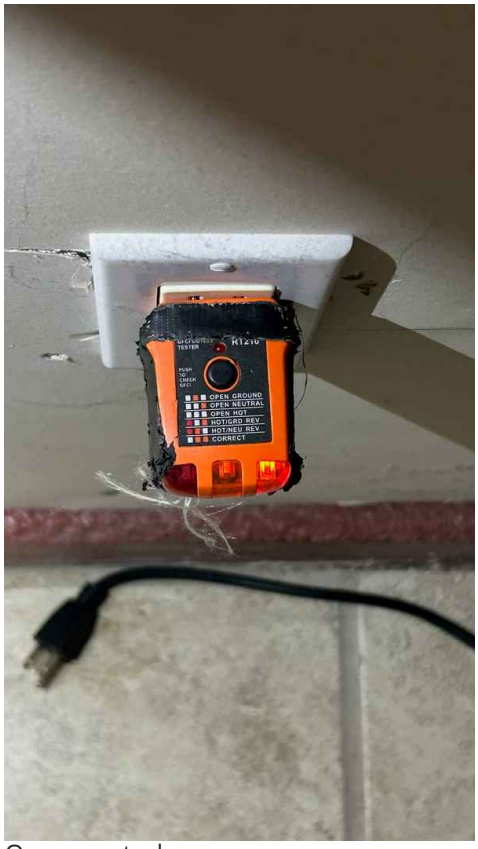
Marginal Defect

ELECTRICAL SYSTEM – OUTDATED AND DEFICIENT OUTLETS/ SWITCHES

Several electrical concerns were noted throughout the home. Some outlets were of the older two-prong style without a ground connection and should be updated for safety and modern use. No GFCI protection was present in the kitchens, and a few outlets around the home were loose. Missing cover plates were also observed, and one outlet tested as having an open neutral. These conditions reduce electrical safety and functionality. General electrical cleanup and upgrades by a licensed electrician are recommended.



Loose outlet



Open neutral

Outdated outlet

Unattached switch

7: INTERIOR

Information

Window Construction*
Single Paned Wood: Casement and Fixed, Vinyl: Sliders-Awning-Casement , Vinyl fixed

Major Floor Finishes*
Hardwood, Tile, Vinyl, Linoleum

Major Wall Finishes
Plaster/Drywall

Major Ceiling Finishes*
Plaster/drywall

Door Material/Type
Hinged, Folding closet doors

Window Glazing
Double Glazed, Single 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

Maintenance Item/ Aesthetic

INTERIOR DOORS – GENERAL DAMAGE AND LOOSE HARDWARE

Several interior doors were noted to be in poor condition. Issues included loose hardware, a door with a hole in it, and others with damage such as flaking or deterioration at the bottom. Most doors were of a hollow-core style and showed wear consistent with age and use. Repair or replacement of damaged doors and adjustment of loose hardware is recommended for proper function and appearance.

7.2.1 Windows

Significant Deficiency

WINDOWS – MIXED AGES, MISSING FLASHINGS, AND REPLACEMENT RECOMMENDED

The home was equipped with a mixture of updated vinyl windows and older single-pane casement or fixed units. In one bedroom, a window was entirely missing and had been boarded over. None of the windows were equipped with exterior flashings, instead relying on exterior-grade sealant, which provides less durable protection against water intrusion. Many of the single-pane wood-framed windows were inefficient, showed signs of wear, and were difficult to operate due to loose hardware or early stages of exterior frame rot. These conditions reduce energy efficiency and durability. Replacement of older and deteriorated windows, along with proper flashing installation, is recommended in the near future.


Rotting frames


Missing pane


Single pane windows


Missing flashing

7.2.2 Windows

Maintenance Item/ Aesthetic

BATHROOM WINDOW – SEVERELY PEELING PAINT ON FRAME

One of the upstairs bathroom window frames exhibited severely peeling paint. This condition leaves the wood vulnerable to moisture intrusion and deterioration. Scraping, priming, and repainting are recommended to protect the frame and restore its appearance.

7.3.1 Floors

Marginal Defect

PRIMARY EN-SUITE – HEATED FLOOR NOT OPERATIONAL

The heated floor in the primary en-suite bathroom was not functional at the time of inspection, with no power detected at the system. As a result, its operation could not be confirmed. Further evaluation and repair by a qualified contractor is recommended if use of the heated floor is desired.

Infloor heat not functional

7.4.1 Walls

Marginal Defect

LAUNDRY ROOM – NOTCHED WALL STUD

In the unfinished wall of the laundry room, one wall stud had been notched to accommodate plumbing. While this is not uncommon, notching can reduce the structural strength of the stud. Monitoring is recommended, and reinforcement or installation of a protective plate may be considered to maintain wall integrity.

Cut stud

7.5.1 Ceilings

Maintenance Item/ Aesthetic

INTERIOR – GENERAL COSMETIC ISSUES

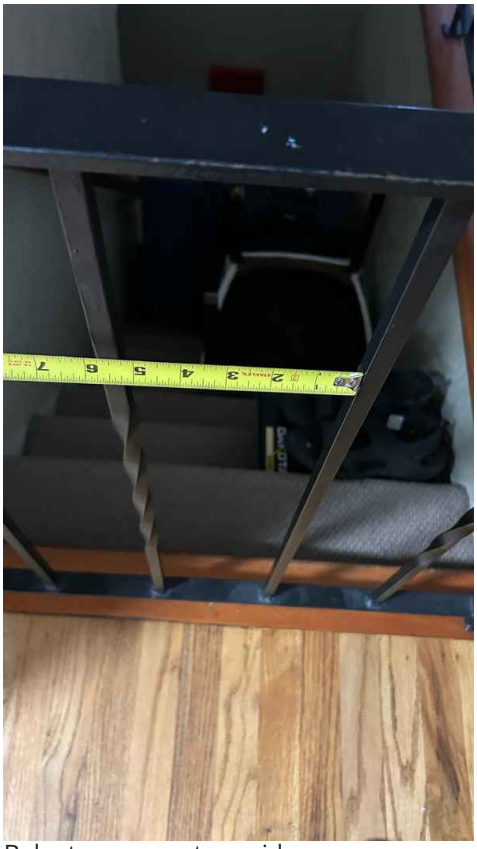
Various cosmetic issues were noted throughout the home. These included ceiling stains and cracks, patched areas in one of the bedrooms, an unprotected light fixture in the basement kitchen, and what appeared to be surface water stains in the basement bathroom. These concerns are largely cosmetic in nature but reflect general wear and maintenance needs.

7.6.1 Steps, Stairways & Railings

Significant Deficiency

STAIRCASE TO LOWER LEVEL – SAFETY CONCERNS AND LIMITATIONS

The top-floor staircase leading to the lower level was not in use, as the home was divided into separate suites. The stairway was obstructed by storage, limiting access and preventing full inspection. The door at the bottom of the hallway could not be tested and appeared either seized or deadbolted. Safety concerns included the absence of a light fixture over the stairwell, a loose handrail, and baluster spacing greater than 4 inches, which poses a risk for children. Due to the storage limitations and restricted access, a full evaluation of this stairway could not be completed.



Baluster spaces too wide

Limitation

7.7.1 Countertops & Cabinets

Maintenance Item/ Aesthetic

CABINETRY – AGED BUT FUNCTIONAL

The cabinetry throughout the home was aged and showed signs of wear. While generally functional, operation was less than ideal, with components showing their age. Replacement or upgrades may be considered for improved functionality and appearance.

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type
High efficiency Gas Furnace

Heat System Energy Source
Natural Gas

Combustion Air Source
Outside- sealed combustion

Exhaust Venting Method
Direct Vent- Sealed Combustion

Chimney/ Venting Material
System 636

Ductwork
Non-insulated

Limitations

General / Limitations

HEATING SOURCES – INSPECTION LIMITATION

Due to beds, storage, and personal belongings obstructing access, confirmation of heat sources in all bedrooms was not possible. While heating appeared present in the accessible areas of the home, hidden or concealed conditions may exist that could not be verified during the inspection.

Deficiencies

8.1.1 Equipment

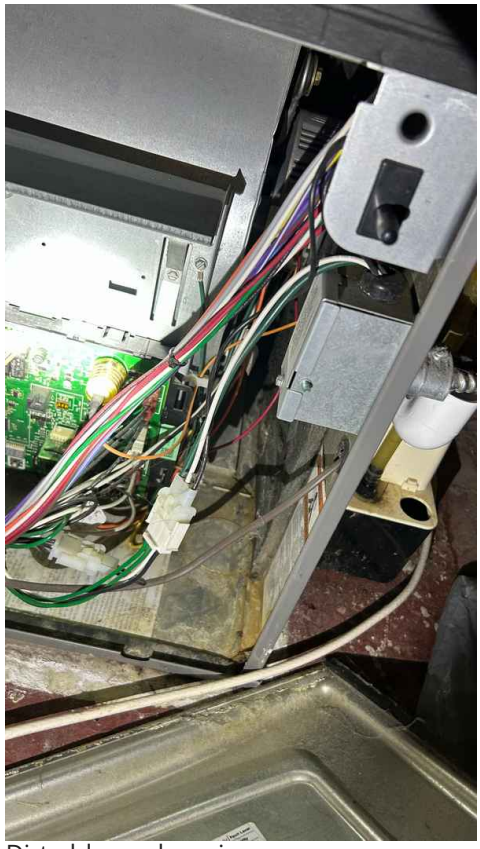
Significant Deficiency

FURNACE SYSTEM – RUST, DIRTY COMPONENTS, AND LIMITED THERMOSTAT CONTROL

The furnace unit, manufactured in 2017, showed rusting within the housing, likely from a condensate drain leak. The blower housing was also dirty, and the air filter in place was the incorrect size, being too long for the compartment. Only one thermostat was present to control the system; without zone control, additional thermostats cannot be added, which may be inconvenient for regulating temperatures across different levels of the home. Servicing the furnace is recommended to address the rust, clean the blower housing, and install the correct filter size to ensure proper function and efficiency.

Rusted furnace housing

Incorrect filter



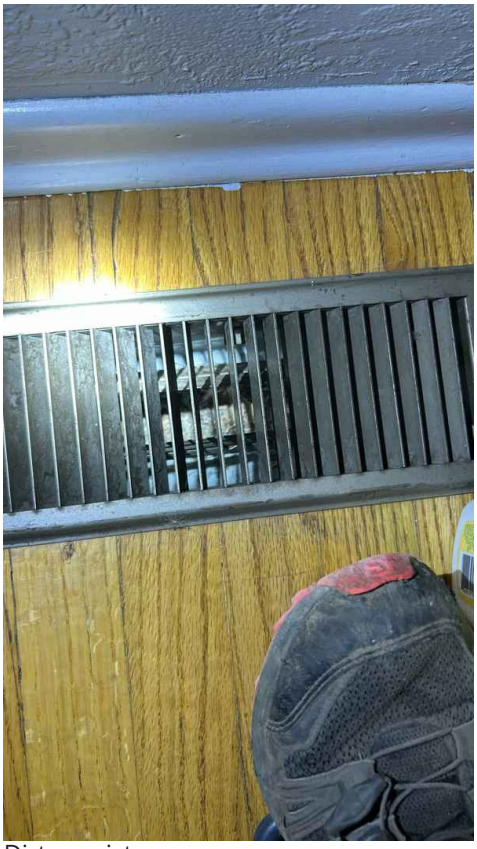
Dirty blower housing

8.3.1 Distribution Systems

Maintenance Item/ Aesthetic

HEATING SYSTEM – DIRTY SUPPLY REGISTERS

Several supply and return registers for the heating system were noted to be dirty and contained visible debris. Cleaning of the registers and ducts is recommended to improve air quality and ensure efficient system operation.


Dirty register


Dirty return duct

8.3.2 Distribution Systems

Marginal Defect

FURNACE DUCTING – ASBESTOS TAPE PRESENT

Sections of the furnace ducting were wrapped with asbestos-containing tape. This material is generally not a concern if left undisturbed; however, disturbing or damaging it can release asbestos fibres. Encapsulation products are available to seal the tape if desired. Professional remediation may also be considered if future renovations or duct work are planned.


Asbestos Tape

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.

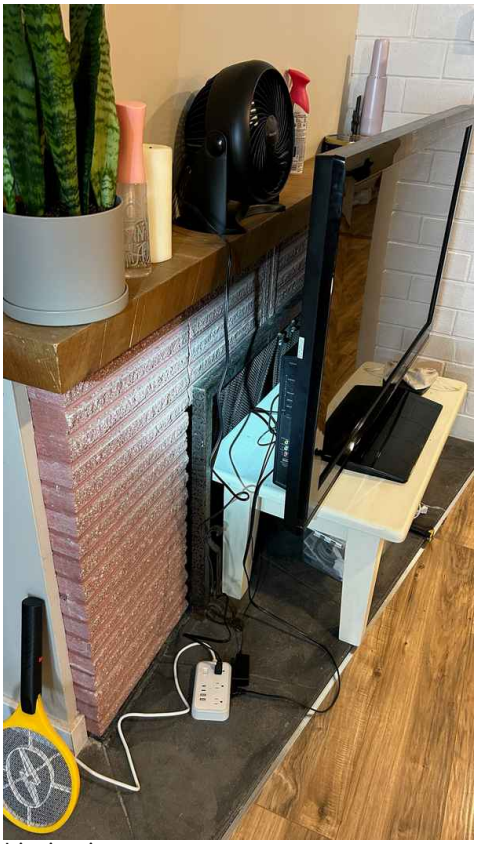
Deficiencies

9.1.1 Service/Inspection

Significant Deficiency

FIREPLACES – WET INSPECTION RECOMMENDED

The home contained two fireplaces, both of which appeared unused for an extended period. Due to storage and tenant belongings, both fireplaces were largely inaccessible and could not be fully inspected. Before use, a WETT (Wood Energy Technology Transfer) inspection is required for insurance purposes and to confirm safe operation.


Limitation


Limitation


WETT inspection required

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces *
Fiberglass batt, Rock Wool, Kraft paper (no continuous vapour barrier observed

Insulation Type/ Material(s)
Rock Wool, Fiberglass, Batt

Attic Intake Ventilation Method
Soffit Vents

Attic Exhaust Ventilation Method
Ridge Vents

House Mechanical Ventilation System
N/A

Bathroom Exhaust Fans
Vented to Exterior

Kitchen Exhaust Fans
Vented to Exterior, Suite fan didnt work

Method used to Inspect Attic
Viewed from hatch

Attic Access Location
Closet, Bedroom

Deficiencies

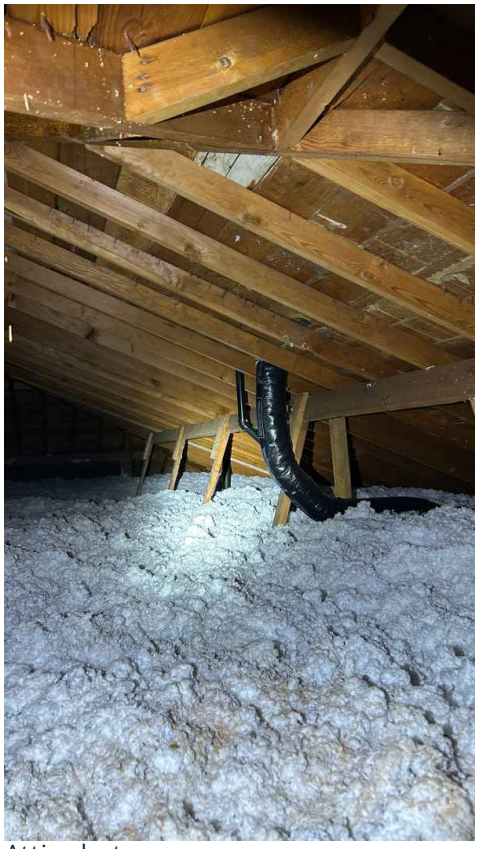
10.1.1 Attic

Marginal Defect

ATTIC SPACE – INSULATION AND MISSING VAPOUR BARRIER

The attic space appeared clean, with loose fibreglass insulation placed over older rockwool. No staining was observed. However, a continuous vapour barrier was not detected; while some old kraft paper may be present, it is not continuous due to the presence of ceiling joists. A few insulation voids were also noted, particularly near the attic hatch and confirmed later with thermal imaging. Improving insulation coverage and installing a proper vapour barrier would enhance energy efficiency and help control moisture migration.


Kraft paper


Attic photo


Attic photos

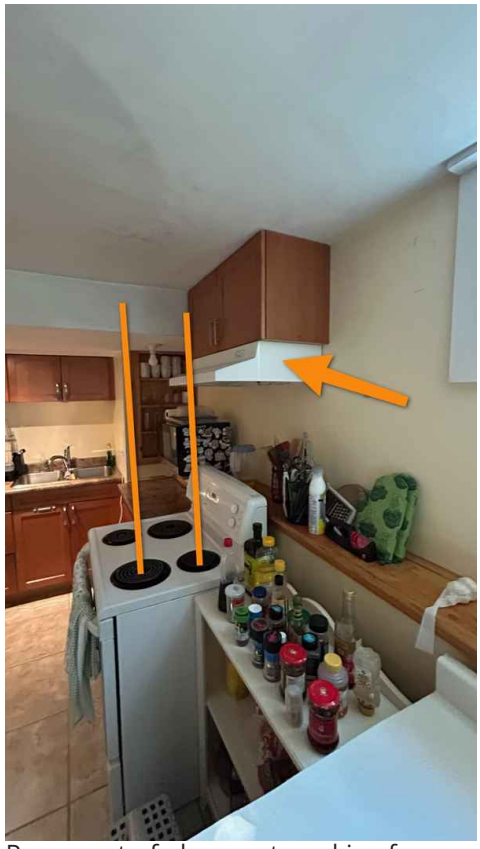

Attic photos

10.4.1 Mechanical Exhaust Systems

BASEMENT KITCHEN – INEFFECTIVE HOOD VENT

Marginal Defect

The basement kitchen hood vent appeared to be ducted to the exterior but was not functioning at the time of inspection. In addition, the stove was positioned too far from the hood vent for it to operate effectively, even if restored to working condition. As currently configured, the hood vent provides little benefit for ventilation or smoke removal. Relocation or reconfiguration would be required for effective use.



Range out of place, not working fan