

Inch by Inch inspections inc

Home Inspection Report



435 Golden Meadow Trail, Oakville, Ontario

Inspection prepared for: Jeff Johnston
Real Estate Agent: Jeff Johnston - Remax

Date of Inspection: 8/17/2021 Time: 11:00am

Inspector: Tony Muscat
Certified Master Inspector

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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Information

1. Inspector

Tony Muscat, CMI
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Legend for Info:
 Serv is Serviceable
 Ni is Not Inspected
 Np is Not Present
 Rev is Review

2. Persons in Attendance

Owner

3. Occupancy

The Property is occupied

4. Property Information

This is a single family home

5. Levels

2 Storey

6. Approx size of home

Materials: Approx 2000

7. Estimated Age

Approx 30

8. Weather conditions

Clear

9. Temperature

Serv	NP	NI	Rev	None
X				

Observations:
 • 26C

Exterior

1. Driveway Condition

Serv	NP	NI	Rev	None
X				

Materials: Asphalt

• Interlock Stone

Observations: ()Maintenance is needed., ()Suggest sealing to preserve the remaining life of the driveway.



()Suggest sealing to preserve the remaining life of the driveway.

2. Walkway Conditions

Serv	NP	NI	Rev	None
X				

Materials: Interlock Stone • Grass noted.

Observations: ()Suggest maintenance/repairs be performed to prevent future/further damage/deterioration and safety., ()Yearly maintenance and checking of level surface is needed for safety and regrading is recommended to help move water away from the home.

3. Exterior Wall Cladding Condition

Serv	NP	NI	Rev	None
X				

Materials: Brick

Observations:

- ()Suggest tuck pointing as necessary. Consult a qualified contractor.
- ()It is recommended to removal all vegetation on walls off the home and 2 feet away from the home.



rear

4. Trim Conditions

Serv	NP	NI	Rev	None
X				

Materials: Vinyl and Metal

Observations:

- ()Suggest trimming back vegetation from brick,vinyl etc cladding- home to prevent deterioration.
- ()Suggest sealing/caulking



()Suggest trimming back vegetation from brick,vinyl etc cladding- home to prevent deterioration.



()Suggest sealing/caulking

5. Window/Frame Conditions

Serv	NP	NI	Rev	None
X				

Materials: Vinyl Frame

Observations:

- ()Windows are vinyl and seem in good working order of time of inspection. Several random windows were checked and are in good operating order. Suggest yearly lubrication to maintain gear of window. Caulking and maintaining the windows on a semi annual basis is recommended due to possible water intrusion in the home if chalking is not in good order that can result in window damage or interior damage.



unsafe

6. Exterior Door Conditions

Serv	NP	NI	Rev	None
X				

Materials: Metal Clad

Observations:

- ()All doors or door need yearly maintenance to prolong the life of the door and the functionality.

7. Gutter Condition

Serv	NP	NI	Rev	None
X				

Materials: Galvanized

Observations:

- ()All gutters need yearly check and caulking. Monitor and address as needed.
- ()It is recommended to provide downspout extension 4 to 6 feet away from the home for proper water drainage.



hanging



()It is recommended to provide downspout extension 4 to 6 feet away from the home for proper water drainage.



()It is recommended to provide downspout extension 4 to 6 feet away from the home for proper water drainage.

8. FenceCondition

Serv	NP	NI	Rev	None
X				

Materials: Wood

Observations:

- ()Fence is noted in good condition in visible areas only at time of inspection maintain sealer and or stain for longevity of wood.

9. Electric Meter Condition

Serv	NP	NI	Rev	None
X				

Location: Left Side

Observations:

- ()Digital meter 200amp service from city 240 volt 1 phase, 3 phase.



()Digital meter 200amp service from city 240 volt 1 phase, 3 phase.

10. Gas Meter Condition

Serv	NP	NI	Rev	None
X				

Location: Side

Observations:

- ()Main fuel shutoff was located at the meter.

11. Electrical Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- () **GFCI** in place and operational at time of inspection.



aged

12. Exterior Faucet Conditions

Serv	NP	NI	Rev	None
X				

Location: Garage • Rear

Observations:

- () Hose bib is present at time of inspection.
 - () Turn off the interior valve off at the end of fall, depending on the weather temp, watch for freezing temperatures and open the valve on the exterior. This is to allow the water to exit the pipe.
- Ask the seller for locations of valves if not indicated at time of inspection.

13. Door Bell Condition

Serv	NP	NI	Rev	None
X				

Location: Front

Observations:

- () Door bell is in good working order at time of inspection

14. Lot Grade and Drainage Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- () Adding dirt backfill (stone) to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. Monitor on a yearly basis.
- () Regrading where needed is recommended to assure all water drains away from the homes foundation at all times. It is recommended to monitor grading to help prevent water entry into the home.
- () Earth is noted touching of the brick. This is not recommended and this needs addressing.



()Earth is noted touching of the brick. This is not recommended and this needs addressing.

15. Foundation Conditions

Serv	NP	NI	Rev	None
X				

Type: Basement

Observations:

- ()A preventive system should be in place to check the exterior foundation every season to maintain the life of the home.

16. Retaining Wall Conditions

Serv	NP	NI	Rev	None
X				

17. Patio Conditions

Serv	NP	NI	Rev	None
X				

Materials: Interlock Stone

Observations:

- ()Continue maintenance as needed to prolong the life of the patio

18. Deck Condition

Serv	NP	NI	Rev	None
X				

Materials: Wood

Observations:

- ()Maintenance is needed.



()Maintenance is needed.

19. Porch Condition

Serv	NP	NI	Rev	None
X				

Materials: Concrete

Observations:

- () Good at time of inspection in visible areas only.

20. Balcony Condition

Serv	NP	NI	Rev	None
				X

21. Stair Condition

Serv	NP	NI	Rev	None
X				

Observations:

- () Good at time of inspection.

22. General Exterior Comments

Serv	NP	NI	Rev	None
X				

Observations:

• () An effective water management program is required for all homes. As homes age, damp proofing deteriorate. Damp proofing is only as good as the installer. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashings. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

• () Pond-waterfall and pools, exterior washrooms, sheds, sauna, irrigation system, sinks, sauna, outdoor plumbing such as toilets, sinks etc, hot tubs, water falls, barns etc. is within the property, this is not within the home inspection scope, standards of practice, consult a qualified contractor. Consult your local municipally (local government body) for the laws of a having a pool.

Roof

1. Methods Used to Inspect Roof

How Inspected: ()Ground level view. • ()Camera viewed. If the roof is too high, is too steep, or wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired prior to purchase.

2. Roof Condition

Serv	NP	NI	Rev	None
X				

Materials: Asphalt Composition Shingles

Observations:

- ()Shingles are in good condition in visible areas only at time of inspection unless noted. Continue a yearly checkup and regular maintenance to prolong the life of the roof.



()Shingles are in good condition in visible areas only at time of inspection unless noted. Continue a yearly checkup and regular maintenance to prolong the life of the roof.

3. Roof Flashing Condition

Serv	NP	NI	Rev	None
X				

Materials: Galvanized

Observations:

- ()Typical maintenance necessary, on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

4. Skylight Condition

Serv	NP	NI	Rev	None
				X

5. Roof Surface Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- ()Good at time of inspection in visible areas only.



()Good at time of inspection in visible areas only.



()Good at time of inspection in visible areas only.



()Good at time of inspection in visible areas only.

6. Roof Comments

Serv	NP	NI	Rev	None
X				

Observations: ()Roof shingles are in good condition at time of inspection in visible areas only.



()Roof shingles are in good condition at time of inspection in visible areas only.

Garage

1. GarageType

Type: Attached

2. Garage Roof Condition

Serv	NP	NI	Rev	None
X				

Materials: Asphalt Composition Shingles
 Observations:
 • ()Same as house.

3. Garage Exterior Conditions

Serv	NP	NI	Rev	None
X				

Materials: Brick
 Observations:
 • ()Same as house.

4. Gutter/ Downspout Conditions

Serv	NP	NI	Rev	None
X				

Materials: Galvanized
 Observations:
 • ()Same as house

5. Garage Floor Condition

Serv	NP	NI	Rev	None
X				

Materials: Concrete • Storage, not visible at time of inspection due to storage.
 Observations:
 • ()Dry at the time of the inspection in visible areas only.
 • ()Storage, not visible at time of inspection due to storage.



()Dry at the time of the inspection in visible areas only.

6. Garage Door Condition

Serv	NP	NI	Rev	None
X				

Materials: Metal
 Observations:
 • ()Good at time of inspection in visible areas only.

7. Garage Door Hardware Condition

Serv	NP	NI	Rev	None
X				

Observations:
 • ()The hardware for the door is in good condition at time of inspection unless noted.
 • ()Yearly maintenance is needed to prolong the life of the door.

8. Garage Door Opener Condition

Serv	NP	NI	Rev	None
X				

Observations:

- () This garage door opener is equipped with a safety reverse device which operated when tested at the time of our inspection unless noted. The Canadian Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

9. Garage Window Conditions

Serv	NP	NI	Rev	None
X				

10. Exterior Door Condition

Serv	NP	NI	Rev	None
				X

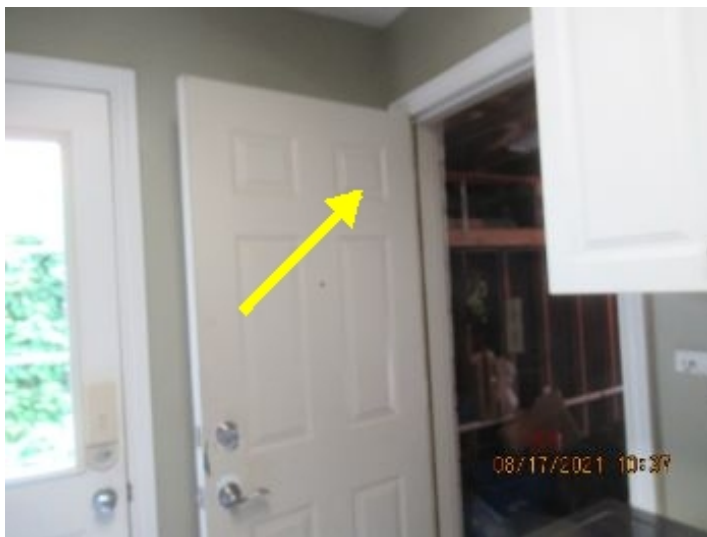
11. Fire Door Conditions

Serv	NP	NI	Rev	None
X				

Materials: Metal/Metal Clad

Observations:

- No self closer. Recommend installation of self closer to protect against fume entry.



No self closer. Recommend installation of self closer to protect against fume entry.

12. Fire Wall Condition

Serv	NP	NI	Rev	None
X				

Observations:

- () Block
- () Dry at time of inspection in visible areas only.
- () Storage, not visible at time of inspection due to storage.

13. Garage Wall Condition

Serv	NP	NI	Rev	None
X				

Materials: Block

Observations:

- () Dry at the time of the inspection in visible areas only unless noted.
- () Storage blocking walls at time of inspection.

14. Garage Ceiling Condition

Serv	NP	NI	Rev	None
X				

Materials: Wood

Observations:

- ()Dry at the time of the inspection in visible areas only.



()Dry at the time of the inspection in visible areas only.

15. Garage Electrical Condition

Serv	NP	NI	Rev	None
X			X	

Observations:

- Cover plate needed for safety.
- Not within standard.



securing the wiring is needed.



Not within standard.conduit should be used when wire is touching bllock, etc



Cover plate needed for safety.



Cover plate needed for safety.

16. Garage Comments

Serv	NP	NI	Rev	None
X				

Observations:

- () Grease all moving components of the garage door to prolong the life of the door.
- () It is recommended never to store combustible items in the the garage such as propane tanks gasoline and any flammable liquid.

17. Step-Stairs

Serv	NP	NI	Rev	None
X				

Observations:

- () Maintaining of stairs are needed for safety.

Chimney

1. Chimney Comments

Type: Brick chimney

2. Chimney Condition

Serv	NP	NI	Rev	None
X			X	

Observations:

- ()Brick and mortar deterioration observed; repair advised. Consult a qualified contractor.



()Brick and mortar deterioration observed; repair advised. Consult a qualified contractor.



()Brick and mortar deterioration observed; repair advised. Consult a qualified contractor.



()Brick and mortar deterioration observed; repair advised. Consult a qualified contractor.

3. Flue Condition

Serv	NP	NI	Rev	None
X				

Materials: Undetermined

Observations:

- ()Unable to determine condition or presence of liner due to accessibility.

4. Flashing Conditions

Serv	NP	NI	Rev	None
X				

Materials: Galvanized

Observations:

- () Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

5. Spark Arrester/Raincap Condition

Serv	NP	NI	Rev	None
X				

Rain Cap Present

Observations:

- () Rain cap present.

6. Chimney Comments

Serv	NP	NI	Rev	None
X				

Observations:

- () Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Basement

1. Basement Access

Basement stairway.

2. Foundation Comments

Serv	NP	NI	Rev	None
X				

Type: Finished Basement

Observations:

- ()Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are limited from this inspection.
- ()Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report.

3. Basement Stairs Condition

Serv	NP	NI	Rev	None
X				

Observations:

- ()Good at time of inspection in visible areas only.

4. Basement Floor Condition

Serv	NP	NI	Rev	None
X				

Materials: Concrete • Laminate

Observations:

- ()Dry at time of inspection in visible areas only.
- ()Storage blocking in basement at time of inspection.

5. Basement Walls Condition

Serv	NP	NI	Rev	None
X			X	

Materials: Drywall • Finished basement.

Observations:

- ()Dry at time of inspection unless noted.
- ()Storage blocking in basement at time of inspection.



()Dry at time of inspection unless noted.

6. Basement Ceilings Condition

Serv	NP	NI	Rev	None
X				

Materials: Drywall

Observations:

- ()Dry at the time of the inspection in visible areas only unless noted.

7. Exterior Doors Condition

Serv	NP	NI	Rev	None
				X

8. Joist Condition

Serv	NP	NI	Rev	None
X				

Materials: Finished basement unable to determine.
 Observations:
 • ()Finished basement unable to determine.

9. Beams Condition

Serv	NP	NI	Rev	None
X				

Materials: Finished basement.
 Observations:
 • ()Finished basement unable to determine.

10. Support Post Comments

Serv	NP	NI	Rev	None
X				

Materials: Finished basement.
 Observations:
 • ()Finished basement unable to determine.

11. Subfloor Condition

Serv	NP	NI	Rev	None
X				

12. Window Condition

Serv	NP	NI	Rev	None
X				

Style: Vinyl Frame
 Observations:
 • ()Suggest caulking around doors and windows as necessary.



blocked window in the furnace room

13. Electrical Conditions

Serv	NP	NI	Rev	None
X				

Observations:
 • ()All electrical wiring should not touch metal. An insulator should be installed for safety. Consult a qualified contractor.



washroom lights in bathroom not coming on



cover plate needed.

14. Visible Plumbing Condition

Serv	NP	NI	Rev	None
X				

Materials: Copper in visible areas only. • **ABS** where visible.

Observations:

- ()Basement floor drain. It is recommended never to cover the floor drain for safety and emergency purposes.
- aged



()Basement floor drain. It is recommended never to cover the floor drain for safety and emergency purposes.



aged, furnace room

15. Insulation Condition

Serv	NP	NI	Rev	None
X				

Materials: Unable to determine due to finished basement.

Observations:

- ()Unable to determine due to finished basement.

16. Distribution/Ducts

Serv	NP	NI	Rev	None
X				

Ducts/Registers

Observations:

- ()Ducts are in good shape in visible areas only at time of inspection were visible at time of inspection unless noted.

17. Basement Comments

Serv	NP	NI	Rev	None
X				

Observations:

- () Different metals shouldn't touch. A insulator barrier is recommended.
- () It is recommended to install a water monitoring system in every basement.

18. Cold Cellar

Serv	NP	NI	Rev	None
X				

Observations:

- () It is recommended no paper products are stored in the cold cellar and that any storage 2" to 3" away from the wall. It is not recommended to have wood in a cold cellar.
- () Storage is blocking at time of inspection.



() It is recommended no paper products are stored in the cold cellar and that any storage 2" to 3" away from the wall. It is not recommended to have wood in a cold cellar.

Fireplace

1. Fireplace Location

Location: Bedroom

2. Fireplace Style

Style: Gas Direct vent. It can only be assumed that this appliance was installed to manufacturer specifications Tested by turning on at switch and is in running condition of time of inspection. Consult a qualified contractor. • Electrical

3. Fireplace Comments

Serv	NP	NI	Rev	None
X				

Observations:

- ()Yearly inspection- cleaning is recommended for maintenance. Consult a qualified contractor. Safety is needed for young children.



exhaust is close to the wood, not within standard



()Yearly inspection- cleaning is recommended for maintenance. Consult a qualified contractor. Safety is needed for young children.



()Yearly inspection- cleaning is recommended for maintenance. Consult a qualified contractor. Safety is needed for young children.



()Yearly inspection- cleaning is recommended for maintenance. Consult a qualified contractor. Safety is needed for young children.

Plumbing

1. Main Shutoff Location

Serv	NP	NI	Rev	None
X				

Materials: Copper where visible
 Observations:
 • Basement Area



Basement Area

2. Supply Liine Condition

Serv	NP	NI	Rev	None
X				

Materials: Copper, where visible • Pex, where visible
 Observations:
 • Supply line is in good condition at time of inspection, in visible ares only unless noted.

3. Waste Line Conditions

Serv	NP	NI	Rev	None
X				

Materials: Public Waste
 Observations:
 • ()Waste lines are in good condition at time of inspection in visible areas only.
 • ()It is recommended to inspect all main drains - weeping tiles with a camera system to assure free flow of water .Consult a qualified contractor.

4. Waste Line Condition

Serv	NP	NI	Rev	None
X				

Materials: ABS, where visible.
 Observations:
 • ()It is recommended to inspect all main drains hidden and under ground (weeping tile) with a camera system to assure free flow of water .Consult a qualified contractor.
 • ()It is recommended to inspect all main drains - weeping tiles if possible with a camera system to assure free flow of water .Consult a qualified contractor.
 It is recommended to install a back flow preventer in the home drainage system.

5. Venting Conditions

Serv	NP	NI	Rev	None
X				

Observations:
 • ()Venting system is in good condition at time of inspection in visible areas only. Unless otherwise noted.

6. Plumbing Comments

Serv	NP	NI	Rev	None
X				

Comments:

- ()It is recommended to install a back flow preventer on all main sewage lines to help prevent sewage backup. Consult a licenced plumber.
- ()It is recommended to never block floor drains at all times in case of an plumbing emergency.
- ()Pex plumbing noted, consult a licenced plumber for recalls, information etc.
- ()Monitoring plumbing system periodic is recommended and as they age.

Electrical

1. Main Service Drop Condition

Serv	NP	NI	Rev	None
X				

Type: Main Service Drop is underground

Observations:

- ()Main service is in good condition at time of inspection unless noted.

2. Electrical panel Condition

Serv	NP	NI	Rev	None
X				

Type / Materials: Branch circuit wiring is copper in visible area only •

Breakers

Observations:

- ()Main disconnect is present 100 amp breaker.

3. Main Panel Comments

Serv	NP	NI	Rev	None
X				

Observations:

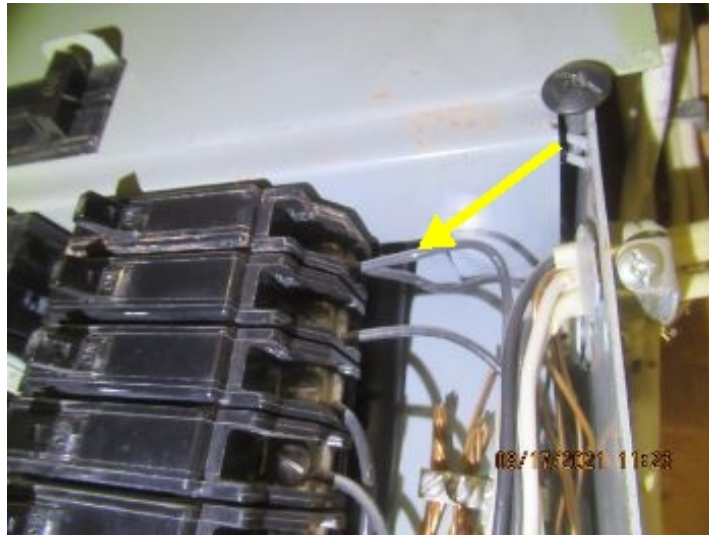
- ()Verifying if the panel is labeled correctly is recommended.
- ()Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused or breaker. Consult a licenced electrician.



()Verifying if the panel is labeled correctly is recommended.



()Verifying if the panel is labeled correctly is recommended.



() Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused or breaker. Consult a licenced electrician.

4. Sub Panel comments

Serv	NP	NI	Rev	None
X				

Observations:

- () Verifying if the panel is labled correctly is recommended.

5. Smoke detector comments

Serv	NP	NI	Rev	None
X				

Location: Main Floor

Observations:

- () Carbon and smoke detectors are mandatory in all homes in Ontario. Maintaining and monitoring they are not expired is needed. Periodic testing is recommended. Ontario's Fire Code, requires detectors near all sleeping areas in homes with fuel-burning appliances, such as furnaces, stoves or fireplaces. It also applies to all residences with attached garages.

6. Electrical Comments

Serv	NP	NI	Rev	None
X				

Observations:

- () The electrical service to this home is typical and adequate for a single family dwelling. A representative number of receptacles was tested and are generally serviceable, unless otherwise noted. Recommend surge bar ext when using electronics to help protect devices. Consult a licenced electrician for further information.
- () **AFCI**: Modern electrical codes require branch circuits at bedrooms and certain other areas of the house, to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. consult a qualified electrician.

Heating

1. Heating

Type: Gas Forced Air

2. Burner Chamber Comments

Serv	NP	NI	Rev	None
X				

Observations:

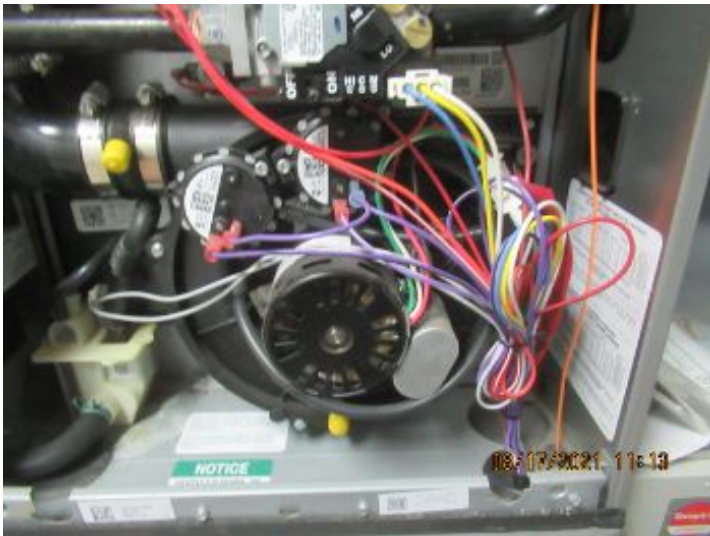
- () Annual preventive maintenance is recommended.



() Annual preventive maintenance is recommended.



() Annual preventive maintenance is recommended.



() Annual preventive maintenance is recommended.



() Annual preventive maintenance is recommended.

3. Exhaust Venting Conditions

Serv	NP	NI	Rev	None
X				

Materials: white

Observations:

- () Exhaust venting is in good condition at time of inspection unless noted.

4. Humidifier Comments

Observations: A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection.

5. Air Filter Condition

Serv	NP	NI	Rev	None
X				

Observations:

- ()Recommend cleaning or changing on a monthly basis to ensure life of furnace or follow recommended manufacture instructions of unit or filter .Installing of the filter in the correct direction is important.

6. Thermostat Condition

Serv	NP	NI	Rev	None
X				

Located at the dining room

Observations:

- ()Thermostat is in working order at time of inspection.

7. Distribution Ducting Condition

Serv	NP	NI	Rev	None
X				

Type: Ducts and Registers

Observations:

- ()Distribution of system is in good working order at time of inspection unless noted.

8. Gas shut off valves

Serv	NP	NI	Rev	None
X				

Observations:

- ()Present at time of inspection in visible areas only.

9. Heating Comments

Serv	NP	NI	Rev	None
X				

Observations:

- ()Automatic safety controls not tested
- ()Suggest obtaining of HIP insurance(maintenance program) from your HVAC contractor or gas company.
- ()The furnace room should be free of all combustible materials at all times for safety. Installing carbon and smoke detectors in the entire home is needed. Carbon and smoke detector are to be tested semi annual and or yearly and replaced every five to 10 years according to the fire safety division of the township.

It is recommended to research current bylaws within your township.
It is recommended to have a Radon monitor in the home.

10. HRV

Serv	NP	NI	Rev	None
X				

11. Oil Tank

Serv	NP	NI	Rev	None
X				

Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Comments

Serv	NP	NI	Rev	None
X				

Type: Split System

Observations:

- ()Air condition is working at time of inspection unless noted.



()Air condition is working at time of inspection unless noted.



()Air condition is working at time of inspection unless noted.

Water Heater

1. Water Heater

The water heater is located in the basement beside the furnace and is 40 or 50 gallon unit.

2. Supply lines Condition

Serv	NP	NI	Rev	None
X				

Materials: Copper

Observations:

- () Good at time of inspection in visible areas only, unless noted.
- Corrosion noted at fittings, consult a qualified contractor.



Corrosion noted at fittings, consult a qualified contractor.

3. Temperature Pressure Release Valve Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- () TPR piping is threaded with plastic drain pipe and may possible leak during an release of hot water. Recommend copper piping. Always keep the floor drain accessable in case of a release from the hot water tank.

4. Combustion Chamber Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- () Unit is in good working order at time of inspection unless noted.

5. Flue Venting Conditions

Serv	NP	NI	Rev	None
X				

Materials: Metal

Observations:

- () Venting is working at time of inspection unless noted.

6. Water Heater Comments

Serv	NP	NI	Rev	None
X				

Observations:

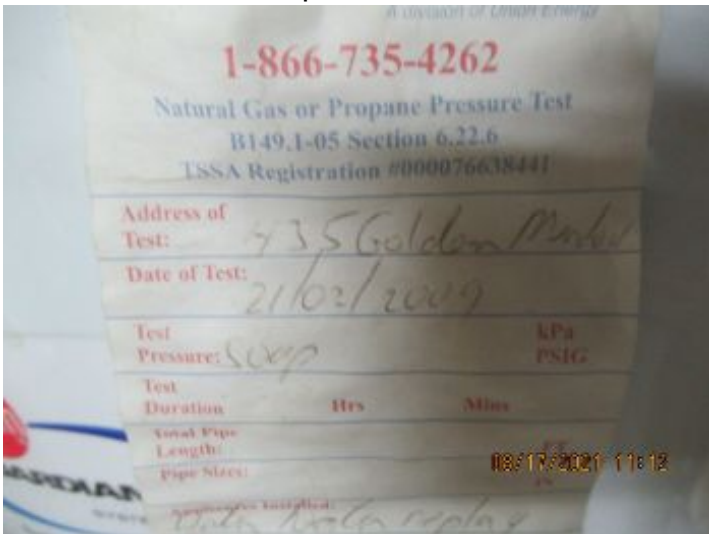
- () Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.
- () It is recommended not to store items near the hot water and furnace area for safety and access entry.
- () No bonding wire (not visible noted at time of inspection) from gas line. Correction is needed. Consult a qualified contractor.



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()Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.



()No bonding wire (not visible noted at time of inspection) from gas line. Correction is needed. Consult a qualified contractor.

Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

Serv	NP	NI	Rev	None
X				

Observations:

- () Dry at time of inspection in visible areas only.
- () Storage blocking in floor at time of inspection.
- () Minor cosmetic concerns can occur at anytime by someone dropping,scratching, something or placing something on the wall. It is considered a minor cosmetic issue and not within the scope of this inspection as it focuses on basic structure and major systems only unless otherwise noted.

2. Wall Condition

Serv	NP	NI	Rev	None
X				

Observations:

- () Dry at the time of the inspection unless noted.
- () Minor cosmetic concerns can occur at anytime by someone dropping,scratching, something or placing something on the wall. It is considered a minor cosmetic issue and not within the scope of this inspection as it focuses on basic structure and major systems only unless otherwise noted.
- () Storage blocking in walls at time of inspection.



() Dry at the time of the inspection unless noted.

3. Ceiling Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- () Dry at the time of the inspection in visible areas only unless noted.



()Dry at the time of the inspection in visible areas only unless noted.

()Dry at the time of the inspection in visible areas only unless noted.

4. Door Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- ()Good at time of inspection unless noted.

5. Window Condition

Serv	NP	NI	Rev	None
X				

Observations:

- ()Yearly cleaning of tracks,lubricating and windows is recommended to extend the life of the window.

6. Electrical Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- ()Electrical is in good order at time of inspection unless noted. Random electrical outlets were tested through the home during the inspection. Good at time of inspection. Consult a qualified contractor as needed.

7. Wet Bar Conditions

Serv	NP	NI	Rev	None
X				

Materials: Basement

Observations:

- Faucet in good working order at time of inspection.



Faucet in good working order at time of inspection.

8. Stair Conditions

Serv	NP	NI	Rev	None
X				

Observations:

- () Good at time of inspection in visual areas only.

9. Other Interior Area Comments

Serv	NP	NI	Rev	None
X				

Observations:

- () Caulking in showers tubs, sinks etc and annual maintenance is needed on all homes. Checking toilets to ensure that they are not loose at the base is essential on a yearly basis or depends usage.

10. Plumbing - other

Serv	NP	NI	Rev	None
X				

Observations:

- () Caulking in showers tubs, sinks, counter areas as applicable etc and annual maintenance is needed on all homes. It is recommended to seal all grouted areas every 2 to 3 years for maintenance, consult a qualified contractor. Checking toilets to ensure that they are not loose at the base is essential on a yearly basis. Periodic checking of all plumbing supply and drain fixtures and components is recommended monthly.



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11. Venting

Serv	NP	NI	Rev	None
X				

Observations:

- ()Good at time of inspection invisible areas only.

12. Appliance or Appliances

Serv	NP	NI	Rev	None
X				

Observations:

- ()Appliance testing and operation is not within the standards of practice. Consult your realtor for details.
- ()An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: www.cpsc.gov.
- ()Fridge
- ()Stove
- ()Dishwasher
- ()Washer and Dryer
- ()Recommend braided supply hoses for dishwasher, washing machine and supply water for fridge water supply.
- ()Recommend to secure drain from washer for safety.
- ()Recommend metal or flex metal tubing for dryer venting with no obstructions.
- ()Microwave



()Washer and Dryer



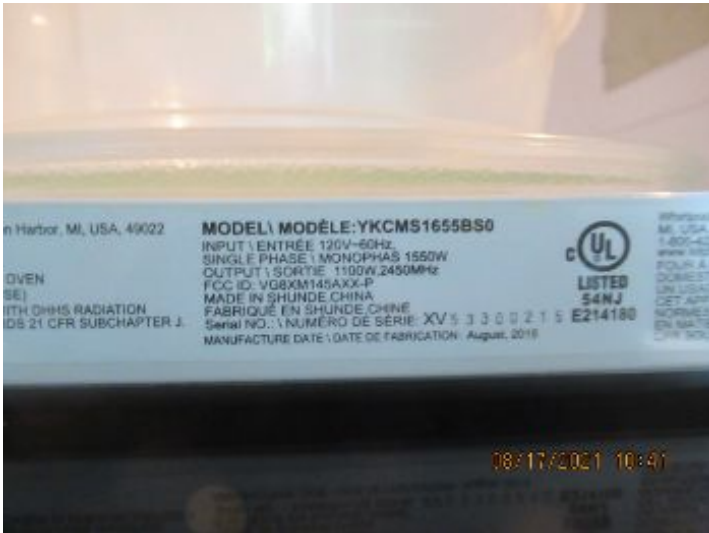
()Washer and Dryer



()Washer and Dryer



()Microwave



()Microwave



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www.cpsc.gov.



()Fridge



()Dishwasher



()Dishwasher



()Stove

Attic

1. Methods Used to Inspect

How Inspected: Inspected attic at hatch at time of inspection.

2. Framing Condition

Serv	NP	NI	Rev	None
X				

Style: Rafters

Observations:

- ()Rafters are in good condition at time of inspection unless noted.



()Rafters are in good condition at time of inspection unless noted.

3. Sheathing Condition

Serv	NP	NI	Rev	None
X				

Materials: Plywood

Observations:

- ()Dry at time of inspection in visible areas only.



()Dry at time of inspection in visible areas only.

4. Evidence of leaking

Serv	NP	NI	Rev	None
X				

Observations:

- ()Dry at the time of the inspection in visible areas only unless noted.

5. Insulation Condition

Serv	NP	NI	Rev	None
X				

Materials: Fiberglass • Loose Fill Insulation

Observations:

- R-32 approx.8" to 10" or greater.
- ()Recommend to add insulation, consult a qualified contractor.floor

6. Ventilation Conditions

Serv	NP	NI	Rev	None
X				

Style: Hooded Roof Vents • Soffit Vents • Baffles

Observations:

- () Air flow needs investigation to confirm good air flow, consult a qualified contractor.



Verifying of air flow of washroom vents is exting and within current standard is needed. not visible at time of inspection

7. Window Conditions

Serv	NP	NI	Rev	None
X				

8. Electrical Conditions

Serv	NP	NI	Rev	None
X				

9. Distribution/Ducting Conditions

Serv	NP	NI	Rev	None
X				

10. Attic Comments

Serv	NP	NI	Rev	None
X				

Observations:

- ()Attic should be reviewed at least twice per year to ensure ventilation openings are clear and air flow is adequate and to ensure development of possible suspect microbial(mold) mould is kept in check.
- ()Recommend monitoring performance of roof through regular attic review. Water intrusion can occur at any time.

Additional Comments

1. Summary & Additional Information

Serv	NP	NI	Rev	None
X				

Observations:

• ()-pre-COMPONENTS OF A VISUAL PROPERTY INSPECTION

Please read the following information carefully. If any additional clarification is required, please contact Inch by Inch Inspections Inc. as soon as possible.
THE INSPECTION

The purpose of a visual property inspection is to investigate and disclose the condition of a specific property at the day of the inspection to prospective buyers. However, it is important to note that while a reasonable effort is made to disclose the current (e.g. time of inspection or season specific condition of a property, the property inspector is limited to inspecting what they are able to see. In other words, as the property inspection is not a forensic investigation, the property inspector is unable to inspect the conditions behind walls, underground etc, nor are they able to predict any water leaks that may have the potential to occur. The observations that take place during a property inspection are summarized in the inspection report. Kitec plumbing was used from 1995 to 2007. It is recommended to inspect all main drains hidden and under ground (weeping tile) with a camera system to assure free flow of water .Consult a qualified contractor.

THE REPORT

Upon the completion of a visual property inspection, the property inspector will summarize and detail the observations and any pertinent on-site discussions related to the property. Notably, the report will outline the main concerns regarding the property. If additional clarification is required, it is recommended that Inch by Inch Inspections Inc. be contacted immediately prior to waving the inspection condition. Additionally, it is important to note that a property inspection is comprised of both the written PDF report and verbal component. Both components also play an important role in educating a prospective buyer about a property. As such, it is recommended that the inspection report not be forwarded to banks or insurance companies, , as there is a potential for misinterpretation.

FINAL INSPECTION

We recommend that a final inspection (several if possible) be scheduled before the final closing date to check for any new concerns (e.g. water leaks or property damage) that may have occurred since the last inspection. It is important to note that the property inspector is not responsible for any events that occur on the property. As such, a final inspection is to be understood as a protective measure for you and your potential investment. Additionally, we recommend that the purchaser inquire about and request full disclosure from the property owner about permits, any structural or latent defects that are or could be potentially problematic. For example, foundation cracks, electrical issues, previous mold concerns, problems with plumbing or concerns over the structure of the property.

LIMITATIONS

As outlined above, as a property inspection is a visual assessment the inspector is limited to comment on what they are directly able to observe. Therefore, a property inspection is not to be understood as an environmental assessment, insurance policy (e.g. mould or asbestos) or as serving as a replacement for Plumbing, Building, Pest-Rodent inspection Oil tank etc or Electrical Code Inspections. Additionally, the inspector is unable to comment on the potential impact of Electrical Code Inspections. Additionally, the inspector is unable to comment on the potential impact of previous illegal activities that may have transpired on the property.

MOULD (Mold)

Mould inspection is not within the home inspection standards of practice.

ASBESTOS

Please note, if you choose to purchase a property that was built before 1986, it is likely that builders and

contractors used asbestos containing items in the construction of the property. For example, asbestos was primarily in building product like drywall patching materials, insulation brick, mortar, siding, glues, cladding. Insulation wrap around vents etc, vermiculite, vinyl flooring or various others. In the purchase of this property, you assume the risk of potential asbestos.

Additionally, if you are concerned about asbestos, we recommend that you contact an environmental testing company and request their assistance.

COST ESTIMATES

Due to the variability in repair and/or improvement cost estimates, the inspection report does not

include this type of information. Licensed contractors would be able to assist and provide you with a personalized cost estimate.

If large tress noted on property, further investigation of plumbing drainage system is needed. Consult a qualified contractor.

Always get estimates and have all work completed by competent, licensed, insured, and bonded professional contractors. All repairs should strictly adhere to Manufactures Installation Specifications, National, Provincial, Local codes, and the Authority having Jurisdiction. All work should be completed, inspected and certified before you close escrow. We recommend that estimates/repairs be done during your inspection contingency period.

TITLE INSURANCE

We recommend that purchasers acquire Title Insurance to help protect them in the event of any title related.

(R)Regular upkeep and maintenance is needed to ensure the upkeep of the home. Monitor the grading and extend the downspout to 4 to 6 feet away from the house for proper drainage of water. It is recommend on your final visitation before the closing date to speak to the vendor (owner) to ask the operation of all appliances such as the stove, dishwasher, fireplace, irrigation, washing machine, dryer etc..

Minor cracking to tiled floor can occur at anytime by someone dropping something or placing something heavy on floor. It is considered a minor cosmetic issue and not within the scope of this inspection as it focuses on basic structure and major systems only unless otherwise noted.

Unless otherwise indicated the inspector will not test for asbestos, lead, oil tank, paint, formaldehyde, molds, soil contamination an other environmental hazards. Speak to the seller for discloser.

Also ask the vendor to show you the operation of the thermostat and its functions.

Also a hygrometer is recommended to measure the humidity in the home.

A dehumidifier is recommended in the home and to be placed in the basement and connect a direct drain. I recommend a 50 pint dehumidifier, refer to manufacture recommendations.

Maintaining between 35% to 45% humidity is ideal for health and the home.

Exercising the fan during and half of an hour after each shower and bath is recommended to extract moisture out of the bathroom. Wiping of ceramic walls is recommended to help the bathroom after each shower.

If a water softner, filter, sunroom, automatic sprinkler system, fire sprinkler system, pond- waterfalls and or pool, hot tub, well, septic system is within the property, this is not within the home inspection scope, standards of practice, consult a qualified contractor.

Refer to city bylaws for renovations, permits, additions, grading, sheds, patio, pools, ponds, decks, for location of items etc.
The report summary is for info only. The entire report needs to be read.
The report is for intended party only.

"Note: Just as no two home inspectors and no two reporting systems are alike, no two inspection reports, even if performed on the same property at the same time, are alike. This pre-listing inspection report was performed for my client, and on the home seller, with the cooperation and assistance of my client/home seller. It assumes full disclosure on the part of my client/home seller. My client may choose to share my report with others, but it was performed solely for my client. And although Inch By Inch Inspections Inc performs all inspections and writes all reports objectively without regard to the client's personal interests, additional fresh inspections, which of course would reveal and report matters differently, should be considered."

It was a pleasure meeting you.
Thank you for allowing me to serve you.
Tony Muscat
Inch By Inch Inspections Inc.
IAC, CHI, CMI, CT, CCI, CWI

info@inchbyinchinspections.com

www.inchbyinchinspections.com

416-826-7172
1-888-445-0737

Insurance Information

1. Insurance Information

Serv	NP	NI	Rev	None
X				

Observations:

- 1. Age of Home: approx 30
- 2. Furnace Age: 2018
- 3. AC Age: approx.2018
- 4. Roof Age: Newer
- 5. Water Heater Age: approx 2009
- 6. Plumbing lines: Copper
- 7. Electrical Panel: Breaker Panel Main.
- 8. Electrical Panel Installation date: Original.
- 9. Electrical Supply: 100 AMP Service
- 10. Electrical Wiring: Copper

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.