WATCHTOWER
HOME INSPECTIONS

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RESIDENTIAL REPORT

[redacted]

Inspector
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[redacted]

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Style
Multi-level

Temperature (approximate)
24 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.**

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

Knob-n-Tube Wiring (pre 1950)

Knob and tube wiring was commonly used in homes built before 1950. Although none was found on the day of inspection, the buyer is advised they may come across it hidden in walls, attic or crawlspace if doing renovations. Do not touch it and have it removed by an electrician immediately if found.

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

Soffit Finishes
Box Vent

Walkway Leading to Dwelling Entrance
Concrete

Surface Grading
Generally Flat, Driveway slopes towards home

Lot Surface, Stairwell or Driveway drains
Present

Siding Material*
Wood

Exterior Door Material/Type
Hinged

Fascia Materials/ Finishes
Paint/ Stain

Roof Water Discharge
Below Grade, Above Grade

Outdoor Structures
Deck with Steps

Driveway Material
Concrete

Garage Car Door
Wood

Above Grade Risers or Stand pipes Materials
Concrete

Limitations

General / Limitations

VEGETATION AROUND HOME

A wall and foundation area covered with vines or shrubs cannot be fully inspected. Recommend observing covered spots when access is granted after possession.

General / Limitations

FOUNDATION DRAIN SYSTEM BELOW GRADE

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

General / Limitations

ASK SELLER HISTORY PERTAINING TO PERIODS OF INTENSE RAIN

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

General / Limitations

UNABLE TO DETERMINE SOIL CHARACTERISTICS AROUND HOME

Since the inspection is purely visual, there is no way to determine the characteristics of the soil all the way down to the footings. If the ground around the building is extremely porous (sand or gravel, for example), water will drain through sand or gravel very quickly rather than run across the surface away from the structure.

General / Limitations

DECK INSPECTION LIMITATION DUE TO OBSTRUCTIONS

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

Vegetation, Grading, Drainage & Retaining Walls (Information)

SURFACE GRADING LIMITATIONS

The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. It cannot be guaranteed of this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. It is recommended to consult with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Exterior Doors

GARAGE DOOR OPERATION – INSPECTION LIMITATION

The garage door was not operated during the inspection due to its age and the presence of numerous personal belongings obstructing access. As a result, the condition and functionality of the door and opener (if present) could not be assessed. Further evaluation is recommended once the area is cleared and safe to access.

Deficiencies

2.1.1 Siding, Flashing & Trim

Maintenance Item/ Aesthetic

LOCALIZED DECAY AT GARAGE TRIM

A small area of decay was observed on the garage trim, likely due to prolonged moisture exposure. While the damage appeared minor at the time of inspection, repair or replacement of the affected section is recommended to prevent further deterioration.


Trim rot

2.1.2 Siding, Flashing & Trim

Marginal Defect

SIDING CLEARANCE AND GARDEN BED AGAINST FOUNDATION

On the left-hand side of the home, a section of siding was installed too close to grade, which can promote moisture wicking and potential material deterioration. Additionally, a garden bed was positioned directly against the foundation wall in this area. While common in landscaping, this arrangement can allow water to accumulate and gradually seep into the foundation over time. Improving siding clearance and reconfiguring the garden bed to direct water away from the structure is recommended upon possession to help protect the building envelope.


Siding too close to grade, Garden bed against foundation

2.1.3 Siding, Flashing & Trim

Maintenance Item/ Aesthetic

VEGETATION IN CONTACT WITH EXTERIOR SIDING

Vegetation was observed in direct contact with the exterior siding in multiple areas around the home. Plant growth against the siding can trap moisture, promote deterioration of materials, and provide a pathway for pests. Trimming back vegetation to allow for adequate airflow and clearance is recommended upon possession as part of routine exterior maintenance.


Trim vegetation back 3 feet

2.2.1 Decks, Balconies, Porches & Steps

Marginal Defect

DETERIORATED SUPPORT POST AT CARPORT

At least one support post at the front carport was visibly deteriorated and exhibited rot. The structure could be moved slightly by hand, indicating compromised stability. Replacement of the affected post is recommended to maintain structural support and prevent further deterioration.

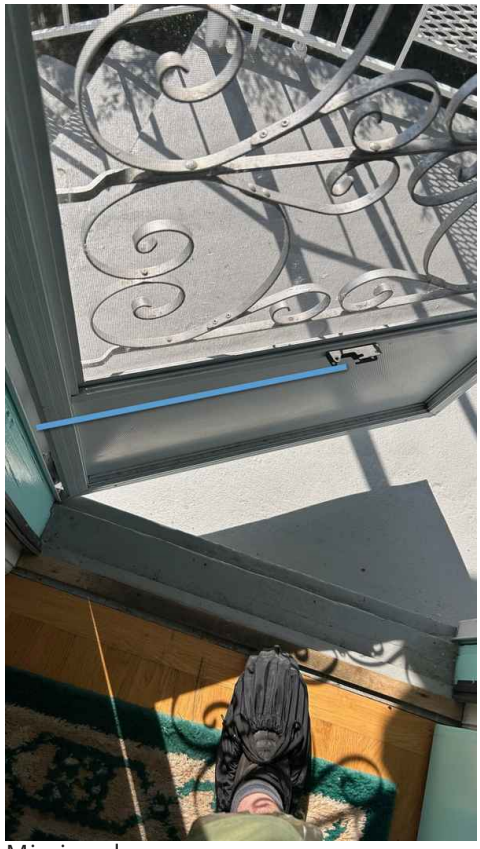

Rotted post

2.3.1 Exterior Doors

Maintenance Item/ Aesthetic

MISSING GAS CLOSER – SIDE ENTRY STORM DOOR

The side entry storm door was missing its gas closer, which assists in the controlled opening and closing of the door. Without this component, the door may swing freely, increasing the risk of damage or injury from sudden movement. Installing a new gas closer is recommended upon possession to restore safe and proper function.



Missing closer

2.3.2 Exterior Doors

Marginal Defect

REAR BASEMENT ENTRY DOOR – SEALING AND FIT ISSUES

The exterior rear entry door from the basement, along with the adjacent stairway, exhibited sealing concerns. Visible light was observed around the door edges, indicating poor weathersealing, and the door slid against the concrete when operated, suggesting misalignment or improper fit. These conditions may allow drafts, moisture, or pests to enter the home. Adjustment of the door and installation of appropriate weatherstripping are recommended upon possession to improve energy efficiency and functionality.

Add weather stripping and adjust

2.4.1 Walkways, Patios & Driveways

Marginal Defect

CRACKING OBSERVED AT RETAINING WALLS FLANKING DRIVEWAY

The driveway was bordered by two large retaining walls, with the slope directing towards the garage. Several notable cracks were observed in these retaining walls, which may indicate movement or ongoing stress. Further evaluation by a geotechnical engineer is recommended to assess the condition and provide guidance on any necessary repairs or maintenance.

2.4.2 Walkways, Patios & Driveways

Significant Deficiency

FALL AND TRIP HAZARDS AROUND PROPERTY

Several potential fall and trip hazards were noted around the property. These included a lack of guardrails at the retaining walls flanking the driveway, wide baluster spacing on the stair railings for the deck, and open gaps between interior steps. These conditions may pose a risk, particularly to children and individuals with mobility challenges. Installing appropriate guardrails, modifying railing spacing, and addressing interior stair gaps is recommended to reduce the likelihood of injury.

Baulaster spaces too wide

Fall hazard

Fall hazard

Fall hazard

2.5.1 Eaves, Soffits & Fascia

DAMAGED SOFFIT VENT SCREEN

Maintenance Item/ Aesthetic

One soffit vent was observed to have a torn screen, which may allow pests or debris to enter the attic space. Replacing or repairing the damaged screen is recommended upon possession to help maintain proper attic ventilation while preventing unwanted intrusion.

Damaged soffit screen

2.6.1 Grading, Drainage and Lot Surfaces

Significant Deficiency

CONCRETE PERIMETER DRAINAGE AND SLOPED DRIVEWAY

The property's perimeter drainage system appears to be constructed of concrete, a material prone to ageing, root intrusion, and collapse. The sloped driveway directing water toward the garage further increases the importance of proper drainage. A perimeter drain scope is recommended prior to subject removal to confirm that the system is functioning effectively and free of blockages or damage.


Driveway slopes toward home


Scope perimeter drains


Scope drains before subject removal

2.6.2 Grading, Drainage and Lot Surfaces

Maintenance Item/ Aesthetic

DOWNSPOUT TERMINATING NEAR FOUNDATION – REAR DECK AREA

At the back right corner of the property near the rear deck, a downspout was observed terminating too close to the foundation. Downspouts that discharge in close proximity to the structure can contribute to water pooling near the foundation, increasing the risk of moisture intrusion into the crawlspace or basement. Extending this downspout at least 6 feet away from the home is recommended upon possession to improve drainage and protect the building envelope.


Extend downspout

3: ROOF

Information

Covering Material*
Torch on Modified Bitumen, Architectural Laminate Shingle

Inspection Method*
Walked on roof

Gutter Material
Aluminum

Chimney Construction
Site Built Masonry

Flashing Material
Woven asphault valleys, Aluminum

Limitations

General / Limitations

GENERAL QUALITY AT TIME OF INSPECTION

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

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

Deficiencies

3.1.1 Coverings

Significant Deficiency

ADVANCED ROOF DETERIORATION AND EVIDENCE OF LEAKAGE

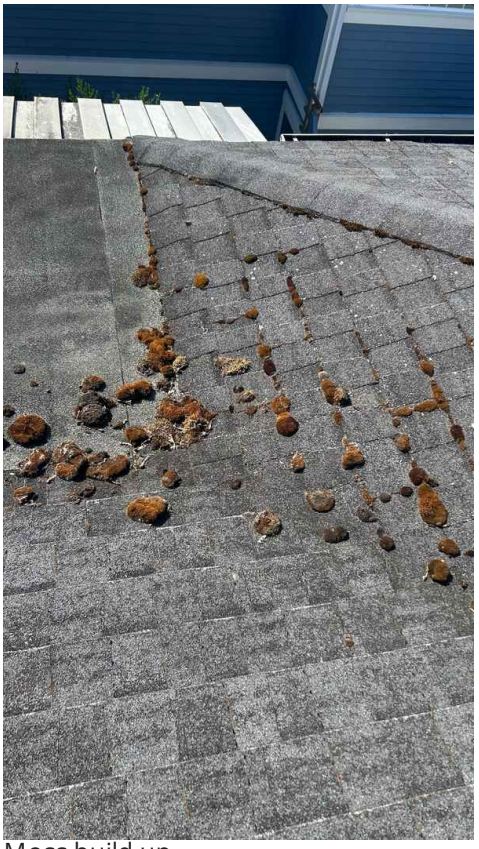
While one section of the roof appeared to have been replaced, the majority of the roofing showed significant deterioration. Widespread granular loss, exposed fibreglass matting, moss build up, exposed fasteners and torn shingles were observed throughout, indicating the roof is well beyond its serviceable life. A woven shingle valley was present, which is a less durable method of valley construction and can be prone to premature wear.
Several roof vents were improperly detailed, with tab shingles installed over top instead of properly integrated flashing. The angle and positioning of these shingles can allow water to pool around the vent openings, increasing the likelihood of moisture intrusion into the attic space over time. The flashing at the chimney was also noted to be inadequate, as outlined in a separate section of this report.
Evidence of moisture intrusion was observed in the attic during the inspection, further confirming active or past leakage. Full replacement of the majority of the roof is strongly recommended almost immediately upon possession to prevent ongoing water damage and restore the integrity of the building envelope.


Water will pool and leak here


Woven valley


Torn shingle


Poorly installed vent


Moss build up


Exposed fiberglass matting

3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN, FLASHING, AND MASONRY CONCERNS

Significant Deficiency

The masonry chimney was topped with an insufficient crown, currently consisting of what appeared to be an asphalt-based material and shingles (shingles need to be at a slope to appropriately shed water). This type of crown is prone to deterioration and may not provide long-term protection against water intrusion. Additionally, the flashing at the chimney base was incomplete and lacked visible counter-flashing (cap flashing), leaving it vulnerable to moisture ingress. The installation did not appear to be professionally finished and may require repair, replacement or maintenance.
On the lower roof portion, a stepped section of masonry was observed, which creates a surface prone to holding water on the brick surface and against the siding. This condition may accelerate wear or lead to moisture infiltration at the masonry joints and wood siding. Additionally, brickwork adjacent to grade was noted—brick is porous and can absorb moisture, increasing the risk of saturation and long-term deterioration. Evaluation by a qualified mason is recommended upon possession to assess these conditions and implement corrective measures to improve water management and durability.


Flat areas will collect water


Gap, not flashed with metal, will leak in winter


No cap flashing, Severe moss build up

Shingles as crown, Will leak in winter

4: STRUCTURE & FOUNDATION

Information

Foundation Material*
Poured Concrete

Exterior Wall Construction*
Wood Stud

Floor Construction*
Wood Beams, Wood Joists

Roof and Ceiling framing*
Trusses, Ceiling Joist

Inspection Method*
Attic Access, From hatch, Visual

Configuration
Basement

Basement/Crawlspace Floor
Finished, Concrete

Slab or Basement Drain
Present

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Wall Coverings, Storage, Ceiling Coverings, Floor Coverings, 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

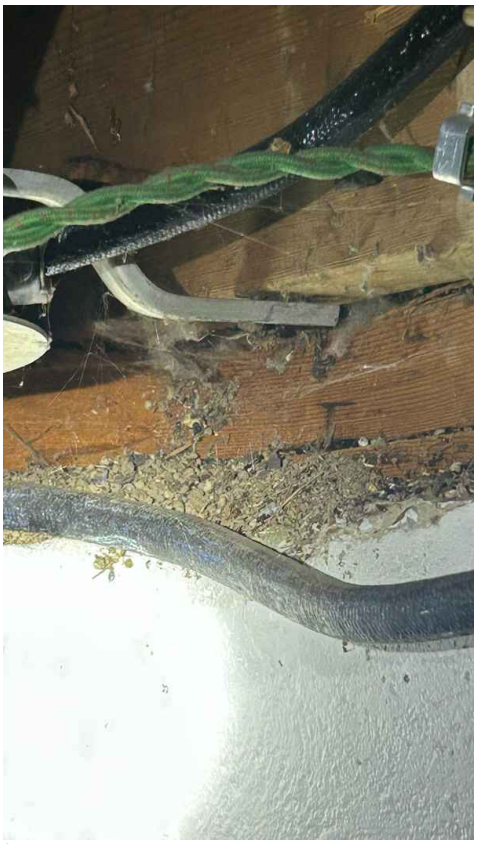
4.2.1 Floor Structure

Marginal Defect

UNSEALED SILL PLATE AND POTENTIAL PEST ENTRY – BASEMENT PERIMETER

Along the perimeter of the basement, the wood sill plate did not appear to be fully sealed against the concrete foundation. In some areas, shims had likely been used to level the build surface, creating small gaps between the sill plate and foundation wall. These openings may be contributing to minor pest entry, as some insect nesting activity was observed.

Before undertaking any renovations, it is recommended to seal the sill plate using an appropriate gasket, spray foam insulation, or similar air-sealing method. This will help reduce pest intrusion and improve the overall energy efficiency of the basement space.



Insect nest

Sill gap

Sill gap

5: PLUMBING

Information

Supply Piping Material
Copper

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

Distribution Piping Material
Copper, Pex, PVC Outside for hose bibs

Location of Hot water tank
Basement

Water Heater Fuel Source/Type
Electric

Age of water heater(s)
Manufactured in 2021

Location of Main Water Shut off + Photo
Basement

The valve is not operated to test its functionality.

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.

General / Limitations

LIMITATION: SEPTIC & WELL SYSTEM INSPECTION BEYOND SCOPE

The inspection of the septic system or well system, if present, is beyond the scope of a standard home inspection, as this assessment is limited to a purely visual evaluation of accessible components. Septic systems and well systems require specialized testing to evaluate their condition, functionality, and maintenance needs, which could reveal issues not detectable during a visual inspection. It is recommended that the buyer conduct due diligence by hiring a qualified septic professional to perform a comprehensive septic scope and assessment, if desired, to ensure the system's reliability. Limitation

Deficiencies

5.1.1 Main Water Shut-off

Marginal Defect

NO VISIBLE PRESSURE REDUCING VALVE AND CORROSION ON MAIN WATER LINE

There was no visible pressure reducing valve (PRV) installed on the main water supply line at the time of inspection. A PRV helps regulate high municipal water pressure and protect the plumbing system from excessive stress. Additionally, the copper main water line showed signs of green corrosion at the point of entry through the foundation wall, which may indicate minor moisture interaction or early oxidation. Installation of a PRV and further evaluation of the corrosion by a licensed plumber are recommended upon possession to ensure long-term system integrity and performance.


Corrosion


No PRV valve

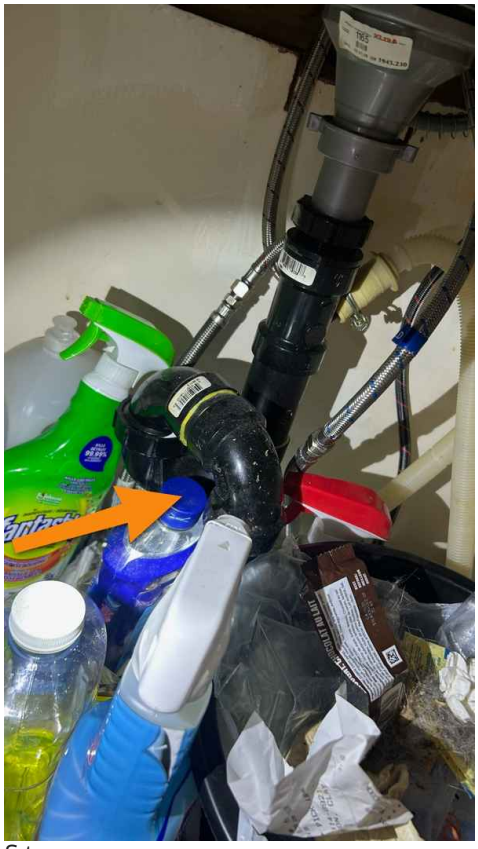
5.2.1 Drain, Waste, & Vent Systems

Marginal Defect

S-TRAPS OBSERVED AT KITCHEN AND LAUNDRY SINKS

S-trap style drain configurations were observed beneath both the kitchen sink and the laundry sink, connected with ABS piping. S-traps are prone to siphoning, which can lead to loss of the water seal in the trap and allow sewer gases to enter the living space. Replacement with a properly vented configuration is recommended upon possession by a licensed plumber to ensure safe and effective drainage.


S trap

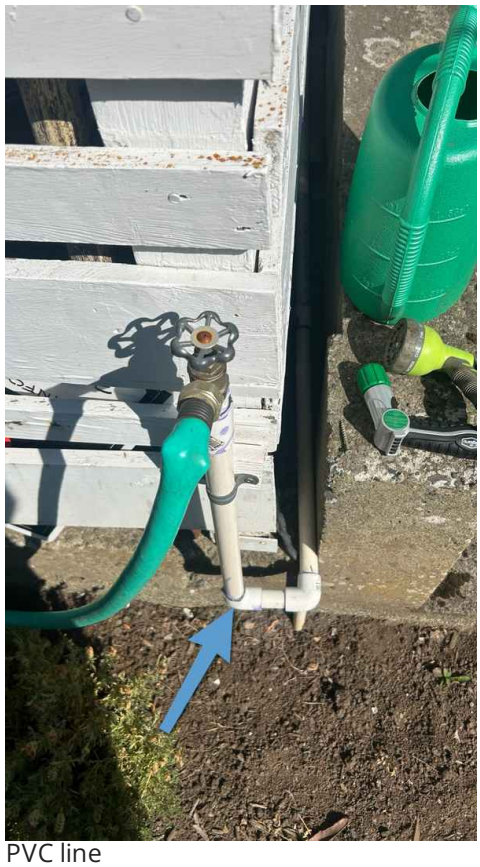

S trap

5.3.1 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

PVC SUPPLY LINE AT EXTERIOR HOSE BIB

A PVC pipe was observed supplying an exterior hose bib. This material is vulnerable to damage from freezing temperatures and prolonged UV exposure, which may accelerate deterioration over time. Covering the exposed piping is recommended to limit UV damage, and upgrading to frost-resistant hose bibs throughout the property may help reduce the risk of freeze-related failures.


PVC line

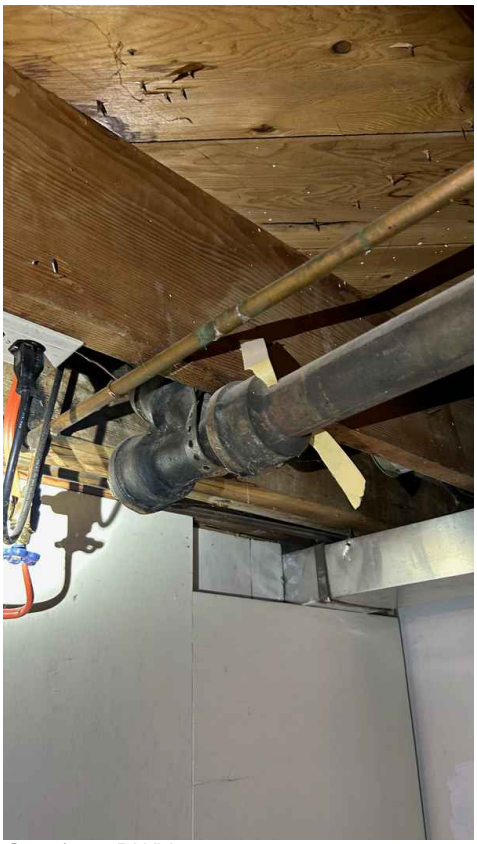
5.3.2 Distribution Systems & Fixtures

Significant Deficiency

AGED COPPER SUPPLY LINES AND CAST IRON DRAINAGE COMPONENTS

Given the 1948 construction date of the home, there is a likelihood that some original copper supply piping remains within the wall assemblies, despite substantial renovations over the years. Copper piping of this age may be approaching the end of its expected service life, particularly if the water supply is corrosive.

Additionally, limited sections of cast iron drain, waste, and vent (DWV) piping were observed, including one active vent stack on the roof. Cast iron is known to deteriorate from the inside out over time and is generally considered beyond its useful life in residential systems. While most of the cast iron piping appears to have been replaced, the remaining sections should be monitored, as aging DWV materials can be a concern for both functionality and insurance eligibility. Evaluation by a licensed plumber is recommended if replacement or upgrades are desired.



Cast iron DWV

Cast Iron

5.3.3 Distribution Systems & Fixtures

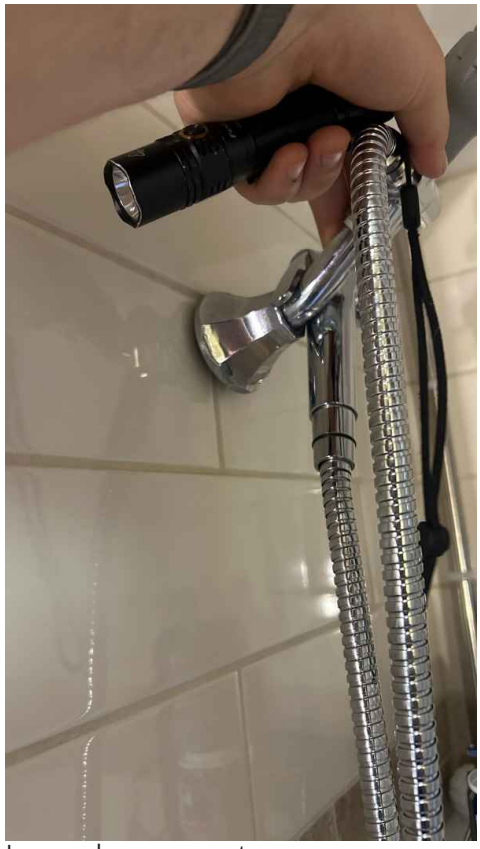
Maintenance Item/ Aesthetic

UNSTABLE SHOWER PIPE, POOR DIVERTER FUNCTION, AND SILICONE MAINTENANCE NEEDED

The shower pipe was observed to be wobbly and unstable, which may lead to strain on the plumbing connections behind the wall if not addressed. Additionally, the silicone sealant around the rim of the tub was deteriorated and in need of refreshing to prevent water from seeping behind the surround. The shower diverter was not functioning properly, as water continued to flow from the tub spout when the diverter was engaged. Securing the shower pipe, replacing the silicone sealant, and servicing or replacing the diverter are recommended upon possession to ensure proper function and prevent moisture intrusion.

Re silicone

Diverter Doesnt divert fully



Loose shower spout

5.3.4 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

POSSIBLE SIGNS OF MOISTURE AT BASE OF UPSTAIRS TOILET

Minor signs of moisture or staining were observed at the base of the upstairs toilet. While this could be due to general cleanliness or recent use by the seller, it may also indicate minor leakage at the wax seal or supply connections. No active leaks were confirmed during the inspection, but this is noted as an awareness item. Monitoring is recommended, and resealing may be considered if any further moisture becomes apparent.

5.3.5 Distribution Systems & Fixtures

Marginal Defect

WASHING MACHINE HOSES AND DRAINAGE CONFIGURATION

The washing machine was connected using plastic and rubber-style supply hoses, which are more prone to deterioration and bursting over time. Upgrading to braided stainless steel hoses is recommended upon possession to reduce the risk of water damage and improve durability. Additionally, the drain pipe for the washing machine appeared to lack an air gap or proper standpipe configuration, which is important to prevent potential backflow or siphoning issues. Evaluation and correction by a plumber is recommended to ensure safe and proper drainage.

Upgrade hoses, no air gap

5.3.6 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

UNUSUAL SINK FIXTURE OPERATION – BASEMENT POWDER ROOM

The sink fixture in the basement powder room exhibited unusual operation, with the water control handle rotating excessively far to the left. It is unclear whether this is due to a misaligned installation or if the fixture requires adjustment. While no leakage or functional issues were noted during testing, further review or correction may be considered upon possession for improved usability and to ensure proper installation.

5.4.1 Hot Water Systems

Marginal Defect

HOT WATER TANK – MISSING SEISMIC STRAPS AND VACUUM BREAKER

The hot water tank was manufactured in 2021 and appeared to be in generally good condition; however, it was missing seismic straps and did not have a vacuum breaker installed on the cold water inlet. Seismic straps are recommended to help secure the tank during seismic activity and prevent tipping, while a vacuum breaker helps prevent backflow into the potable water system. Installation of both components is recommended upon possession to improve safety and system protection.

Missing straps and vacuum breaker

Data plate

5.5.1 Fuel Storage & Distribution Systems

Significant Deficiency

RECOMMENDATION TO SCAN FOR BURIED OIL TANK

Given the age of the home (circa 1948), it is recommended to have the property scanned for a buried oil tank, even though no clear evidence of one was observed during the inspection. A specific area in the basement suggested a possible location where an old oil furnace may have once been installed. To mitigate potential liability and environmental risk, documentation confirming the absence of a buried oil tank should be obtained prior to subject removal. This may include reaching out to the local fire department or municipality, as they sometimes retain records of historical oil tank installations or removals.

6: ELECTRICAL

Information

Service Size (amperage) *
100amps

Main Panel/ Main disconnect Location *
Garage/ workshop room

Distribution Wire Material and Type *
Copper - non-metallic sheathed

Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *
GFCI's Not present, AFCI's Not present

Smoke and Carbon Monoxide Detectors *
Inadequate Coverage

Room For Additional Breakers in Panel?
No

Service Entrance and Location
Right side of home, Overhead

Panel Manufacturer
Square D

Panel Type
Circuit Breaker, Main shut off before panel is Fuses, 2 Fuse Sub panels for HWT and Furnace

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Storage, Finished Areas

General / Limitations

CIRCUIT LABELS

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

General / Limitations

UNABLE TO DETERMINE IF POT LIGHTS ARE IC RATED

During the inspection, it was not possible to conclusively determine if the installed pot lights are IC (insulation contact) rated. Without verifying the IC rating, there's an uncertainty regarding the suitability of these lights for direct contact with insulation, which is crucial for fire safety and efficiency. Consider consulting with a qualified electrician to assess the pot lights. An electrician can verify their IC rating and ensure they are suitable for their current installation, especially if they are in contact with or close to insulation materials.

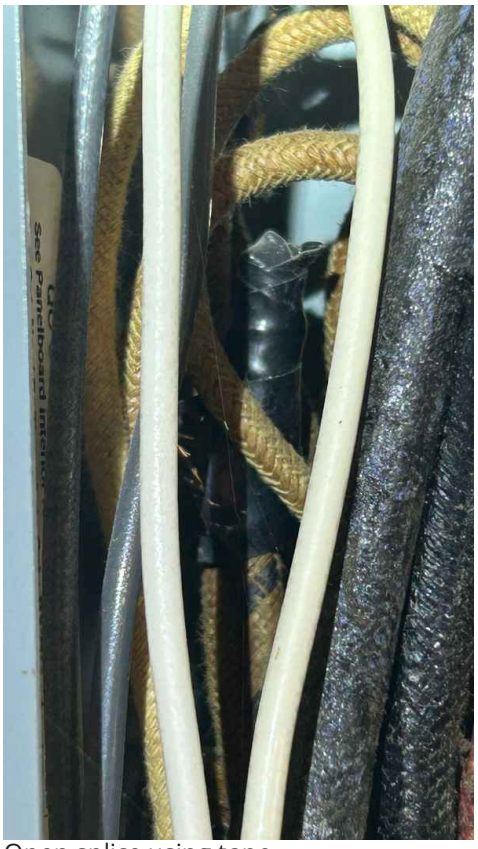
Deficiencies

6.1.1 Panels, Service Entrance and Main Disconnect

Significant Deficiency

POSSIBLE UNDERSIZED SERVICE (FULL PANEL), OPEN SPLICE, AND OBSOLETE FUSE PANELS

The home was equipped with a 100-amp electrical service, which may be undersized for a house of this size and may not meet modern power demands, especially if future upgrades or additions are planned. Upgrading to a larger service is recommended for improved capacity and safety and the panel also may have to be upgraded to fit more breakers in or additional sub panels will be needed.
Inside the main panel, an open splice was observed that was not enclosed in a junction box and was secured with tape rather than proper wire connectors (Marrets), presenting a fire and shock hazard. Correction by a licensed electrician is strongly advised.
Several subpanels, including those servicing the furnace, hot water tank, and main disconnect ahead of the primary panel, were older fuse-style panels. These are considered outdated and typically past their expected service life. Additionally, a couple of these fuse panels contained double-tapped circuits, where more than one conductor was connected to a single fuse terminal—an unsafe condition that can lead to overheating. Replacement of all fuse panels with modern breaker panels and correction of double taps is strongly recommended to improve overall system safety and reliability.


Open splice using tape


100 A service may be undersized


Fuse box

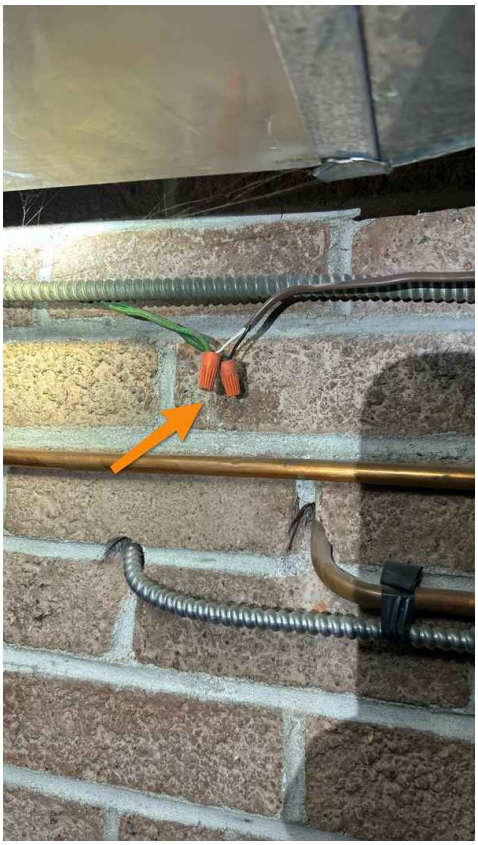

Double taps in fuse box

6.2.1 Branch Wiring Circuits, Breakers & Fuses and Distribution

Marginal Defect

OPEN ELECTRICAL SPLICES – BASEMENT AREA

Multiple open electrical splices were observed throughout the basement. Exposed splices present a fire and shock hazard and should be enclosed within approved electrical junction boxes with appropriate covers. Correction by a licensed electrician is recommended upon possession to ensure safe and compliant electrical connections.



6.2.2 Branch Wiring Circuits, Breakers & Fuses and Distribution

Significant Deficiency

IMPROPER ELECTRICAL MODIFICATION – BASEMENT TRACK LIGHT

A modified electrical cord resembling a rigged extension cord was observed hanging from the centre of a basement track light. This setup appeared to draw power directly from the track lighting electrical source and does not meet safe electrical standards. Such makeshift wiring poses a fire and shock hazard and should be removed immediately. Evaluation and correction by a licensed electrician is strongly recommended upon possession.

Dangerous modification

6.3.1 Smoke and Carbon Monoxide Detectors

Significant Deficiency

INADEQUATE SMOKE AND CARBON MONOXIDE DETECTOR COVERAGE

The home did not have adequate coverage of smoke and carbon monoxide detectors at the time of inspection. For improved life safety, smoke detectors should be installed in all sleeping rooms and hallways outside sleeping areas. Combination smoke and carbon monoxide detectors are recommended in common areas and near any fuel-burning appliances. Installation of properly placed, functional detectors is advised immediately upon possession.

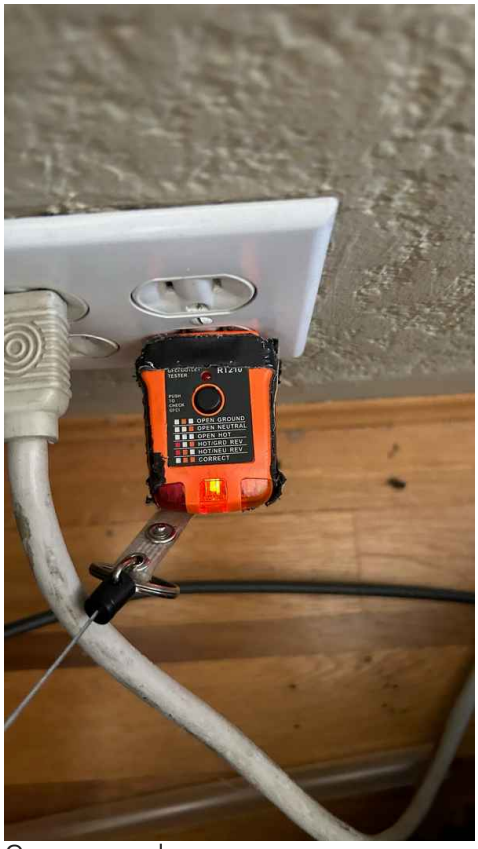
6.4.1 Fixtures, Switches & Receptacles

Significant Deficiency

MULTIPLE ELECTRICAL WIRING AND SAFETY CONCERNS

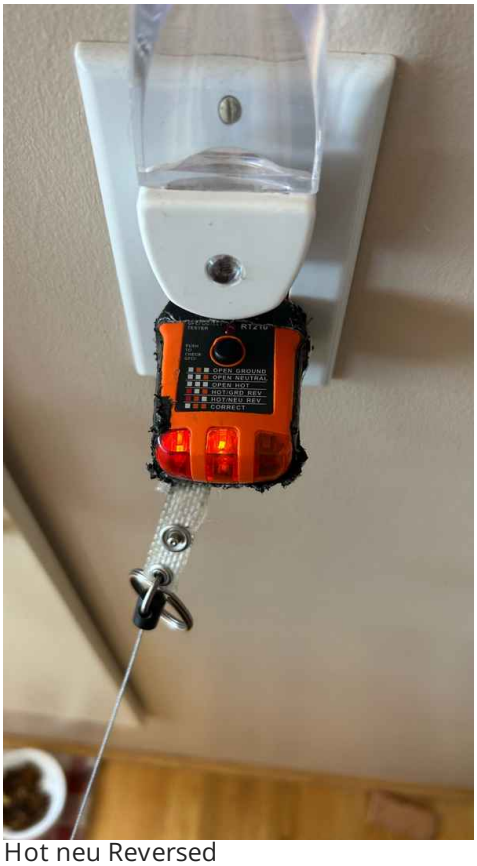
Several electrical deficiencies were observed, including reversed hot/neutral wiring and open grounds at most tested receptacles, missing cover plates on outlets and switches, lack of GFCI protection in required areas, and an extension cord used as permanent wiring in the carport. Additionally, non-weather-rated electrical conductors were used in exterior locations. These conditions present potential shock hazards and increased risk of moisture-related failure. Review and correction by a licensed electrician is recommended to improve electrical safety throughout the home.

Missing coverplate



Open ground

Hot Neu reversed, not GFCI



Hot neu Reversed

6.4.2 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

NON-FUNCTIONAL EXTERIOR OUTLET – RIGHT SIDE ENTRY

An exterior outlet located near the right-hand side entry steps was found to have no power at the time of inspection. No corresponding switch was identified, and the cause of the issue could not be confirmed. Further investigation by a licensed electrician is recommended upon possession, particularly in conjunction with other electrical work noted throughout the report.

No power to outside outlet

6.4.3 Fixtures, Switches & Receptacles

Marginal Defect

UNSECURED 240V DRYER OUTLET

The 240V outlet supplying the dryer was not securely fastened to the wall at the time of inspection. An unsecured outlet may place strain on the wiring, increase the risk of disconnection, or create a potential electrical hazard over time. Securing the outlet properly to the wall is recommended upon possession to ensure safe and stable operation.

7: INTERIOR

Information

Window Construction*
Wood Framed: Casement swing and tilt- Single pane Awning- Single Pane Fixed, Vinyl: Awning- Fixed

Major Floor Finishes*
Carpet, Hardwood, Tile

Major Wall Finishes
Plaster/Drywall

Major Ceiling Finishes*
Plaster/drywall, Plywood in basement bedroom

Door Material/Type
Hinged, Pocket

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

LOOSE DOOR HARDWARE – PRIMARY BEDROOM

The door hardware on the primary bedroom door was loose, with the handle spinning freely when operated. This affected proper latching and function. Re-securing or replacing the door hardware is recommended upon possession to restore usability and ensure privacy.


Loose hardware

7.2.1 Windows

Significant Deficiency

MIXED WINDOW TYPES INCLUDING SINGLE PANE UNITS, MISSING FLASHINGS

The home featured a mix of window types, including vinyl, wood-framed, and single-pane units. Several of the single-pane wood windows appear original, are missing flashings (but some have the benefit of a roof overhang) and are not energy-efficient by modern standards. A few wood-framed tilt and casement windows were approximately 25 years old, which is around the age where operational issues such as stiffness, hardware wear, or frame degradation often begin to appear. Some windows were not fully tested during the inspection: the window above the stove was obstructed by stored items, and the awning-style vinyl window in the primary bedroom could not be tested due to an installed air conditioning unit. Replacement of the older and less efficient windows may be considered for improved energy performance and function, though costs can be substantial.


25 year old window


Single paned window


Single paned windpw


Single pane awning, no flashing

7.2.2 Windows

MISSING WINDOW SCREENS

Marginal Defect

One or more windows were observed to be missing insect screens at the time of inspection. While this does not affect window operation, it may limit the ability to ventilate the home without allowing insects to enter. Replacement screens can typically be sourced through window manufacturers or custom screen providers. Installation is recommended upon possession if screened ventilation is desired.

7.2.3 Windows

Marginal Defect

ADHESIVE RESIDUE OBSERVED AT OFFICE AWNING WINDOW

A small amount of adhesive-like residue was observed at one of the awning windows in the office. It is unclear whether this is originating from the window unit itself, from exterior sources, or possibly related to a manufacturing defect. While no functional issues were noted at the time of inspection at this window, this is included as an awareness item. Monitoring is recommended, and further evaluation may be considered if the condition worsens or affects window performance.

Adhesive\

7.3.1 Floors

Maintenance Item/ Aesthetic

SUSPECTED ASBESTOS-CONTAINING TILE – HALLWAY CLOSET

The tile flooring in the hallway closet may be an older material that potentially contains asbestos, which was commonly used in vinyl and composite tiles in mid-century homes. No testing was performed as part of this inspection, but due to the age and appearance of the material, it is recommended to treat it as potentially asbestos-containing until confirmed otherwise. If removal or disturbance is planned, consultation with an environmental professional or hazardous materials contractor is strongly advised.


Asbestos tile

7.5.1 Ceilings

Marginal Defect

THERMAL ANOMALIES NOTED ALONG UPPER LEVEL PERIMETER

Thermal imaging revealed several anomalies along the perimeter of the upper level, primarily near exterior wall edges. These temperature variations are likely due to wind washing, where air movement within the attic reduces the effectiveness of insulation near the eaves. While improvement is possible through targeted air sealing and insulation work, addressing this issue may be limited by access and practical considerations. This is noted as an energy efficiency observation for general awareness.

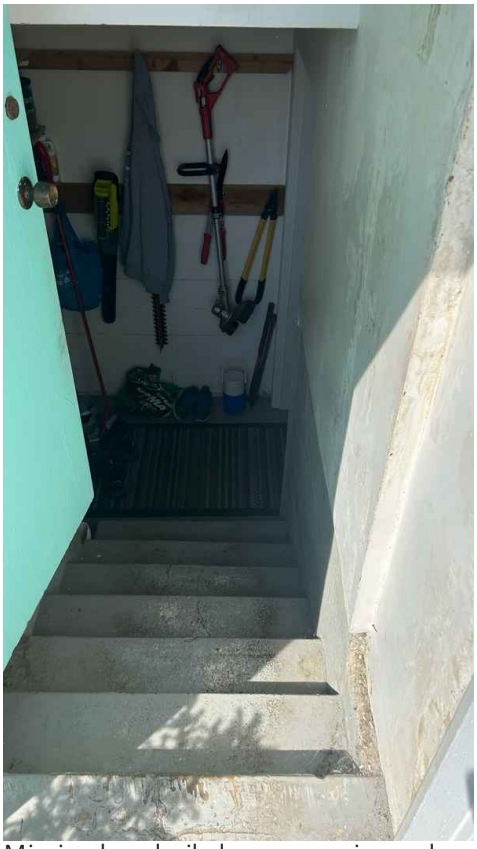
7.6.1 Steps, Stairways & Railings

Significant Deficiency

REAR WALKOUT STAIRWELL – SAFETY AND MOISTURE CONCERNS

The rear basement walkout stairwell featured a single-pane window set into an inward-opening door, which opens directly onto the stairs without a proper landing. This configuration presents a safety concern, as the lack of a landing can make entry and exit hazardous—particularly in emergency situations or when carrying items. Additionally, the stairwell was missing a handrail, further reducing safe accessibility.

Minor staining was observed on the adjacent wall, possibly indicating a previous leak. This area is located beneath a flat roof section, which may have been the source of past moisture intrusion. While the staining appeared old and no active moisture was detected, the combination of safety and maintenance concerns warrants attention. Installing a proper handrail, improving door functionality, and monitoring for signs of further leakage are recommended upon possession.



Missing handrail, door opens inward

Staining

7.10.1 Room Egress/ Fire Safety

Significant Deficiency

DUMBWAITER SHAFT BETWEEN FLOORS – FIRE SAFETY CONCERN

The home featured a dumbwaiter shaft running from the basement to the area near the fireplace on the upper level. The upper dumbwaiter door, located next to the fireplace, was seized shut at the time of inspection. While no longer in use, this open cavity creates a vertical channel that could allow fire and smoke to travel rapidly between floors in the event of a fire. This type of feature is not considered safe by modern fire safety standards. It is strongly recommended to have this shaft properly fire-sealed between floors upon possession to help improve compartmentalisation and reduce fire spread risk.

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type
Gas High Efficiency Furnace

Heat System Energy Source
Natural Gas

Combustion Air Source
Interior of building

Exhaust Venting Method
Induced Draft

Chimney/ Venting Material
Metal into masonry

Ductwork
Non-insulated

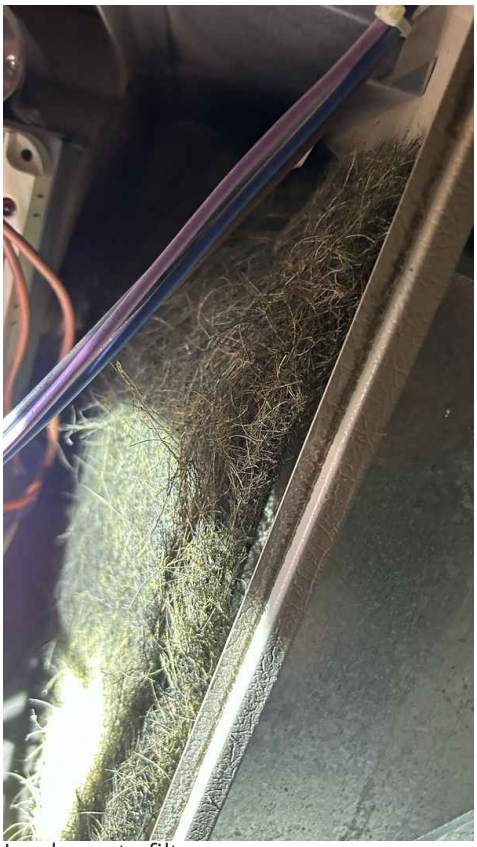
Deficiencies

8.1.1 Equipment

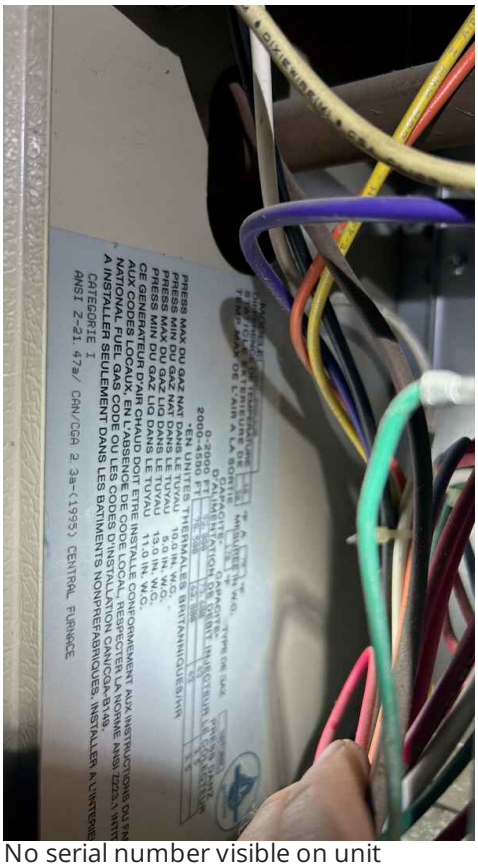
Significant Deficiency

AGING FURNACE WITH CORROSION AND FILTER CONCERNS

The gas furnace appeared to be a model from the late 1990s to early 2000s, though the serial number could not be located to confirm the exact age. Notable corrosion was observed at the flue collar and around the induced draft motor, including signs of blue discolouration—potentially indicating draft or condensation-related issues. Additionally, the installed air filter was outdated and in poor condition, with visible filter material flakes present inside the blower compartment.
At a minimum, servicing by a licensed HVAC technician is strongly recommended upon possession to address the induced draft motor condition, verify safe operation, and install a proper filter. Given the unit's apparent age and condition, budgeting for replacement in the near future is also advised.


Inadequate filter


Corrosion at flu collar



No serial number visible on unit

8.3.1 Distribution Systems

Marginal Defect

ASBESTOS TAPE ON DUCTING AND LACK OF INSULATION

A number of the duct joints were wrapped in what appeared to be asbestos-containing tape, a common material used in older duct systems. This material should not be disturbed unless handled by a qualified hazardous materials professional. Additionally, the ductwork throughout the home was uninsulated and unsealed, which can result in significant energy loss—especially if a heat pump system is installed in the future. It is recommended to have the ducting evaluated by both a licensed HVAC contractor and a hazardous materials specialist to assess insulation options and manage the asbestos material safely.

9: FIREPLACE

Information

Fuel Source
Gas

Chimney/ Venting Material
Metal into masonry

Limitations

General / Limitations

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

Deficiencies

9.1.1 Service/Inspection

Marginal Defect

GAS FIREPLACE INSERT NON-OPERATIONAL – SERVICE RECOMMENDED

The gas fireplace insert could not be started at the time of inspection. The gas supply appeared to be shut off, but this could not be confirmed. The unit also appeared to be older, and the glass front was notably cloudy, suggesting it may not have been serviced in some time. Servicing by a licensed gas technician is recommended upon possession to confirm safe and proper operation. During servicing, ensure that a readily accessible gas shut-off is present at the unit for emergency use—if one is not present, installation should be requested.


Supply off


Service unit

10: UNFINISHED SPACES, INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces *
Cellulose, Vermiculite, Fiberglass, Unable to determine presence of vapour barrier due to vermiculite, Polystyrene

Insulation Type/ Material(s)
Cellulose, Fiberglass, Vermiculite

Attic Intake Ventilation Method
Soffit Vents

Attic Exhaust Ventilation Method
Passive, Box Vents

House Mechanical Ventilation System
N/A

Bathroom Exhaust Fans
Vented to Exterior

Kitchen Exhaust Fans
Vented to Exterior

Method used to Inspect Attic
Viewed from hatch

Attic Access Location
Hallway, Closet

Deficiencies

10.1.1 Attic

Significant Deficiency

ATTIC OBSERVATIONS – VERMICULITE, PAST MOISTURE, AND GENERAL CONDITIONS

Vermiculite insulation was present in the attic space, which is known to commonly contain asbestos. Disturbance of this material should be avoided unless tested and confirmed to be asbestos-free. If future work or removal is planned, consultation with an environmental or hazardous materials specialist is strongly recommended.
There was visual evidence suggesting a past leak, including localized darkening and clumping of cellulose insulation. While no active moisture was detected at the time of inspection, this may indicate previous water intrusion and should be monitored.
Some rafters had been reinforced with additional lumber; however, the material used appeared relatively thin. While no structural deficiencies were noted, this is mentioned for general awareness.
Additionally, a bathroom vent duct running through the attic was uninsulated, which may result in condensation during colder months. The attic hatch was also missing insulation and weatherstripping, contributing to potential heat loss. Insulating the hatch and vent duct is recommended upon possession to improve energy efficiency and moisture control.

Thin lumber as additional support

Sign of previous moisture or leak

Uninsulated duct

Vermiculite

10.2.1 Vapor Retarders and Insulation

Marginal Defect

VOIDS OF INSULATION IN BASEMENT JOIST CAVITIES

Several insulation voids were observed in the joist cavities (rim joists) around the perimeter of the basement. These areas are common points of heat loss and air infiltration if not properly insulated. Adding insulation in these sections is recommended upon possession to improve energy efficiency and overall comfort within the home.

Insulation void

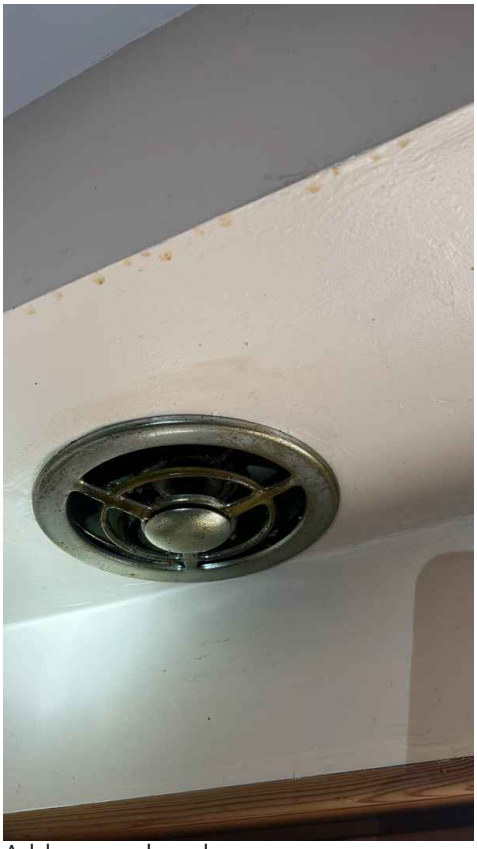
10.4.1 Mechanical Exhaust Systems

Marginal Defect

INADEQUATE BATHROOM FAN PERFORMANCE AND MISSING KITCHEN RANGE HOOD

The bathroom exhaust fan was not functioning effectively at the time of inspection. It was unable to hold a piece of toilet paper when tested for suction, indicating poor airflow. Additionally, the fan cover was partially detached from the unit, which may impact performance and suggests the need for servicing or replacement. Proper bathroom ventilation is important for managing humidity and preventing moisture-related issues.

In the kitchen, only a basic circular vent was present, with no proper hood to capture grease or cooking vapours. Installing a functional range hood is recommended to improve ventilation and reduce buildup of grease and odours in the cooking area. Both fans should be upgraded or serviced upon possession for improved indoor air quality and functionality.



Add proper hood

Inadequate suction

11: ENVIRONMENT

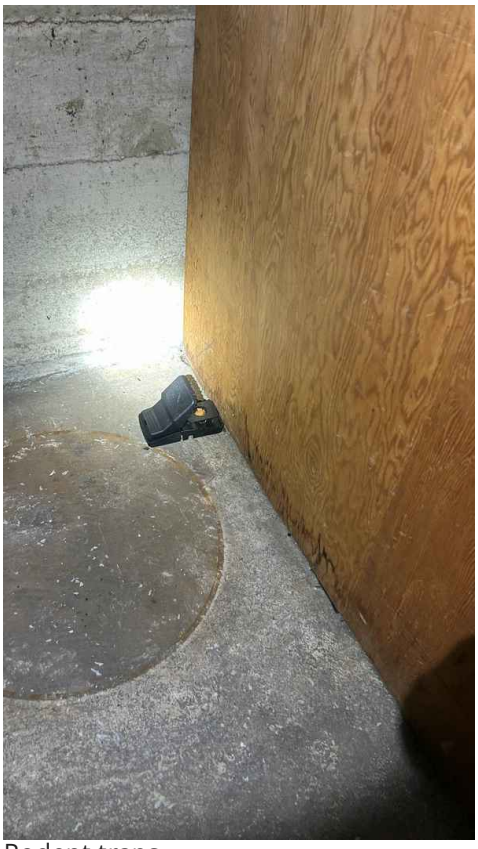
Deficiencies

11.1.1 Pests

Marginal Defect

RODENT TRAPS OBSERVED – POSSIBLE ACTIVITY

Rodent traps were observed in the basement, though no clear evidence of active infestation (such as droppings or nesting material) was noted during the inspection. The presence of traps suggests the previous owner may have experienced rodent activit . Monitoring for si ns of ests is recommended, and [redacted] essional may be warranted.



Rodent traps