Inspection Report

Inspection Date:
February 13, 2026

Prepared For:
Mr. Smith

For the property at:
123 Sample Road, Ottawa, Ontario

Prepared By:
Mike S. Avelar CPI

Avelar Home Inspection Inc.
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Friday, February 13, 2026

Dear Mr. Smith,

Thank you for choosing us to perform your home inspection. Your inspection and this report were completed in accordance with the InterNACHI® Standards of Practice, which define the scope and limitations of a home inspection. We encourage you to review those Standards, so you have a clear understanding of what is—and is not—included.

This report has been prepared exclusively for our client. It is not intended for use by any third party, and we assume no responsibility to anyone other than the client named in this document.

Please keep in mind that a home inspection provides a snapshot of the property's condition at the time of the inspection. We cannot predict future performance or changes that may occur afterward. If conditions evolve or new concerns arise, we are available to revisit the property and update our findings.

Thank you again for trusting us with your home inspection.

Sincerely,

Mike S. Avelar, CPI
On behalf of Avelar Home Inspection Inc.

OVERVIEW

INTRODUCTION

Please take the time to read the entire report, including any linked reference material.

The purpose of a home inspection is to identify significant issues that could reasonably influence an average buyer's decision to purchase a home. While focusing on major concerns, we often note minor defects as well. These are included as a courtesy, but it's important to understand that a home inspection is **not** a Technical Audit.

After moving in, you may discover items that were not identified during the inspection. This is normal. As a general guideline, we recommend budgeting approximately 1% of the home's value annually for maintenance and repairs.

Homes are built to last, but many components are consumable. Systems such as roofing, heating, air conditioning, and water heaters wear out over time and are replaced periodically. The presence of older systems does not indicate a poor-quality home.

Other elements—such as kitchens, bathrooms, flooring, siding, and windows—are often updated for lifestyle or aesthetic reasons. These discretionary improvements are typically planned projects.

Unplanned repairs are never enjoyable, but they are part of home ownership. Establishing a regular maintenance routine helps protect your investment, reduce long-term costs, improve comfort and efficiency, and extend the life of your home's systems.

A WORD ABOUT WATER

Uncontrolled water is one of the most damaging forces a home can face. It affects not only replaceable components but also the permanent structure—wood and steel framing, siding, trim, windows, doors, walls, floors, and ceilings. Moisture also creates conditions that support mould growth.

Common sources of water include rain, snow, surface runoff, groundwater, plumbing leaks, heating system leaks, and condensation. Preventative maintenance is the most effective way to protect your home and avoid costly water damage. This includes keeping gutters and downspouts clear and leak-free, ensuring downspouts discharge well away from the foundation, and maintaining proper lot grading so water flows away from the home.

Regular maintenance of roofs, gutters, heating systems, and cooling systems further reduces the risk of water-related issues.

For more information, please visit:

- Protect your property from water damage
- How does moisture get into your home?
- Gutters and Downspouts, what you need to know!
- Why do basements leak?

ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues fall outside the scope of a home inspection. Inspectors do not identify, test for, or evaluate concerns such as asbestos, mould, or indoor air quality. Some building materials may contain asbestos, and moisture conditions can lead to visible or concealed mould growth.

If you have concerns about environmental hazards, an Environmental Consultant or qualified specialist can provide further assessment, testing, and guidance.

For helpful information, please visit the following links:

- What you can do about mold, and what you need to know.
- Asbestos – What it means to you.
- Indoor air pollutants and Asthma
- What kinds of chemical pollutants could be affecting you in your home?

ROOFING

DESCRIPTION

THE HOME IS CONSIDERED TO FACE

- **South**

SLOPED ROOFING MATERIAL

- **Metal**

SLOPED ROOF FLASHING MATERIAL

- **Metal**

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY

- **Lack of access (too high/steep)**
- **Lack of access (too slippery/fragile)**
- **Snow/ice/frost**

INSPECTION PERFORMED

- **With a drone**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

  Asbestos can only be confirmed through laboratory testing.

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Antennas**
- **Not readily accessible interiors of vent systems, flues, and chimneys**

RECOMMENDATIONS

SLOPED ROOFING\METAL

- **Tree branches touching roof**

  During the inspection, the inspector observed tree branches in contact with the roof surface.

  Overhanging or touching branches can cause physical damage to roofing materials through abrasion, especially during windy conditions. Repeated contact may lead to shingle granule loss, coating deterioration, or puncture risk on metal panels.

  Branches also provide a pathway for pests such as squirrels or raccoons to access the roof or attic, and contribute to gutter clogging from falling leaves and debris. In winter, accumulated organic matter can trap moisture and promote ice dam formation, increasing the risk of leaks and structural damage.

  This condition is especially concerning in climates with freeze-thaw cycles, heavy snow loads, and seasonal storms, where branch movement and debris buildup can accelerate roof deterioration.

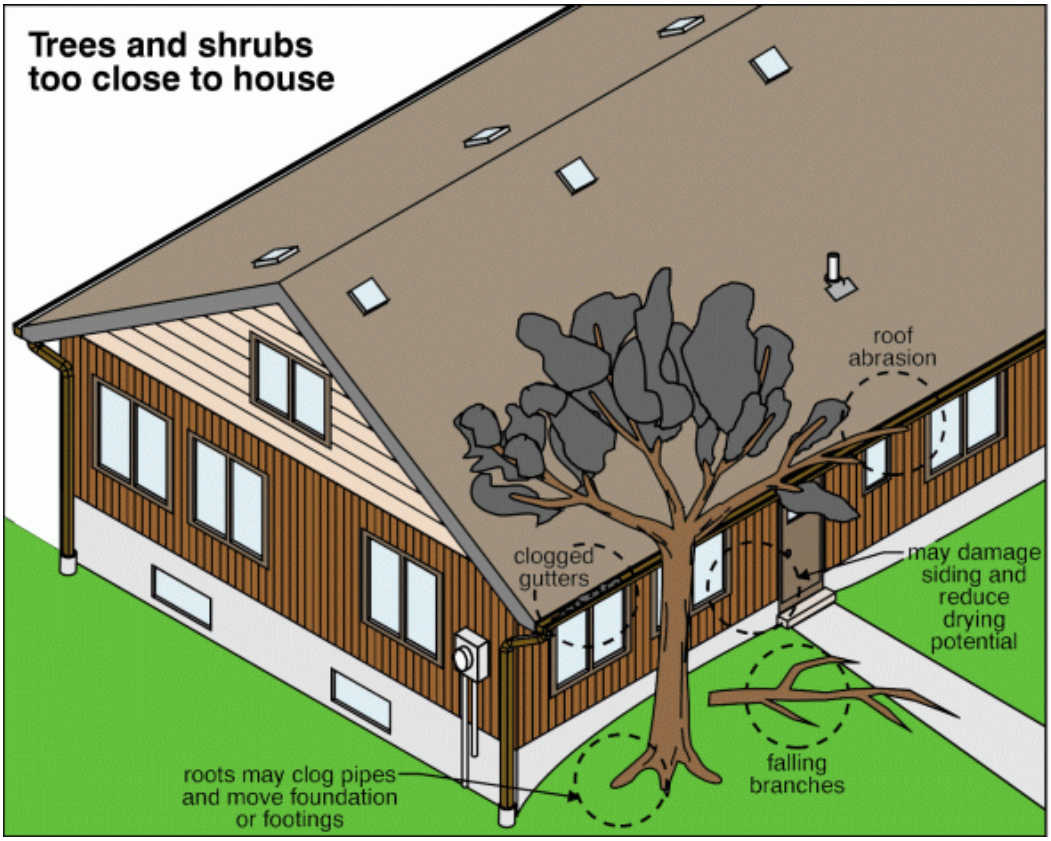
  The inspector recommends trimming or removal of the affected branches by a certified arborist to prevent further damage and maintain proper roof performance and safety.

  IMPLICATIONS: Shortened life expectancy of material

  LOCATION: Roof

  TASK: Service Annually

  TIME: Regular maintenance



1. Tree branches touching roof

- **During the inspection, the inspector observed that they were missing safety devices on the metal roof . The inspector recommends upgrading and providing the snow cleats which would prevent snow from sliding off of the roof possibly damaging or injuring.**

  LOCATION: South Roof

  TASK: Upgrade

  TIME: Less than 1 year

2.

3.

SLOPED ROOF FLASHINGS\ROOF/SIDEWALL FLASHINGS

- **Siding not cut back**

  During the inspection, the inspector observed that siding was not adequately cut back from the roof surface at one or more roof/sidewall flashing locations.

  Best practices recommend that siding be cut back a minimum of 1½ to 2 inches above the roof surface to allow for proper flashing installation and to prevent moisture wicking, rot, and sealant failure.

  When siding contacts or overlaps the roof, it can trap water and debris, obstruct flashing, and accelerate deterioration of both the siding and roofing materials — especially in climates with freeze-thaw cycles, snow accumulation, or wind-driven rain.

  This condition is particularly concerning with wood or fiber cement siding, which are more prone to moisture absorption and decay when installed too close to the roof surface.

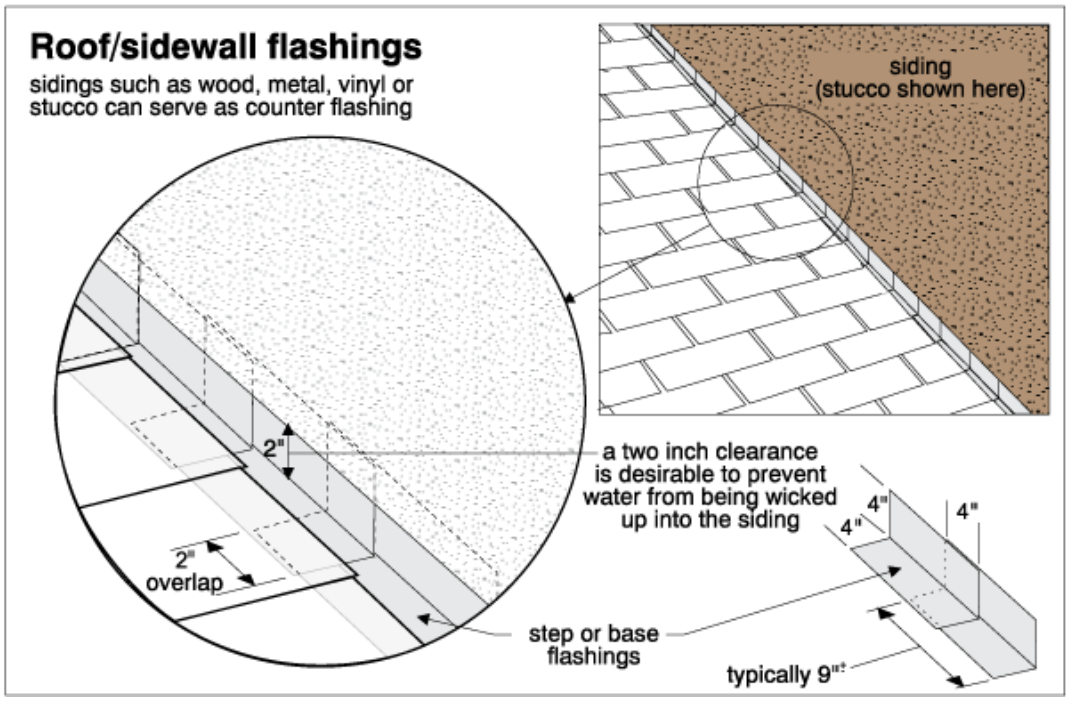
The inspector recommends evaluation by a reputable roofing or exterior contractor to determine whether cutting back the siding and properly integrating flashing is warranted to restore long-term weather protection and prevent future damage.

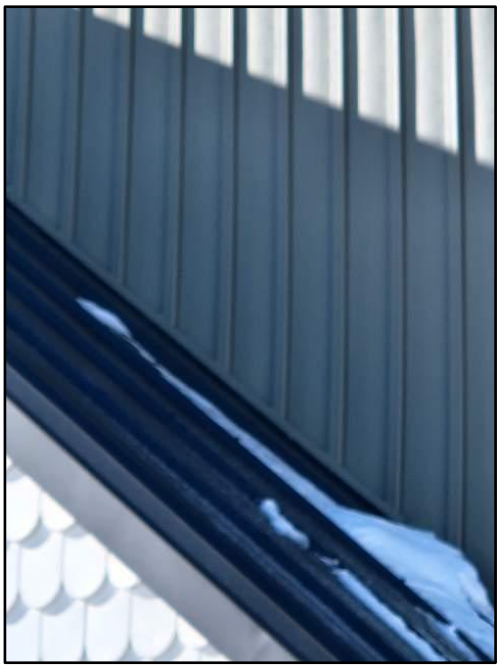
IMPLICATIONS: Chance of water damage to structure, finishes and contents

LOCATION: Roof

TASK: Repair or replace Further evaluation

TIME: Less than 1 year





4. Siding not cut back

5. Siding not cut back

6. Siding not cut back

7. Siding not cut back

EXTERIOR

DESCRIPTION

GUTTER & DOWNSPOUT MATERIAL

- Aluminum

GUTTER & DOWNSPOUT TYPE

- Eave mounted

GUTTER & DOWNSPOUT DISCHARGE

- Above grade

LOT SLOPE

- Not visible (snow)

SOFFIT (UNDERSIDE OF EAVES) AND FASCIA (FRONT EDGE OF EAVES)

- Metal

WALL SURFACES AND TRIM

- Vinyl siding

DRIVEWAY

- Not visible

WALKWAY

- Not visible

EXTERIOR STEPS

- Wood

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY

- **Storage**
- **Storage in garage**
- **Poor access under steps, deck, porch**
- **Vines/shrubs/trees against wall**
- **Snow / ice / frost**

UPPER FLOORS INSPECTED FROM

- **Ground level**

EXTERIOR INSPECTED FROM

- **Ground level**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Underground components (e.g., oil tanks, septic fields, underground drainage systems)**
- **Screens, shutters, awnings, and similar seasonal accessories**
- **Fences and boundary walls**
- **Geological and soil conditions**
- **Recreational facilities**
- **Outbuildings other than garages and carports**
- **Seawalls, breakwalls, docks**
- **Erosion control, earth stabilization measures**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

  Asbestos can only be confirmed through laboratory testing.

RECOMMENDATIONS

ROOF DRAINAGE\GUTTERS

- **Leak**

  During the inspection, the inspector observed signs of leakage affecting one or more sections of the gutter system.

  Gutters are designed to channel roof runoff away from the structure to prevent foundation erosion, siding deterioration, and basement moisture intrusion.

  Leaks may result from seam separation, corroded joints, damaged end caps, or improper alignment with the drip edge, especially in climates with freeze-thaw cycles, seasonal temperature swings, and acidic precipitation.

  Gutter leaks can lead to water pooling near the foundation, fascia rot, splashback staining, and ice damming, and may contribute to interior moisture intrusion, mold growth, and air quality concerns. In some cases, leaks may be concealed behind organic debris, roof runoff stains, or distorted gutter profiles, and may void manufacturer warranties or compromise fire resistance ratings.

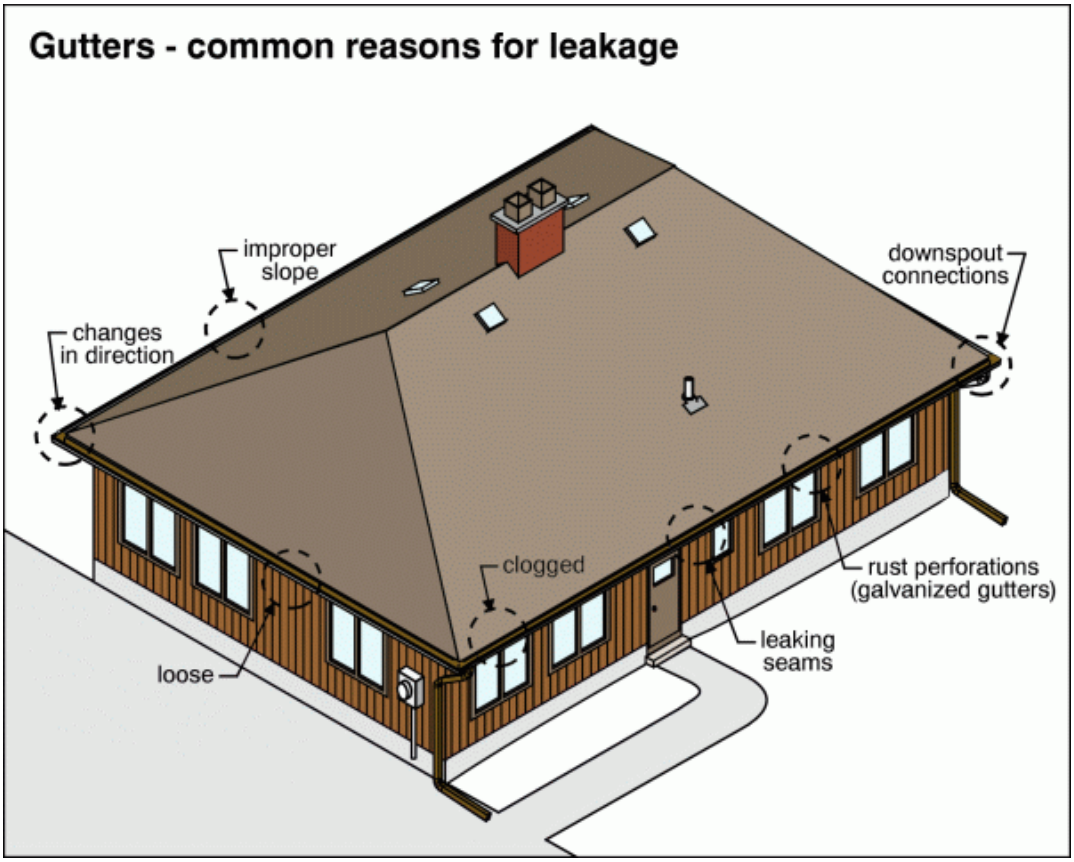
  The inspector recommends evaluation by a reputable contractor experienced in roof drainage systems to determine whether seam resealing, hardware replacement, or system upgrade is warranted to restore proper water management and long-term building protection.

  IMPLICATIONS: Chance of water damage to structure, finishes and contents

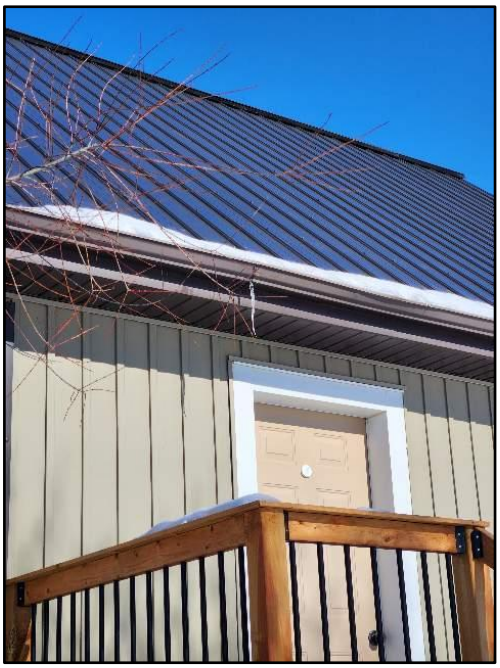
  LOCATION: Exterior

  TASK: Further Evaluation / Repair or replace

  TIME: Immediate



8. Leak



9. Leak

ROOF DRAINAGE\DOWNSPOUTS

- **Connections loose**

  During the inspection, the inspector observed loose or partially disconnected connections in one or more downspouts.

  Downspouts are designed to carry roof runoff from gutters to safe discharge points away from the structure. Loose connections — often at elbows, gutter outlets, or extension joints — can result from failed fasteners, thermal expansion, impact damage, or poor installation, especially in climates with freeze-thaw cycles, seasonal temperature swings, and acidic precipitation.

  This condition may lead to water leakage, splashback, foundation erosion, and basement moisture intrusion, and may contribute to ice damming, pest nesting, and interior water damage. In some cases, loose connections may also allow runoff to discharge too close to the structure or onto vulnerable surfaces, and may void manufacturer warranties or compromise fire resistance ratings.

  The inspector recommends evaluation by a reputable contractor experienced in roof drainage systems to determine whether re-securing, hardware replacement, or system upgrade is warranted to restore proper water management and long-term building protection.

IMPLICATIONS: Leakage

LOCATION: Exterior

TASK: Further Evaluation / Repair or replace

TIME: Less than 1 year

10. Connections loose

11. Connections loose

- **Discharge onto roofs**

  During the inspection, the inspector observed that one or more downspouts discharged directly onto a lower roof surface.

  While this configuration is sometimes used in multi-level roof designs, it can lead to premature wear, granule loss, and moisture intrusion at the discharge point — especially in climates with freeze-thaw cycles, seasonal temperature swings, and acidic precipitation.

  Concentrated runoff from upper gutters may overwhelm the lower roof's drainage capacity, causing splashback, shingle erosion, ice damming, and localized deterioration. In some cases, this condition may void manufacturer warranties, compromise fire resistance ratings, or accelerate roof aging.

  Best practice is to extend upper downspouts into lower gutters or install splash diverters to redirect flow safely.

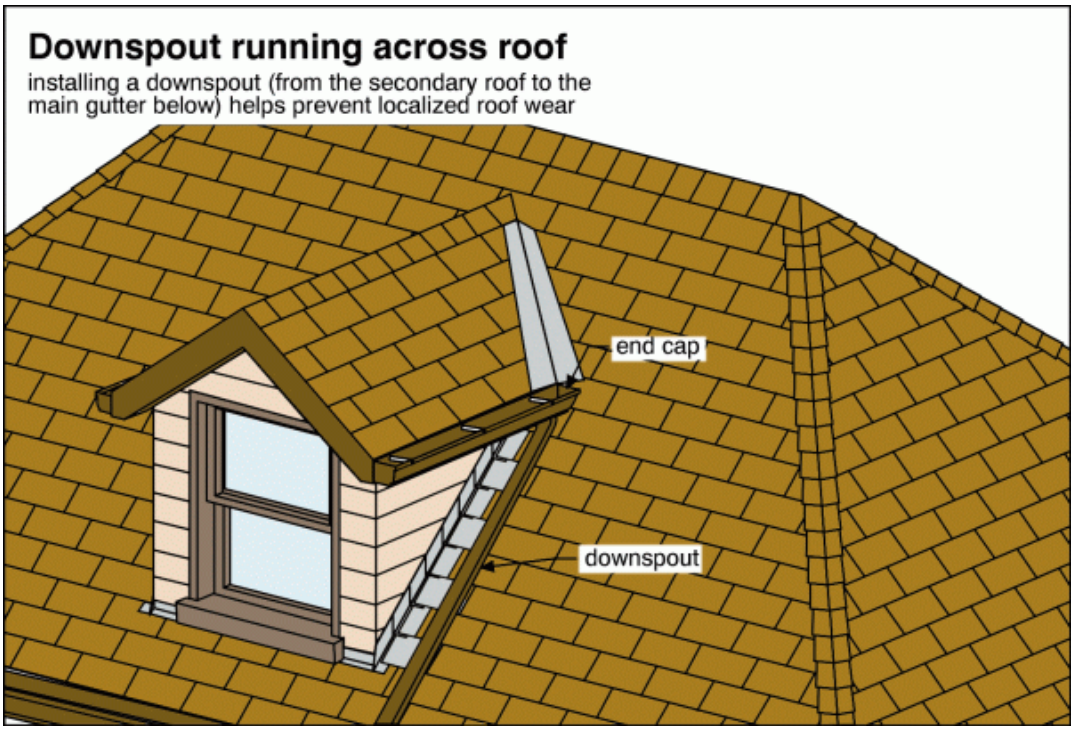
The inspector recommends evaluation by a reputable contractor experienced in roof drainage systems to determine whether downspout extensions, diverters, or system redesign is warranted to improve water management and protect the roof surface.

IMPLICATIONS: Chance of water damage to structure, finishes and contents

LOCATION: Exterior

TASK: Further Evaluation / Correct

TIME: Less than 1 year



12. Discharge onto roofs

13. Discharge onto roofs

- **Should discharge 6 feet from building**

  During the inspection, the inspector observed that one or more downspouts discharged less than 6 feet from the building foundation.

  Downspouts are designed to direct roof runoff away from the structure to prevent foundation erosion, basement moisture, and siding deterioration. Industry best practices and sources such as InterNACHI and InspectAPedia recommend that downspouts discharge at least 6 feet from the foundation on properly sloped ground to minimize the risk of soil saturation, settlement cracks, and interior water intrusion — especially in climates with freeze-thaw cycles, seasonal temperature swings, and heavy precipitation.

  Discharging too close to the building may also contribute to splashback, ice formation, mold growth, and code compliance concerns, and may void manufacturer warranties or compromise fire resistance ratings.

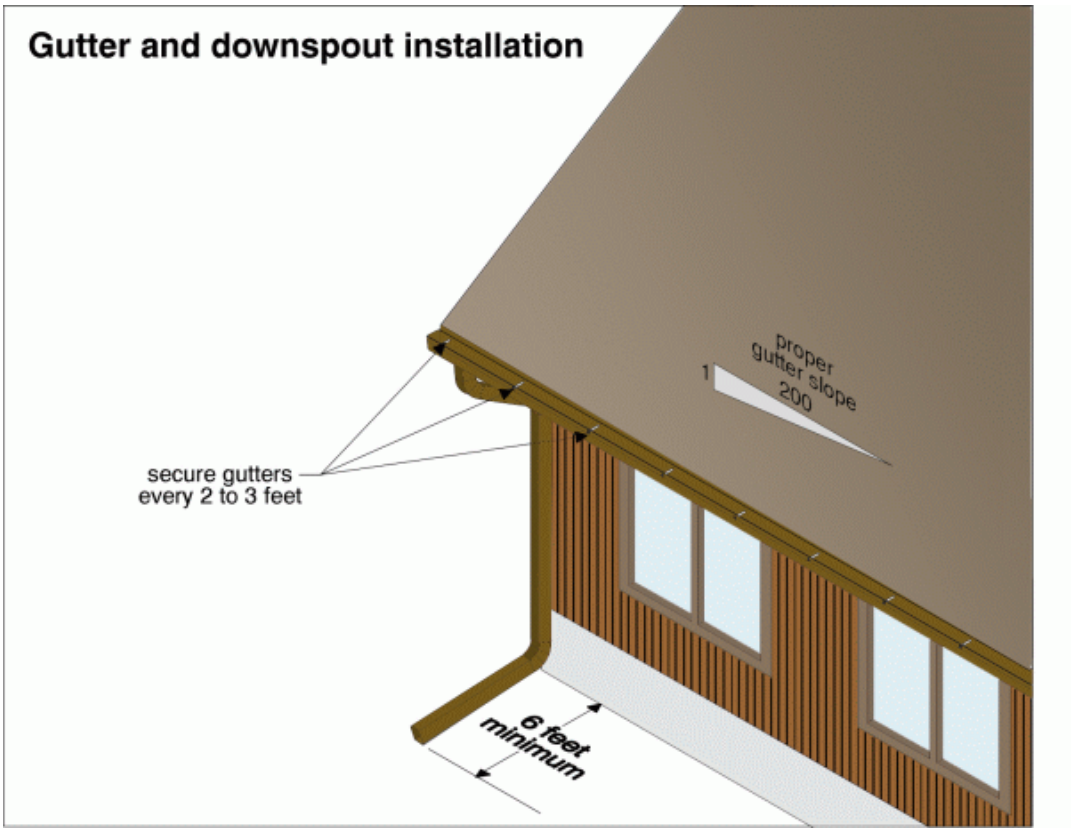
  The inspector recommends evaluation by a reputable contractor experienced in roof drainage systems to determine whether downspout extensions, splash blocks, or subsurface drainage upgrades are warranted to redirect runoff safely and protect the building's long-term integrity.

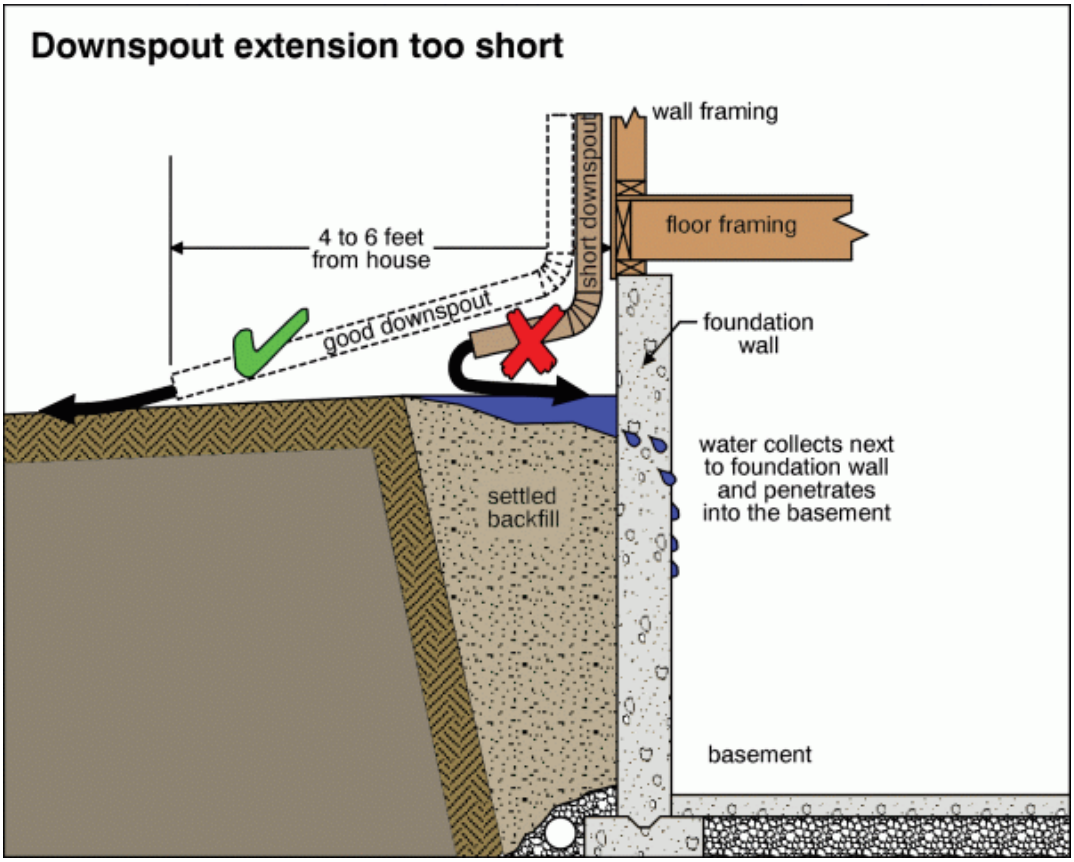
  IMPLICATIONS: Chance of water damage to structure, finishes and contents

  LOCATION: Exterior

  TASK: Further Evaluation / Correct

TIME: Less than 1 year





WALLS\VINYL SIDING

- **Loose or missing pieces**

  During the inspection, the inspector observed one or more vinyl siding components that were loose or missing.

  Vinyl siding is valued for its low maintenance, affordability, and resistance to rot and insect damage, but it remains vulnerable to fastener failure, impact trauma, and thermal expansion — especially in climates with freeze-thaw cycles, seasonal humidity, and strong winds.

  Loose or missing panels may result from improper installation, hail strikes, foundation movement, or substrate deterioration, and can present as visible gaps, panel displacement, or exposed wall sheathing. This condition can lead to moisture intrusion, air leakage, substrate decay, and pest entry. In some cases, unsecured or missing siding may also void manufacturer warranties, compromise weatherproofing, and violate Ontario Building Code requirements — particularly where flashing, drainage planes, or panel overlap is inadequate.

The inspector recommends evaluation by a reputable contractor experienced in vinyl cladding systems to determine whether panel replacement, fastener upgrade, moisture mitigation, or system redesign is warranted to restore proper protection and long-term building performance.

IMPLICATIONS: Chance of water damage to structure, finishes and contents

LOCATION: Exterior Wall

TASK: Repair or replace Further evaluation

TIME: Immediate

14. Loose or missing pieces

15. Loose or missing pieces

EXTERIOR GLASS/WINDOWS\STORMS AND SCREENS

- **Missing**

  During the inspection, the inspector observed that one or more exterior window screens were missing.

  Screens are designed to allow ventilation while preventing insect entry and protecting window assemblies. In Ontario's climate — with frequent seasonal insect activity, wind-driven debris, and storm impact — missing screens can reduce indoor comfort, increase pest intrusion, and compromise window performance.

  Common indicators and concerns may include:

- Openable windows without screens, allowing insects and airborne debris to enter
- Reduced ventilation control, especially in warmer months
- Increased risk of pest infestations, including flies, mosquitoes, and wasps
- Debris accumulation, if windows are left open without protection
- Reduced curb appeal, especially on high-visibility elevations
- Potential safety concerns, if screens are required for child or pet protection

These conditions may lead to pest entry, reduced indoor air quality, moisture intrusion, and aesthetic degradation. In some cases, they may also complicate permit approvals, insurance coverage, or real estate transactions.

The inspector recommends evaluation by a qualified window contractor or screen specialist to determine whether screen replacement, frame installation, or protective upgrades are warranted to restore proper safety, performance, and appearance.

IMPLICATIONS: Increased heating and cooling costs | Reduced comfort

LOCATION: Exterior Wall

TASK: Further evaluation Provide

TIME: Less than 1 year

16. Missing

17. Missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\FLOORS

- **No step up into building**

  During the inspection, the inspector observed that the exterior floor surface of the porch, deck, patio, or balcony was flush with or below the adjacent interior floor level, with no discernible step-up into the building.

  A step-up at the building threshold is typically recommended to reduce moisture intrusion, pest entry, and thermal bridging. In Ontario's climate — with frequent rain, snowmelt, and freeze-thaw cycles — flush or recessed transitions may increase the risk of water infiltration, rot, and foundation damage, especially when flashing or drainage is inadequate.

  Common indicators and concerns may include:

  - Water staining or rot, at the sill plate or band joist
  - Fungal growth or discoloration, from trapped moisture
  - Increased pest activity, entering through low-clearance gaps
  - Loose or corroded fasteners, from prolonged damp exposure
  - Trip hazards, from uneven or shifting surfaces

- Safety hazards, from compromised weather protection

- Reduced durability, of finishes and framing near the threshold

These conditions may lead to moisture intrusion, occupant injury, structural instability, and long-term degradation. In some cases, they may also complicate permit approvals, insurance coverage, or real estate transactions.

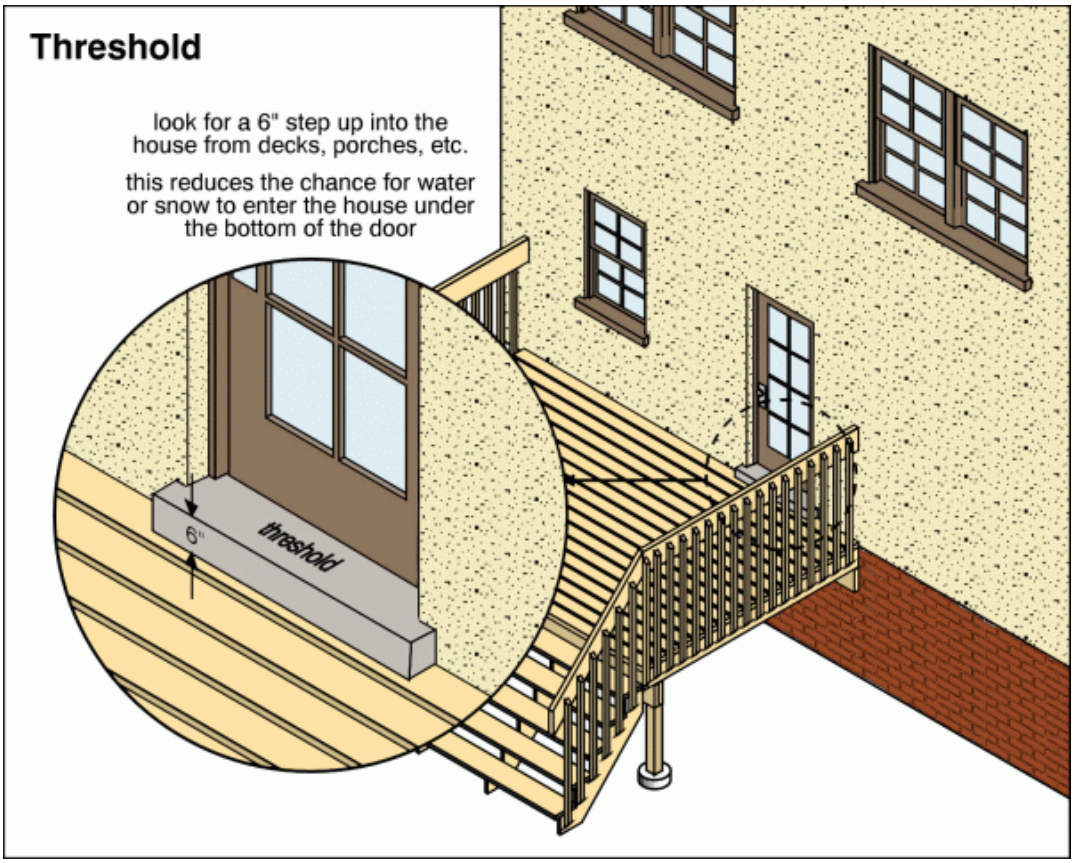
The inspector recommends evaluation by a qualified building envelope specialist or exterior contractor to determine whether threshold flashing, drainage improvements, surface elevation adjustments, or moisture mitigation are warranted to restore proper safety, performance, and appearance.

IMPLICATIONS: Chance of water damage to structure, finishes and contents | Material deterioration

LOCATION: Exterior

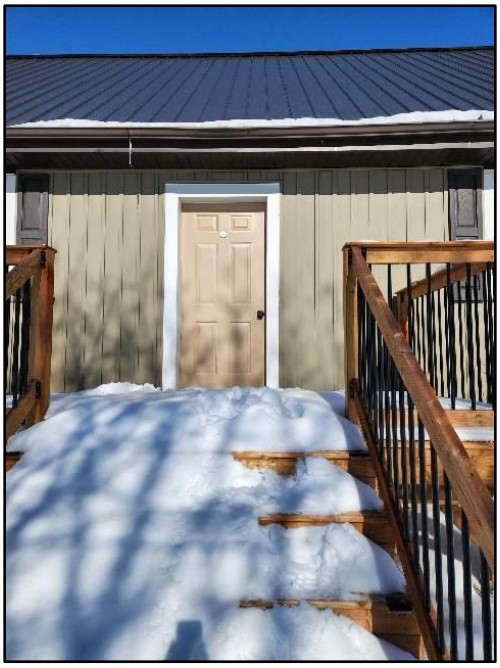
TASK: Repair or replace Further evaluation Protect

TIME: Less than 1 year When remodelling



18. No step up into building

19. No step up into building



20. No step up into building

LANDSCAPING\GENERAL NOTES

- **Trees or shrubs too close to building**

  During the inspection, the inspector observed that one or more trees or shrubs were located too close to the building's exterior walls, foundation, or roofline.

  While vegetation enhances curb appeal, proximity to the structure can pose risks in Ontario's climate — which features rain, snowmelt, freeze-thaw cycles, and seasonal humidity. Roots and branches may cause foundation stress, moisture retention, pest intrusion, and structural damage, especially when combined with poor drainage or aging materials.

  Common indicators and concerns may include:

  - Branches touching siding or roof, causing abrasion or moisture retention
  - Roots encroaching on foundation, leading to cracks or soil displacement
  - Blocked gutters or downspouts, from falling leaves or debris
  - Moisture staining or efflorescence, from trapped runoff or splashback
  - Vegetation intrusion, into vents, joints, or utility penetrations
  - Pest activity, such as ants, termites, or rodents nesting in overgrowth
  - Safety hazards, from falling limbs or obstructed egress
  - Aesthetic degradation, especially in high-visibility yard zones

  These conditions may lead to foundation damage, moisture intrusion, occupant injury, and long-term degradation. In some cases, they may also complicate insurance coverage, permit approvals, or real estate transactions.

  The inspector recommends evaluation by a qualified arborist or landscaping contractor to determine whether vegetation trimming, root barrier installation, plant relocation, or moisture mitigation is warranted to restore proper safety, performance, and appearance.

  IMPLICATIONS: Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

  LOCATION: Exterior

  TASK: Further evaluation Improve

  TIME: Less than 1 year Regular maintenance

21. Trees or shrubs too close to building

22. Trees or shrubs too close to building

23. Trees or shrubs too close to building

STRUCTURE

DESCRIPTION

CONFIGURATION

- Basement

FOUNDATION MATERIAL

- Poured concrete

FLOOR CONSTRUCTION

- Joists
- Steel columns
- Steel beams (girders)
- Subfloor - plank

EXTERIOR WALL CONSTRUCTION

- Wood frame

ROOF AND CEILING FRAMING

- Rafters/ceiling joists
- Plank sheathing

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY

- Ceiling, wall and floor coverings
- Carpet/furnishings
- Storage
- New finishes/paint
- Insulation

ATTIC/ROOF SPACE

- **Inspected from access hatch**

KNEE WALL AREAS

- **Inspected from access hatch**

PERCENT OF FOUNDATION NOT VISIBLE

- **0 %**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Visible mold evaluation is not included in the building inspection report**
- **An opinion about the adequacy of structural components**
- **Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas**
- **Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas**
- **Attic load bearing components concealed by insulation cannot be traversed**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

  Asbestos can only be confirmed through laboratory testing.

RECOMMENDATIONS

RECOMMENDATIONS\GENERAL

- **Foundation Inspection Statement for Homes Built Pre-1950**

  During the inspection, the inspector evaluated the foundation in accordance with NACHI standards of practice.

  However, due to the age of the home (pre-1950s), certain defects may exist that are not visible during a standard visual inspection. Older foundations may conceal concerns such as interior cracks within structural walls, compromised footings, deteriorated mortar joints, hidden water damage, or evidence of past settlement that is not immediately apparent.

These limitations are particularly relevant in Ontario's climate, which features freeze-thaw cycles, seasonal humidity, and variable soil conditions that may affect older construction materials over time.

Potential risks may include:

- Concealed structural cracks or deterioration masked by finishes
- Footing instability, shifting, or historic repairs beneath slab surfaces
- Moisture intrusion not evident during dry-season inspections
- Age-related degradation of stone, block, or poured concrete systems
- Settlement signs or previous patchwork not observable without invasive testing

These conditions may lead to structural compromise, moisture damage, air quality issues, and long-term maintenance concerns. In some cases, older foundation limitations may also affect insurance coverage, permit approvals, or real estate disclosures.

The inspector recommends further evaluation by a qualified foundation specialist — such as ProCore Foundation Repair Systems — to determine whether diagnostic testing, remediation planning, or structural reinforcement is warranted to ensure proper safety and long-term performance.

ProCore | Foundation Repair Systems

1-844-PRO-CORE

LOCATION: Basement

TASK: Further evaluation

TIME: Less than 1 year / Unpredictable

FOUNDATIONS\GENERAL NOTES

- **Typical minor cracks**

  During the inspection, the inspector observed typical minor cracks in one or more foundation components, consistent with normal concrete curing, seasonal movement, or age-related settling.

  These cracks are generally cosmetic and non-structural, and may result from shrinkage, thermal expansion, or minor soil shifts — especially in Ontario's climate, which features freeze-thaw cycles, seasonal humidity, and variable soil conditions. While minor cracks are common in poured concrete and block foundations, they should be monitored over time for changes in width, length, or pattern.

  Observed conditions may include:

  - Hairline vertical or diagonal cracks less than 1/8 inch wide

- Uniform shrinkage cracks near corners or control joints
- No signs of displacement, water intrusion, or structural stress
- No bulging, bowing, or step-crack patterns in masonry
- Safety hazard not currently indicated

These conditions are considered typical for aging foundations and may not require immediate repair. However, they may lead to moisture intrusion, cosmetic deterioration, or future structural concerns if left unmonitored. In some cases, minor cracks may also affect real estate disclosures or buyer confidence.

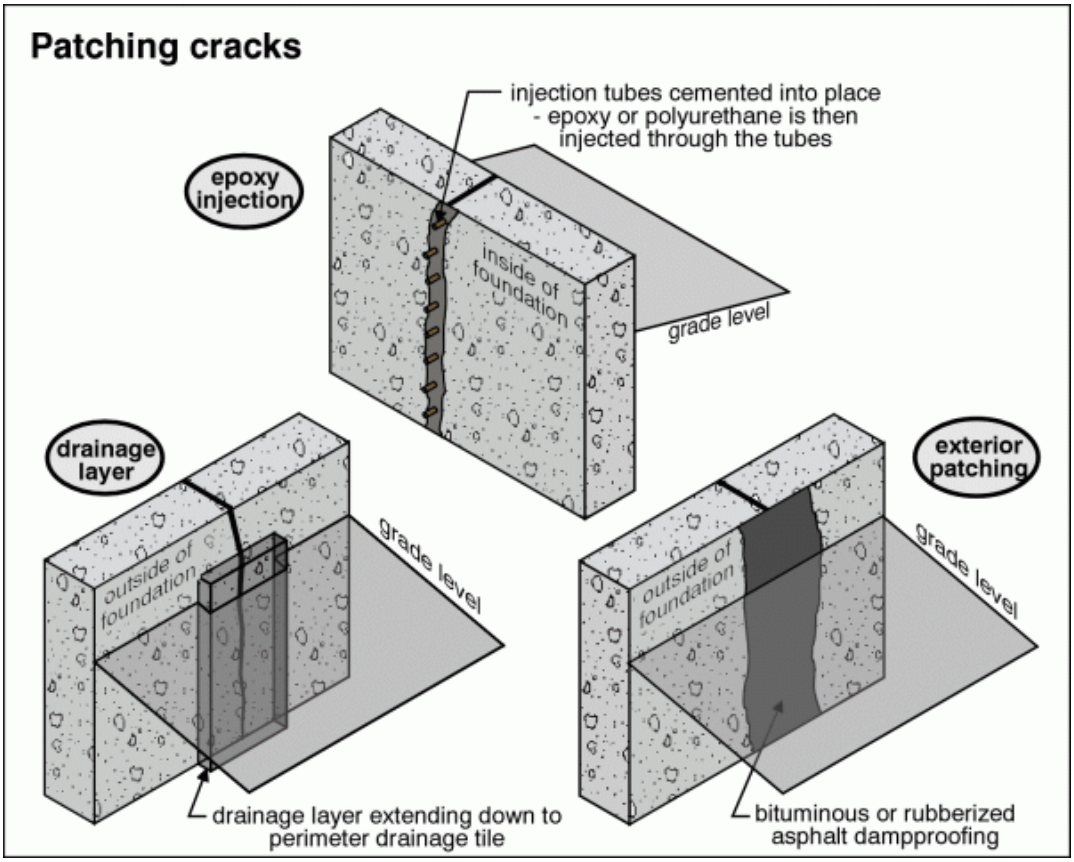
The inspector recommends routine monitoring and evaluation by a qualified foundation specialist if cracks widen, multiply, or show signs of water penetration or structural movement.

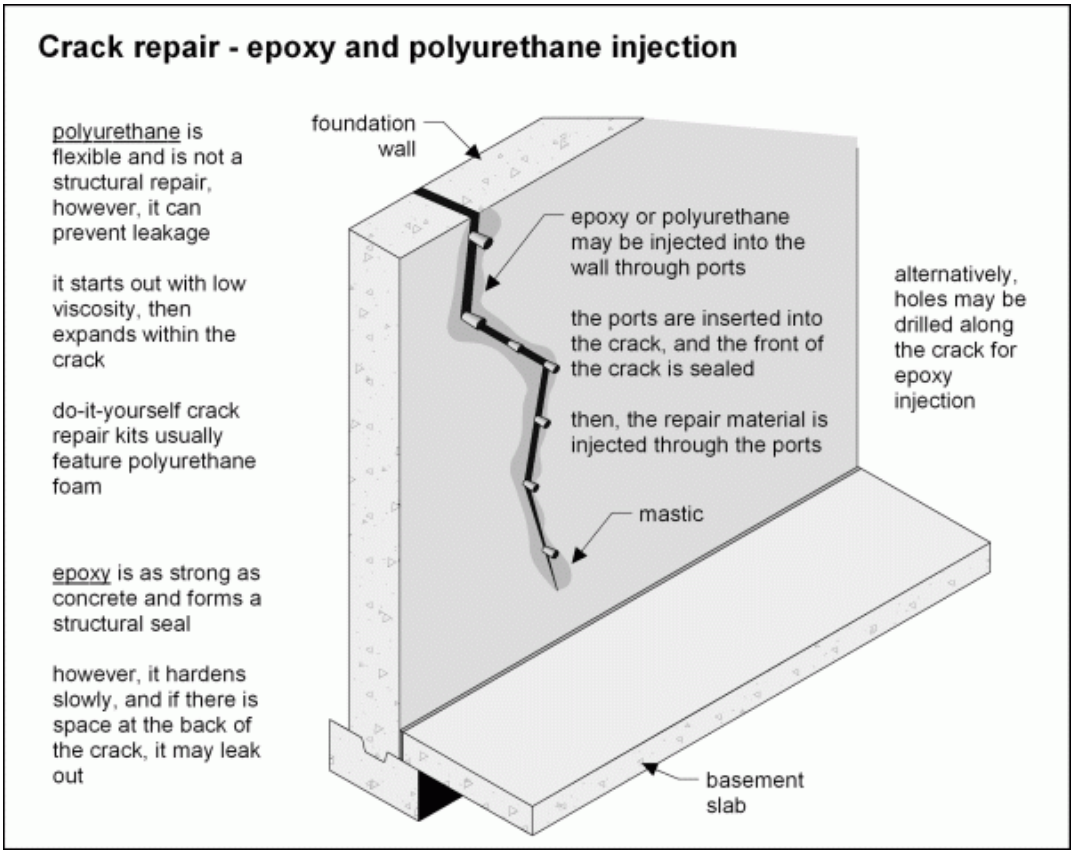
IMPLICATIONS: Chance of water entering building

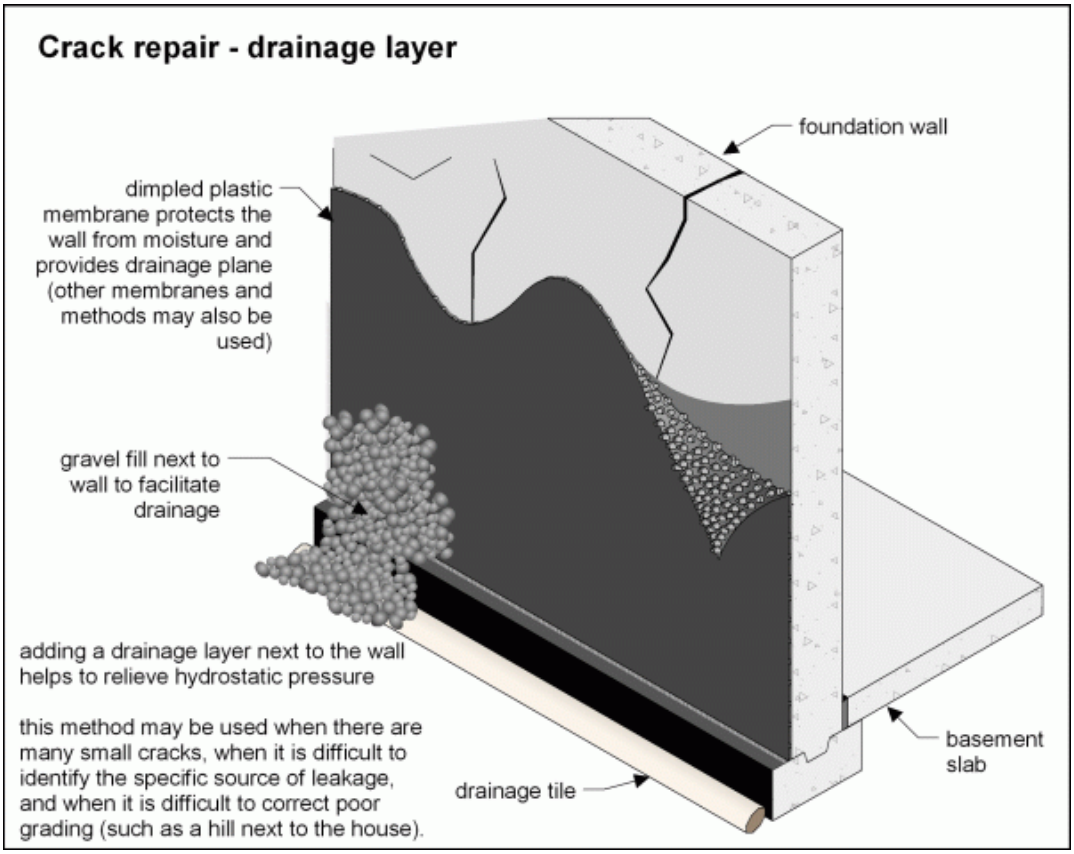
LOCATION: Basement

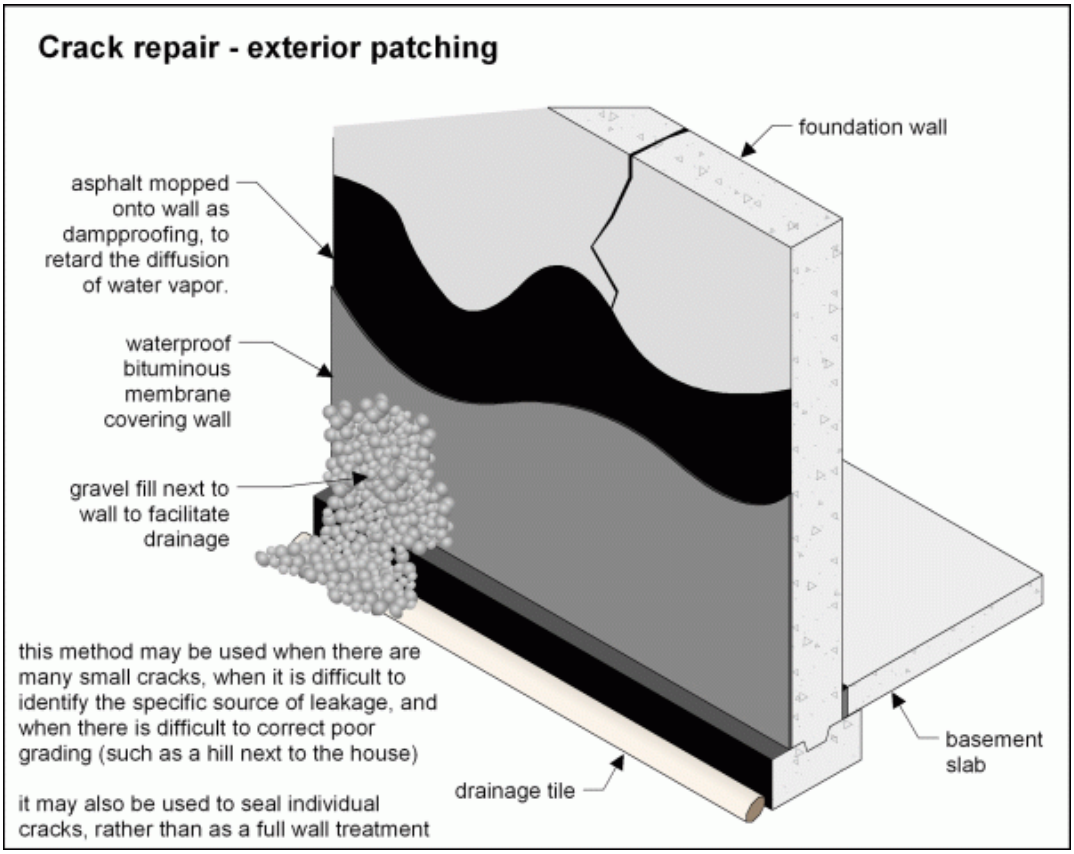
TASK: Monitor

TIME: Unpredictable









24. Typical minor cracks

25. Typical minor cracks

- **Typical minor settlement**

  During the inspection, the inspector observed signs of typical minor settlement affecting one or more foundation components, consistent with normal soil movement, age-related settling, or seasonal changes.

  Minor settlement is common in residential structures and may result from soil consolidation, moisture fluctuations, or initial post-construction adjustment — especially in Ontario's climate, which features freeze-thaw cycles, seasonal humidity, and variable soil conditions. This type of settlement is generally uniform, non-progressive, and not indicative of structural failure.

  Observed conditions may include:

  - Slight floor slope or unevenness in isolated areas
  - Hairline cracks in foundation walls or adjacent finishes
  - Minor gaps at trim, baseboards, or door frames
  - No signs of displacement, water intrusion, or structural stress
  - Safety hazard not currently indicated

These conditions are considered typical for aging foundations and may not require immediate repair. However, they should be monitored over time for changes in severity, pattern, or associated symptoms. In some cases, minor settlement may also affect real estate disclosures, buyer confidence, or future renovation planning.

The inspector recommends routine monitoring and evaluation by a qualified foundation specialist if symptoms worsen or if additional signs of movement appear.

LOCATION: Basement

TASK: Monitor

TIME: Unpredictable

- **Parging damaged or missing**

  During the inspection, the inspector observed that foundation parging was damaged or missing in one or more areas, reducing protection against moisture intrusion, freeze-thaw deterioration, and surface erosion.

  Parging is a thin mortar layer applied to foundation walls to improve weather resistance, aesthetics, and surface cohesion. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and high water tables — damaged or missing parging may allow water penetration, efflorescence, and foundation surface degradation.

  Observed conditions may include:

  - Cracked, flaking, or spalled parging exposing bare concrete or masonry
  - Missing sections of parging near grade or high-traffic areas
  - Signs of water staining, efflorescence, or fungal growth on exposed surfaces
  - Inconsistent texture, colour, or finish across foundation walls
  - Safety hazard from moisture intrusion, pest entry, or structural deterioration

  These deficiencies may lead to foundation instability, air quality degradation, cosmetic deterioration, and long-term maintenance concerns. In some cases, damaged or missing parging may also affect insurance coverage, permit approvals, or real estate disclosures.

  The inspector recommends evaluation by a qualified masonry contractor or foundation specialist to determine whether reparging, surface preparation, or moisture mitigation is warranted to restore proper safety and long-term performance.

  IMPLICATIONS: Chance of damage to structure | Shortened life expectancy of material

  LOCATION: Basement Exterior Wall Throughout

  TASK: Repair or replace Service annually

  TIME: Regular maintenance

26. Parging damaged or missing

27. Parging damaged or missing

28. Parging damaged or missing

29. Parging damaged or missing

30. Parging damaged or missing

31. Parging damaged or missing

32. Parging damaged or missing

FOUNDATIONS\PERFORMANCE OPINION

- **Acceptable**

ELECTRICAL

DESCRIPTION

SERVICE ENTRANCE CABLE AND LOCATION

- Underground - cable material not visible

SERVICE SIZE

- 200 Amps (240 Volts)

MAIN DISCONNECT/SERVICE BOX RATING

- 200 Amps

MAIN DISCONNECT/SERVICE BOX TYPE AND LOCATION

- Breakers - basement

SYSTEM GROUNDING MATERIAL AND TYPE

- Copper - ground rods
- Not visible

DISTRIBUTION PANEL TYPE AND LOCATION

- Breakers - basement

DISTRIBUTION PANEL RATING

- 200 Amps

ELECTRICAL PANEL MANUFACTURERS

- **Siemens**

NUMBER OF CIRCUITS INSTALLED

- **34**

DISTRIBUTION WIRE (CONDUCTOR) MATERIAL AND TYPE

- Copper - non-metallic sheathed

TYPE AND NUMBER OF OUTLETS (RECEPTACLES)

- Grounded - typical

CIRCUIT INTERRUPTERS: GROUND FAULT (GFCI) & ARC FAULT (AFCI)

- None

SMOKE ALARMS (DETECTORS)

- Present

CARBON MONOXIDE (CO) ALARMS (DETECTORS)

- Present

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY

- Storage
- Insulation
- AFCIs (Arc Fault Circuit Interrupters) were not tested since permission from homeowner was not obtained. These should be tested monthly by the homeowner.
- AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner.
- Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

PANEL COVERS

- Disconnect covers are not removed by the building inspector

FUSE BLOCK

- Not pulled

SYSTEM GROUND

- **Continuity not verified**
- **Quality of ground not determined**

CIRCUIT LABELS

- **The accuracy of the circuit index (labels) was not verified.**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Remote control devices**
- **Low voltage wiring systems and components**
- **Testing of smoke and/or carbon monoxide alarms**
- **Solar, wind, and other renewable energy systems**
- **Amperage, voltage, and impedance measurements**
- **Determination of the age of smoke and carbon monoxide alarms**

RECOMMENDATIONS

SERVICE BOX, GROUNDING AND PANEL\SERVICE BOX

- **Poor access**

  During the inspection, the inspector observed that the electrical service box had poor access, indicating potential safety concerns, code non-compliance, or emergency response limitations.

  The service box — which houses the main disconnect and overcurrent protection — must be readily accessible with adequate working clearance to allow safe operation, maintenance, and emergency shutoff. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and ice storms — restricted access may result from renovations, storage, or poor panel placement, especially in older homes, basement installations, or homes with exterior enclosures blocked by landscaping or snow accumulation.

  Observed conditions may include:

  - Box obstructed by furniture, cabinetry, or stored items
  - Box located in closets, crawlspaces, or behind finished walls
  - Inadequate working clearance (less than 30" wide and 36" deep)
  - Difficulty opening panel cover or reaching breakers

- Safety hazard from delayed emergency shutoff, inspection complications, or electrical failure

These deficiencies may lead to permit delays, insurance complications, real estate disclosure issues, and long-term safety concerns. In some cases, poor access may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

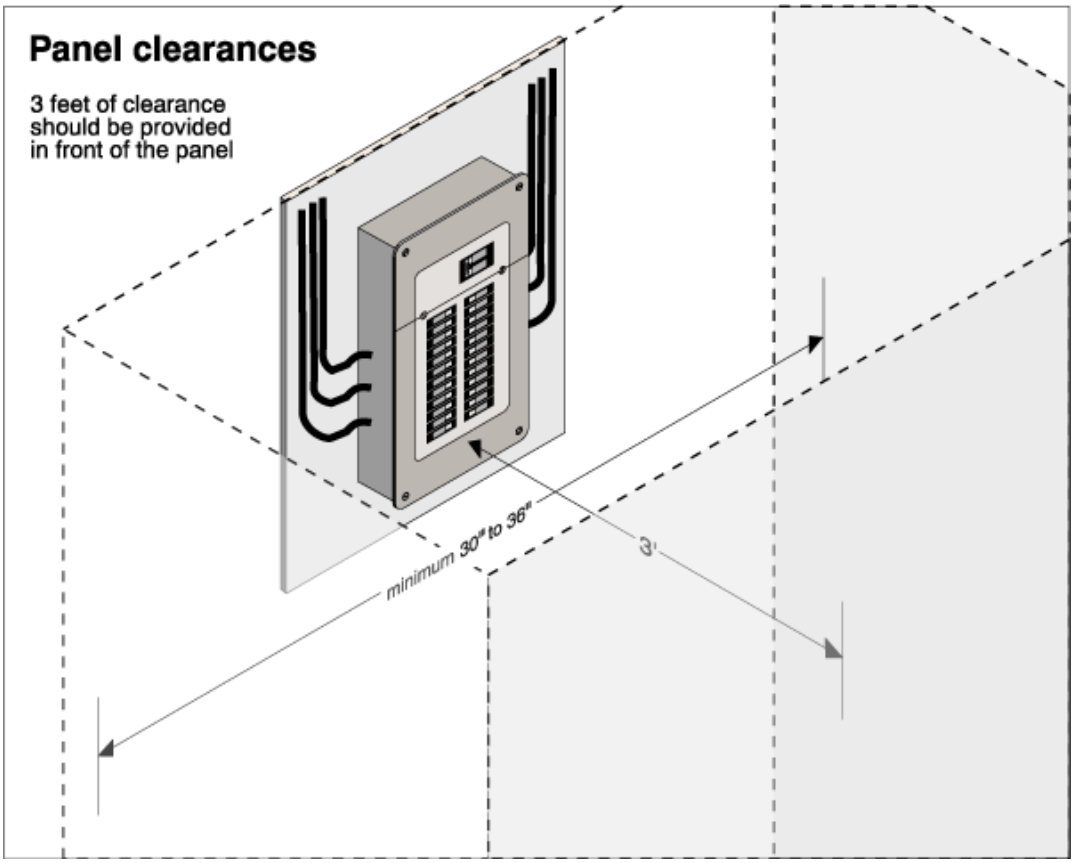
The inspector recommends evaluation by a qualified electrical contractor to determine whether panel relocation, clearance correction, or environmental protection is warranted to restore proper safety and long-term performance.

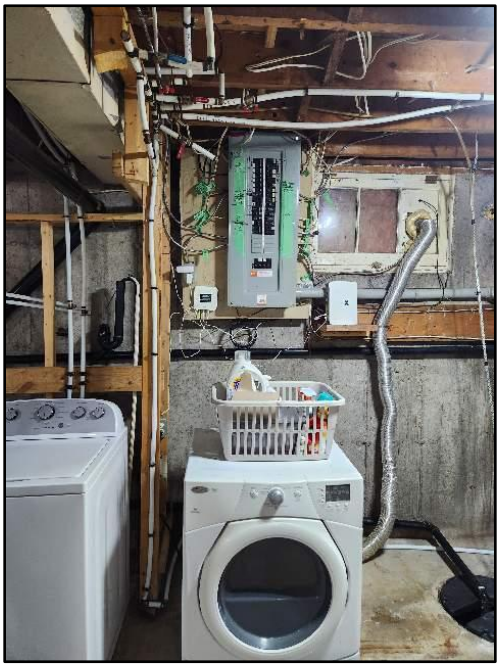
IMPLICATIONS: Difficult to service

LOCATION: Basement

TASK: Improve

TIME: Less than 1 year





33. Poor access

SERVICE BOX, GROUNDING AND PANEL\SYSTEM GROUNDING

- **Not visible**

  During the inspection, the inspector was unable to verify the presence or visibility of the system grounding components, indicating potential inspection limitations, code non-compliance, or safety concerns.

  The system ground — typically consisting of a grounding electrode conductor (GEC) connected to a grounding electrode such as a driven rod, concrete-encased rebar (Ufer), or metal water pipe — must be accessible, securely clamped, and properly terminated to ensure safe dissipation of fault current. In Ontario's climate — with freeze-thaw cycles, seasonal humidity, and rodent activity — concealed or inaccessible grounding systems may result from historic renovations, landscaping, or panel relocations, especially in older homes, multi-unit dwellings, or homes with exterior meter bases or flush-mounted panels.

  Observed conditions may include:

  - No visible grounding electrode conductor at the service panel, meter base, or exterior wall
  - Grounding clamp or rod obscured by siding, insulation, or landscaping
  - Lack of documentation or labeling identifying grounding system components
  - Inability to confirm bonding between neutral and ground at service entry

- Safety hazard from shock exposure, electrical failure, or inspection limitations

These limitations may lead to permit delays, insurance complications, real estate disclosure issues, and long-term safety concerns. In some cases, invisible grounding systems may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor or utility provider to determine whether grounding system verification, GEC exposure, or bonding confirmation is warranted to restore proper safety and long-term performance.

TASK: Further evaluation

TIME: Less than 1 year

SERVICE BOX, GROUNDING AND PANEL\DISTRIBUTION PANEL

- **Poor access**

During the inspection, the inspector observed that the electrical panel had poor or restricted access, indicating potential code non-compliance, inspection limitations, or emergency safety concerns.

Electrical panels must be installed with adequate working clearance to allow safe servicing, fault isolation, and emergency shutoff. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and basement retrofits — poor access may result from renovations, cabinetry installations, or storage encroachment, especially in older homes, multi-unit dwellings, or homes with recessed or boxed-in panels.

Observed conditions may include:

- Panel located behind furniture, appliances, or storage items
- Enclosure recessed into tight cabinetry, closets, or unfinished framing
- Inadequate clearance (less than 36" in front or 30" side-to-side)
- Obstructed access to main disconnect, dead front, or breaker labeling
- Safety hazard from delayed emergency shutoff, shock exposure, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, poor access may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

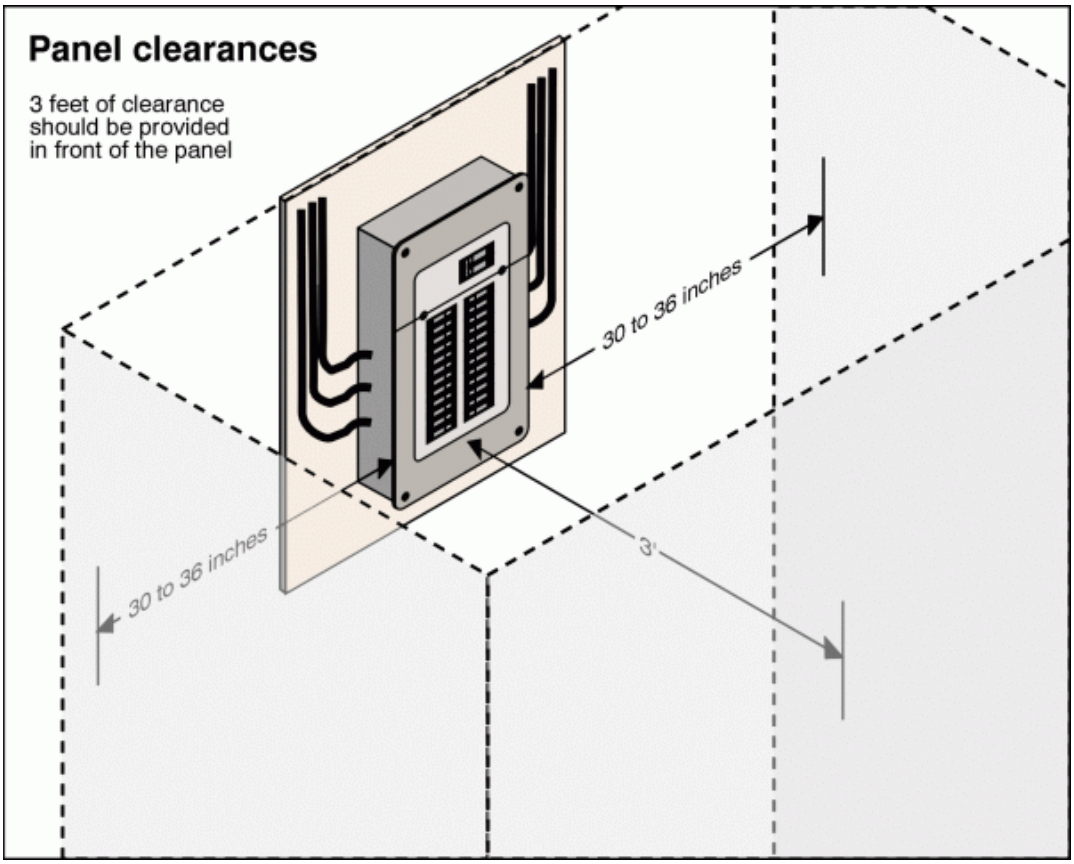
The inspector recommends evaluation by a qualified electrical contractor to determine whether panel relocation, clearance restoration, or enclosure modification is warranted to restore proper safety and long-term performance.

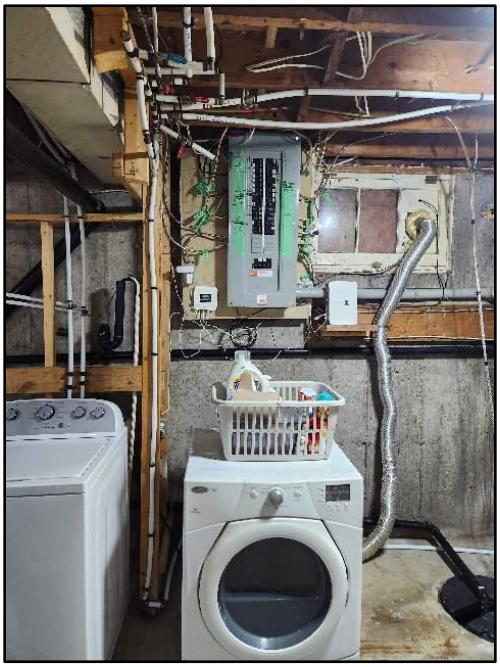
IMPLICATIONS: Difficult to service

LOCATION: Basement

TASK: Further evaluation Improve

TIME: Less than 1 year





34. Poor access

- **Openings in panel**

  During the inspection, the inspector observed open knockouts or unused breaker slots in the electrical panel, indicating potential code non-compliance, environmental exposure, or electrical safety hazard.

  All panel openings must be sealed with listed filler plates or knockout covers to prevent foreign object intrusion, pest entry, and accidental contact with energized components. In Ontario's climate — with seasonal humidity, rodent activity, and basement moisture — open panel slots may result from breaker removal, DIY modifications, or historic upgrades, especially in older homes, unfinished basements, or homes with exterior-mounted panels.

  Observed conditions may include:

  - Missing filler plates exposing live bus bars or breaker terminals
  - Open knockouts in panel sides, top, or bottom without conduit or seal
  - Signs of insect nesting, rodent intrusion, or moisture entry
  - Increased risk of arcing, corrosion, or accidental shock
  - Safety hazard from energized exposure, fire risk, or inspection limitations

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, open panel slots may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

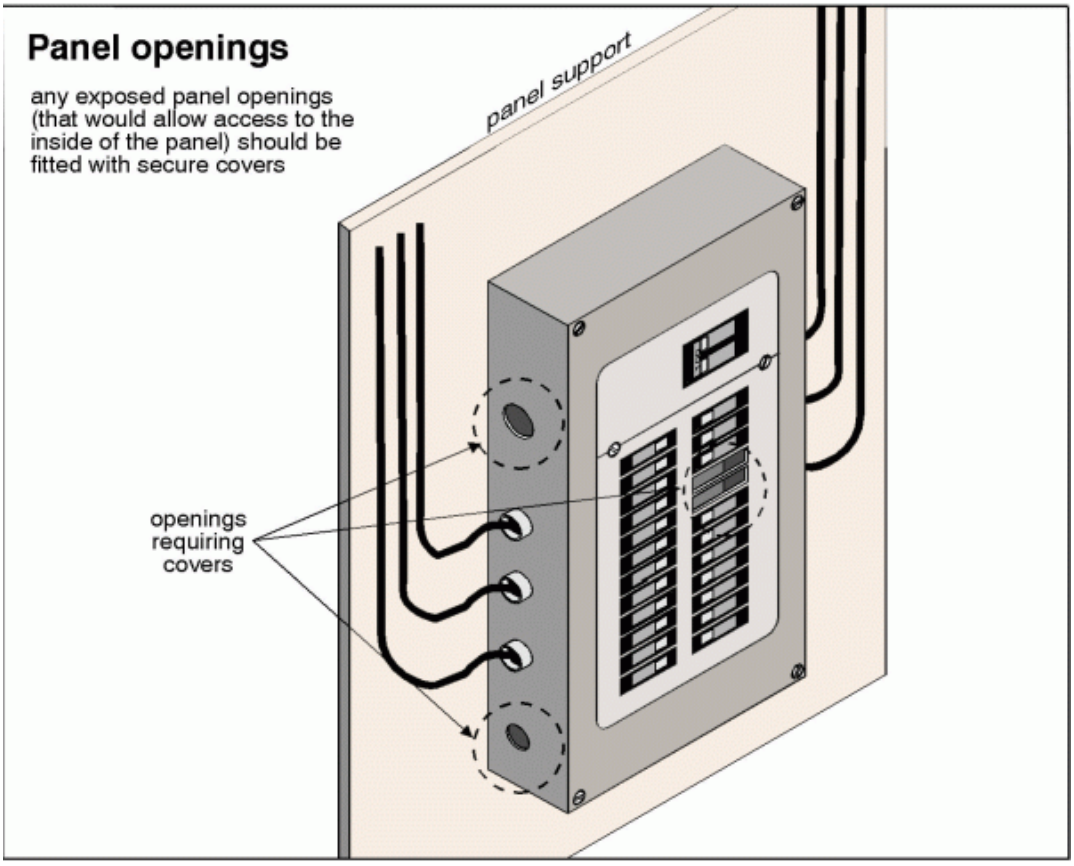
The inspector recommends evaluation by a qualified electrical contractor to determine whether filler plate installation, knockout sealing, or panel enclosure correction is warranted to restore proper safety and long-term performance.

IMPLICATIONS: Electric shock | Fire hazard

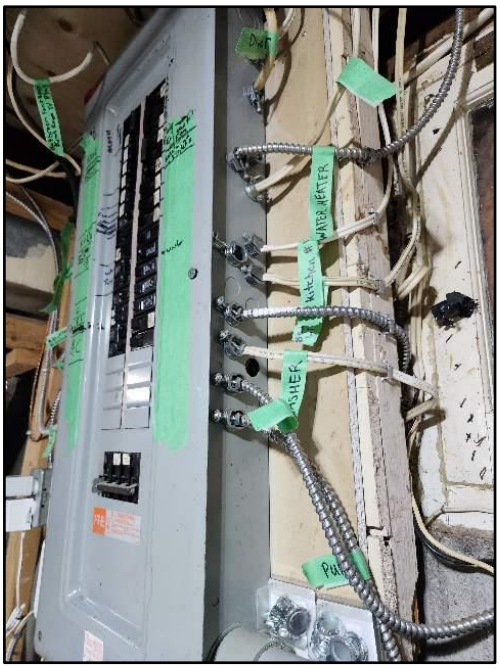
LOCATION: Basement

TASK: Further evaluation Protect

TIME: Less than 1 year



35. Openings in panel



36. Openings in panel

37. Openings in panel

- **Poor location**

  During the inspection, the inspector observed that the electrical panel was installed in a poor or inappropriate location, indicating potential code non-compliance, access limitations, or environmental exposure risk.

  Electrical panels must be located in areas that are readily accessible, dry, and protected from physical damage, with sufficient working clearance for safe servicing and emergency shutoff. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and basement retrofits — poor panel placement may result from historic installations, renovations, or space constraints, especially in older homes, multi-unit dwellings, or homes with exterior-mounted or recessed panels.

  Observed conditions may include:

  - Panel located in damp areas, such as laundry rooms, crawlspaces, or near plumbing fixtures
  - Enclosure mounted in closets, bathrooms, or storage cabinets
  - Inadequate clearance (less than 36" in front or 30" side-to-side) or obstructed access
  - Panel exposed to mechanical damage, condensation, or combustible materials
  - Safety hazard from shock exposure, delayed emergency shutoff, or inspection limitations

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, poor panel location may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

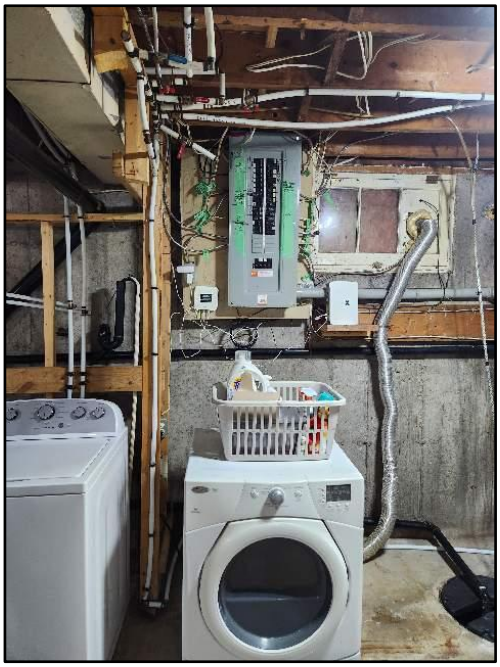
  The inspector recommends evaluation by a qualified electrical contractor to determine whether panel relocation, environmental protection, or clearance restoration is warranted to restore proper safety and long-term performance.

  IMPLICATIONS: Difficult to service

  LOCATION: Basement

  TASK: Further evaluation Improve

  TIME: Less than 1 year



38. Poor location

39. Poor location

- **Incorrect Fasteners**

  During the inspection, the inspector observed improper fasteners securing the panel cover or interior components, indicating potential mechanical hazard, code non-compliance, or electrical safety risk.

  Electrical panels must be secured using manufacturer-approved screws — typically blunt-tip, machine-thread fasteners — to prevent damage to internal wiring and ensure safe removal and reinstallation. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and aging infrastructure — incorrect fasteners may result from DIY repairs, historic upgrades, or missing original hardware, especially in older homes, multi-unit dwellings, or homes with modified panel enclosures.

  Observed conditions may include:

  - Use of drywall screws, self-tapping screws, or wood screws on panel cover

  - Sharp-tipped fasteners that may pierce wire insulation or energized components

  - Loose or mismatched screws compromising dead front security

  - Difficulty removing panel cover due to thread mismatch or stripped holes

  - Safety hazard from arcing, energized exposure, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, incorrect fasteners may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether fastener replacement, panel cover correction, or internal inspection for wire damage is warranted to restore proper safety and long-term performance.

LOCATION: Basement

TASK: Further evaluation Correct

TIME: Less than 1 year

40. Incorrect Fasteners

41. Incorrect Fasteners

SERVICE BOX, GROUNDING AND PANEL\DISTRIBUTION FUSES/BREAKERS

- **Loose breakers or fuses**

  During the inspection, the inspector observed that one or more circuit breakers or fuses were loose within the panel, indicating potential mechanical failure, electrical hazard, or code non-compliance.

  Breakers and fuses must maintain secure mechanical and electrical contact with the panel bus bars or fuse holders to ensure proper fault protection and safe operation. Loose components may result in intermittent power, arcing, or failure to disconnect during overloads. In Ontario's climate — with seasonal humidity, aging infrastructure, and

historic fuse panels — this condition may result from wear and tear, corrosion, improper installation, or panel damage, especially in older homes, multi-unit dwellings, or homes with legacy service boxes.

Observed conditions may include:

- Breakers that wiggle or shift when touched
- Fuses that do not seat firmly in their holders
- Signs of arcing, discoloration, or melted insulation near terminals
- Difficulty maintaining contact between overcurrent device and bus bar
- Safety hazard from energized exposure, electrical fire, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, loose breakers or fuses may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether breaker or fuse replacement, panel repair, or internal wiring inspection is warranted to restore proper safety and long-term performance.

IMPLICATIONS: Electric shock | Fire hazard

LOCATION: Basement

TASK: Further evaluation

TIME: Less than 1 year

42. Loose breakers or fuses

DISTRIBUTION SYSTEM\OUTLETS (RECEPTACLES)

- **Ungrounded**

  During the inspection, the inspector observed that one or more electrical outlets (receptacles) lacked a proper equipment ground, indicating potential shock hazard, code non-compliance, or electrical safety deficiency.

  Grounding provides a safe path for fault current and helps prevent electrocution, equipment damage, and electrical fires. Ungrounded outlets — especially 3-prong types installed without a ground wire — may give a false sense of safety, particularly in Ontario's climate — with seasonal humidity, freeze-thaw cycles, and aging infrastructure — where deterioration may stem from historic upgrades, DIY installations, or legacy wiring systems, especially in older homes, multi-unit dwellings, or homes with two-wire branch circuits.

  Observed conditions may include:

  - 3-prong outlets with no ground wire present
  - Outlet testers indicating "open ground" or reversed polarity
  - No continuity between outlet ground terminal and panel grounding system
  - Use of bootleg grounds (neutral-to-ground jumpers) or mislabeled GFCI outlets
  - Safety hazard from shock, energized exposure, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, ungrounded outlets may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether grounding conductor installation, GFCI retrofit, or system reconfiguration is warranted to restore proper safety and long-term performance.

IMPLICATIONS: Electric shock

LOCATION: Second Floor Various

TASK: Further evaluation Correct

TIME: Less than 1 year

DISTRIBUTION SYSTEM\GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION NOT NOTED AT

- **Bathroom**

During the inspection, the inspector observed that one or more bathroom outlets (receptacles) lacked Ground Fault Circuit Interrupter (GFCI) protection, indicating potential shock hazard, code non-compliance, or electrical safety deficiency.

GFCI protection is required for all 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms, regardless of proximity to water sources. These devices are designed to interrupt power within milliseconds when a ground fault is detected, reducing the risk of electrical shock in moisture-prone environments. In Ontario's climate — with seasonal humidity, condensation, and aging infrastructure — deterioration may stem from historic upgrades, DIY installations, or legacy wiring systems, particularly in older homes, multi-unit dwellings, or bathrooms with limited outlet access.

Observed conditions may include:

- Standard outlets installed without GFCI protection

- No "TEST" or "RESET" buttons on bathroom receptacles

- Outlet testers indicating "no GFCI" or "open ground"

- Use of bootleg grounds or mislabeled GFCI outlets

- Safety hazard from shock, energized exposure, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, missing GFCI protection may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether GFCI receptacle installation, breaker retrofit, or system reconfiguration is warranted to restore proper safety and long-term performance.

LOCATION: Bathroom

TASK: Upgrade

TIME: Less than 1 year

- **Kitchen counters**

  During the inspection, the inspector observed that one or more kitchen countertop outlets (receptacles) lacked Ground Fault Circuit Interrupter (GFCI) protection, indicating potential shock hazard, code non-compliance, or electrical safety deficiency.

  GFCI protection is required for all 15- and 20-amp, 125-volt receptacles serving kitchen countertops or located within 6 feet of a sink, regardless of appliance type or outlet location. These devices are designed to interrupt power within milliseconds when a ground fault is detected, reducing the risk of electrical shock in moisture-prone environments. In Ontario's climate — with seasonal humidity, condensation, and aging infrastructure — deterioration may stem from historic upgrades, DIY installations, or legacy wiring systems, particularly in older homes, multi-unit dwellings, or kitchens with split receptacles.

  Observed conditions may include:

  - Standard outlets installed on countertops without GFCI protection

  - No "TEST" or "RESET" buttons on receptacle face

  - Outlet testers indicating "no GFCI" or "open ground"

  - Use of bootleg grounds or mislabeled GFCI outlets

  - Safety hazard from shock, energized exposure, or inspection limitations

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, missing GFCI protection may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

  The inspector recommends evaluation by a qualified electrical contractor to determine whether GFCI receptacle installation, breaker retrofit, or system reconfiguration is warranted to restore proper safety and long-term performance.

  LOCATION: Kitchen

  TASK: Upgrade

  TIME: Less than 1 year

- **Laundry area**

  During the inspection, the inspector observed that one or more laundry area outlets (receptacles) lacked Ground Fault Circuit Interrupter (GFCI) protection, indicating potential shock hazard, code non-compliance, or electrical safety deficiency.

GFCI protection is required for all 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas, regardless of sink proximity. These devices are designed to interrupt power within milliseconds when a ground fault is detected, reducing the risk of electrical shock in moisture-prone environments. In Ontario's climate — with seasonal humidity, condensation, and aging infrastructure — deterioration may stem from historic upgrades, DIY installations, or legacy wiring systems, particularly in older homes, multi-unit dwellings, or laundry rooms with limited outlet access.

Observed conditions may include:

- Standard outlets installed without GFCI protection
- No "TEST" or "RESET" buttons on laundry receptacles
- Outlet testers indicating "no GFCI" or "open ground"
- Use of bootleg grounds or mislabeled GFCI outlets
- Safety hazard from shock, energized exposure, or inspection limitations

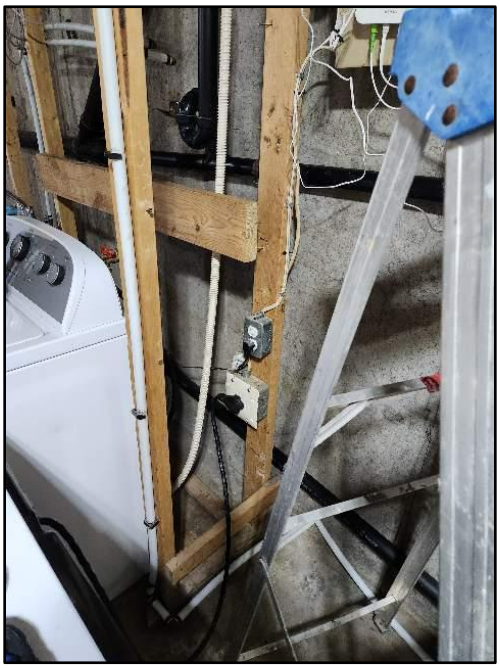
These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, missing GFCI protection may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether GFCI receptacle installation, breaker retrofit, or system reconfiguration is warranted to restore proper safety and long-term performance.

LOCATION: Laundry Area

TASK: Upgrade

TIME: Less than 1 year



43. Laundry area

- **Outdoors**

  During the inspection, the inspector observed that one or more outdoor electrical outlets (receptacles) lacked Ground Fault Circuit Interrupter (GFCI) protection, indicating potential shock hazard, code non-compliance, or electrical safety deficiency.

  GFCI protection is required for all 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors, regardless of location or accessibility. These devices are designed to interrupt power within milliseconds when a ground fault is detected, reducing the risk of electrical shock in moisture-prone environments. In Ontario's climate — with seasonal rain, snow melt, and freeze-thaw cycles — deterioration may stem from historic upgrades, DIY installations, or legacy wiring systems, particularly in older homes, multi-unit dwellings, or homes with exterior service areas.

  Observed conditions may include:

  - Standard outlets installed outdoors without GFCI protection

  - No "TEST" or "RESET" buttons on receptacle face

  - Outlet testers indicating "no GFCI" or "open ground"

  - Use of bootleg grounds or mislabeled GFCI outlets

  - Safety hazard from shock, energized exposure, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, missing GFCI protection may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether GFCI receptacle installation, breaker retrofit, or system reconfiguration is warranted to restore proper safety and long-term performance.

LOCATION: Exterior Wall

TASK: Upgrade

TIME: Less than 1 year

44. Outdoors

45. Outdoors

DISTRIBUTION SYSTEM\COVER PLATES

- **For switch is damaged**

  During the inspection, the inspector observed that the cover plate for one or more electrical switches was damaged, indicating potential shock hazard, material degradation, or electrical safety deficiency.

  Cover plates are designed to shield energized components within electrical boxes, including switches and wiring terminals. Damage to these plates — such as cracks, breaks, or missing sections — can expose live parts and increase the risk of accidental contact, arcing, or fire. In Ontario's climate — with seasonal humidity, condensation, and aging

infrastructure — deterioration may stem from mechanical impact, heat stress, or historic installations, particularly in older homes, multi-unit dwellings, or areas with high traffic or moisture exposure.

Observed conditions may include:

- Cracked or broken switch cover plates
- Loose or misaligned mounting hardware
- Gaps exposing internal wiring or switch terminals
- Safety hazard from energized exposure, shock, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, damaged switch cover plates may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether cover plate replacement, box reinforcement, or system reconfiguration is warranted to restore proper safety and long-term performance.

IMPLICATIONS: Electric shock

LOCATION: Basement

TASK: Replace Further evaluation

TIME: Less than 1 year

46. For switch is damaged

- **For junction box is missing**

  During the inspection, the inspector observed that the cover plate for one or more electrical junction boxes was missing, exposing energized wiring and indicating potential shock hazard, code non-compliance, or electrical safety deficiency.

  Junction box covers are designed to enclose wire splices and terminations, preventing accidental contact, dust accumulation, and moisture intrusion. When missing, these covers leave electrical connections vulnerable to arcing, fire, and physical damage. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and aging infrastructure — deterioration may stem from historic upgrades, renovation oversights, or DIY installations, especially in attics, basements, crawlspaces, or exterior enclosures.

  Observed conditions may include:

  - Exposed wire splices or terminals within open junction boxes
  - No protective barrier between energized parts and occupants
  - Rusted or corroded box edges due to prolonged exposure
  - Safety hazard from energized exposure, shock, or inspection limitations

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, missing junction box covers may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether cover plate installation, box reinforcement, or system reconfiguration is warranted to restore proper safety and long-term performance.

IMPLICATIONS: Electric shock

LOCATION: Basement

TASK: Further evaluation Provide

TIME: Less than 1 year

47. For junction box is missing

48. For junction box is missing

DISTRIBUTION SYSTEM\LIGHTS

- **Loose**

  During the inspection, the inspector observed that one or more light fixtures were loose, indicating potential mechanical instability, electrical hazard, or installation deficiency.

  Light fixtures should be securely mounted to prevent movement, vibration, or detachment that could expose wiring or compromise safe operation. Loose fixtures may result from improper installation, aging hardware, or environmental stress. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and aging infrastructure — deterioration may stem from historic upgrades, DIY repairs, or legacy mounting systems, particularly in older homes, multi-unit dwellings, or areas with high vibration or moisture exposure.

Observed conditions may include:

- Fixtures that shift, tilt, or rattle when touched
- Loose mounting screws or brackets
- Gaps between fixture base and ceiling or wall surface
- Safety hazard from energized exposure, arcing, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, loose light fixtures may also affect municipal approvals, utility service continuity, or electrical upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether fixture re-securing, mounting hardware replacement, or system reconfiguration is warranted to restore proper safety and long-term performance.

IMPLICATIONS: Electric shock | Fire hazard

LOCATION: Basement

TASK: Replace Further evaluation

TIME: Less than 1 year

49. Loose

50. Loose

HEATING

DESCRIPTION

HEATING SYSTEM TYPE

- Furnace

FUEL/ENERGY SOURCE

- Gas

FURNACE MANUFACTURER

- Wolf Steel

HEAT DISTRIBUTION

- Ducts and registers

APPROXIMATE CAPACITY

- 60,000 BTU/hr

EFFICIENCY

- High-efficiency

EXHAUST VENTING METHOD

- Induced draft

COMBUSTION AIR SOURCE

- Outside

APPROXIMATE AGE

- New
- 1 year

MAIN FUEL SHUT OFF AT

- **Meter**

EXHAUST PIPE (VENT CONNECTOR)

- **PVC plastic**

FIREPLACE/STOVE

- **Wood stove**

CHIMNEY/VENT

- **Metal**

CHIMNEY LINER

- **Metal**

HUMIDIFIER

- **Not present**

LOCATION OF THE THERMOSTAT FOR THE HEATING SYSTEM

- **Hallway**
- **First Floor**

LIMITATIONS

INSPECTION PREVENTED/LIMITED BY

- **Chimney clean-out not opened**
- **Chimney interiors and flues are not inspected**
- **Vent connectors, chimney interiors and flues are not inspected**
- **Top of chimney too high to see well**
- **Cannot verify proper operation of air filter**
- **Cannot verify effectiveness of air filter**

SAFETY DEVICES

- **Not tested as part of a building inspection**

ZONE, BOILER AND RADIATOR VALVES

- **Not tested as part of a building inspection**

HEAT LOSS CALCULATIONS

- **Not done as part of a building inspection**

FIREPLACE/WOOD STOVE

- **Quality of chimney draw cannot be determined**
- **Connection to chimney not inspected**

HEAT EXCHANGER

- **Not accessible**

ELECTRONIC AIR CLEANER

- **Not inspected**
- **Outside the scope of a building inspection**
- **Cannot verify proper operation**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

  Asbestos can only be confirmed through laboratory testing.

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Heat loss calculations**
- **Interiors of vent systems, flues, and chimneys**
- **Heat exchangers**
- **Humidifiers and dehumidifiers**

- **Electronic air cleaners**
- **Heating systems using ground source, water source, solar, and renewable energy technology**
- **Heat/energy recovery systems**
- **Whole house mechanical ventilation systems**
- **Fireplace screens and doors**
- **Fireplace seals and gaskets**
- **Automatic fuel feed devices**
- **Mantles and fireplace surrounds**

RECOMMENDATIONS

RECOMMENDATIONS\GENERAL

- **CoolHeat Comfort Systems at 613-366-1200**

RECOMMENDATIONS\OVERVIEW

- **An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.**

  Based on the observed conditions during the inspection, the inspector recommends implementation of a routine maintenance program to support long-term system reliability, safety, and performance optimization.

  A structured maintenance program helps address minor deficiencies before they escalate, ensures compliance with evolving standards, and supports asset longevity across electrical, mechanical, and structural systems. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and aging infrastructure — proactive maintenance is especially beneficial for homes with historic upgrades, multi-unit configurations, or DIY alterations.

  Suggested program elements may include:

  - Annual or seasonal inspection of electrical distribution components

  - Testing and replacement of smoke and CO alarms per manufacturer guidelines

  - Review of lighting fixture placement, condition, and compatibility

  - Evaluation of attic, crawlspace, and basement systems for moisture or corrosion

  - Documentation of repairs, upgrades, and service intervals for future reference

  While no urgent deficiencies were noted, a maintenance program may help prevent permit delays, insurance complications, and real estate disclosure issues, while supporting municipal approvals, energy efficiency rebates, and system upgrade eligibility.

The inspector recommends consultation with a qualified contractor or property manager to develop a customized maintenance schedule aligned with the home's age, occupancy, and system complexity.

LOCATION: Furnace Room

TASK: Service annually

TIME: Regular maintenance

FURNACE\GENERAL NOTES

- **Service Furnace**

  During the inspection, the inspector recommends servicing the furnace to ensure continued safe operation, efficiency, and system longevity.

  Routine servicing helps identify minor issues before they escalate, supports manufacturer warranty compliance, and improves heating performance during Ontario's seasonal demands. This recommendation may stem from visible dust buildup, aging components, no recent service records, or client disclosure. Homes with pets, renovations, or multi-unit occupancy may require more frequent servicing due to increased particulate load and system strain.

  Common service tasks may include:

  - Cleaning blower fan, heat exchanger, and cabinet interior

  - Inspecting burners, flame sensor, and ignition system

  - Checking thermostat calibration and safety controls

  - Replacing air filter and verifying airflow

  - Testing for carbon monoxide leaks and proper venting

  While no urgent deficiencies were noted, servicing the furnace may help prevent permit delays, insurance complications, and real estate disclosure issues, while supporting municipal approvals, energy efficiency rebates, and HVAC upgrade eligibility.

  The inspector recommends consultation with a qualified HVAC technician to perform a full service and document findings for future reference.

  For optimal performance, it is generally recommended to service the furnace annually, ideally before the start of the heating season.

  LOCATION: Furnace Room

  TASK: Further evaluation Service annually

  TIME: Regular maintenance

CHIMNEY AND VENT\MASONRY CHIMNEY

- **Loose, missing or deteriorated masonry**

During the inspection, the inspector observed loose, missing, or deteriorated masonry components on the chimney structure, indicating potential moisture intrusion, structural instability, and fire hazard.

These conditions may result from freeze-thaw cycles, water damage, age-related wear, or poor construction practices, and can affect brickwork, mortar joints, chimney crowns, or flue tiles. In Ontario's climate — with long heating seasons, high humidity, and solid fuel usage — masonry deterioration is especially problematic in multi-unit dwellings, bungalows, or homes with legacy masonry chimneys.

Observed conditions may include:

- Loose or missing bricks, mortar, or flue tiles
- Crumbling masonry at chimney base, shoulders, or crown
- Efflorescence, spalling, or water staining on chimney walls
- Safety hazard from chimney fire risk, carbon monoxide exposure, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term system damage. In some cases, masonry deterioration may also affect HVAC upgrade eligibility, municipal approvals, or utility service continuity.

The inspector recommends evaluation by a certified chimney sweep or licensed masonry contractor to determine whether repointing, brick replacement, crown repair, or chimney reconstruction is warranted to restore proper safety and long-term performance.

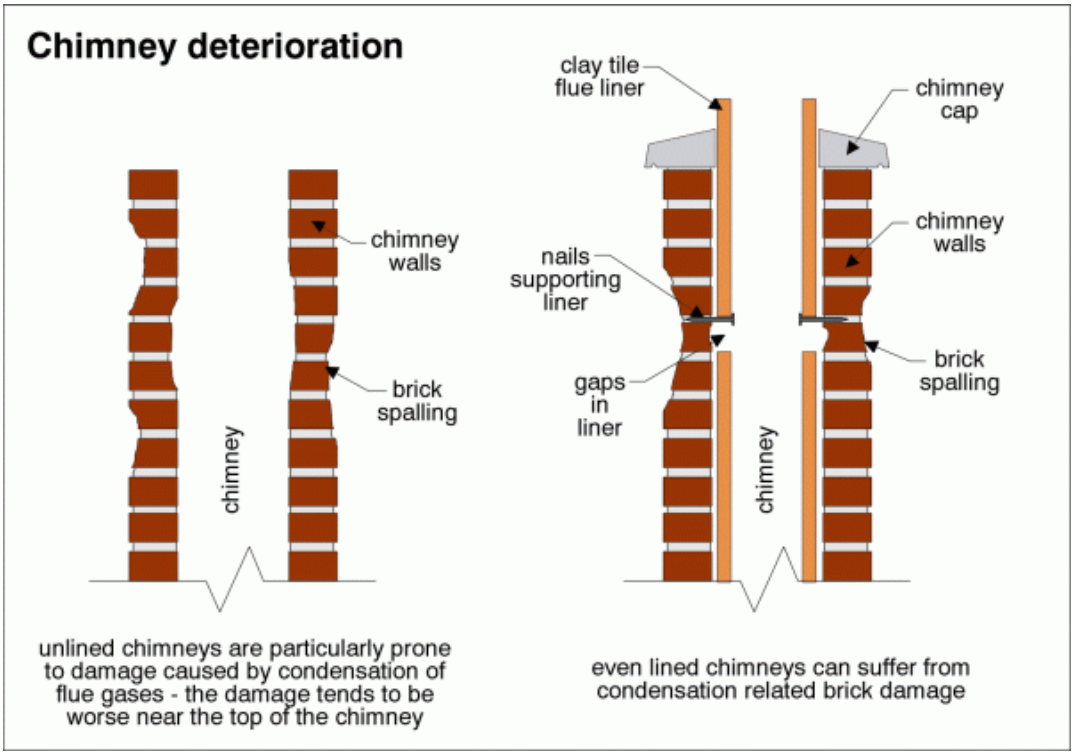
For reference, chimneys must remain structurally sound and free of loose or deteriorated masonry, with intact mortar joints and sealed components per CSA B365, NFPA 211, manufacturer specifications, and industry guidelines on masonry chimney defects and repair.

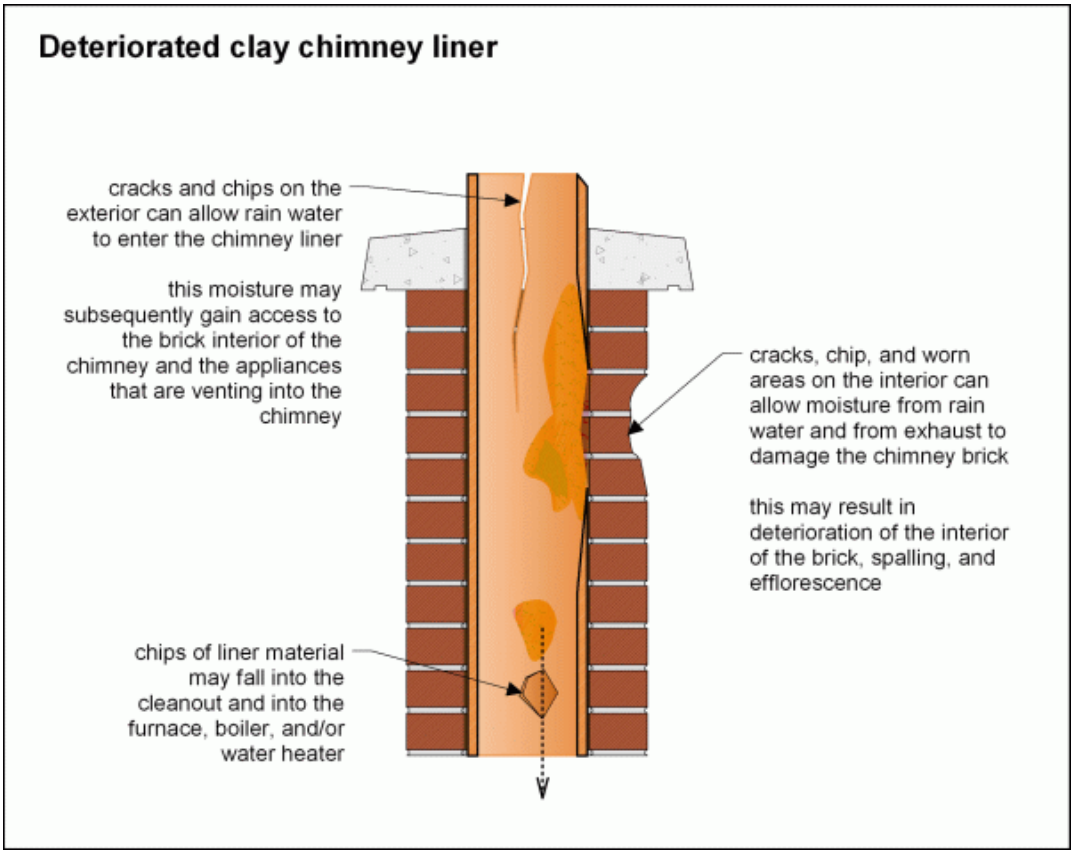
IMPLICATIONS: Material deterioration

LOCATION: Exterior

TASK: Repair Further evaluation

TIME: Less than 1 year





51. Loose, missing or deteriorated masonry

52. Loose, missing or deteriorated masonry

- **Settling or leaning**

  During the inspection, the inspector observed that the masonry chimney exhibited signs of settling or leaning, indicating potential foundation failure, structural instability, and fire hazard.

  Chimney movement may result from inadequate footing, soil erosion, freeze-thaw cycles, or differential settlement between the chimney and the main structure. A leaning chimney can create gaps, flue misalignment, and venting failure, increasing the risk of carbon monoxide intrusion, chimney collapse, and combustion gas leakage. In Ontario's climate — with clay soils, seasonal moisture, and legacy construction practices — chimney settlement is especially problematic in multi-unit dwellings, bungalows, or homes with solid fuel appliances.

  Observed conditions may include:

  - Chimney visibly tilting or separating from the house
  - Cracks in masonry, mortar joints, or adjacent walls
  - Flue misalignment, smoke spillage, or poor draft
  - Safety hazard from chimney fire risk, carbon monoxide exposure, or inspection limitations

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term system damage. In some cases, chimney settlement may also affect HVAC upgrade eligibility, municipal approvals, or utility service continuity.

The inspector recommends evaluation by a licensed structural engineer or certified chimney specialist to determine whether foundation stabilization, chimney bracing, reconstruction, or flue realignment is warranted to restore proper safety and long-term performance.

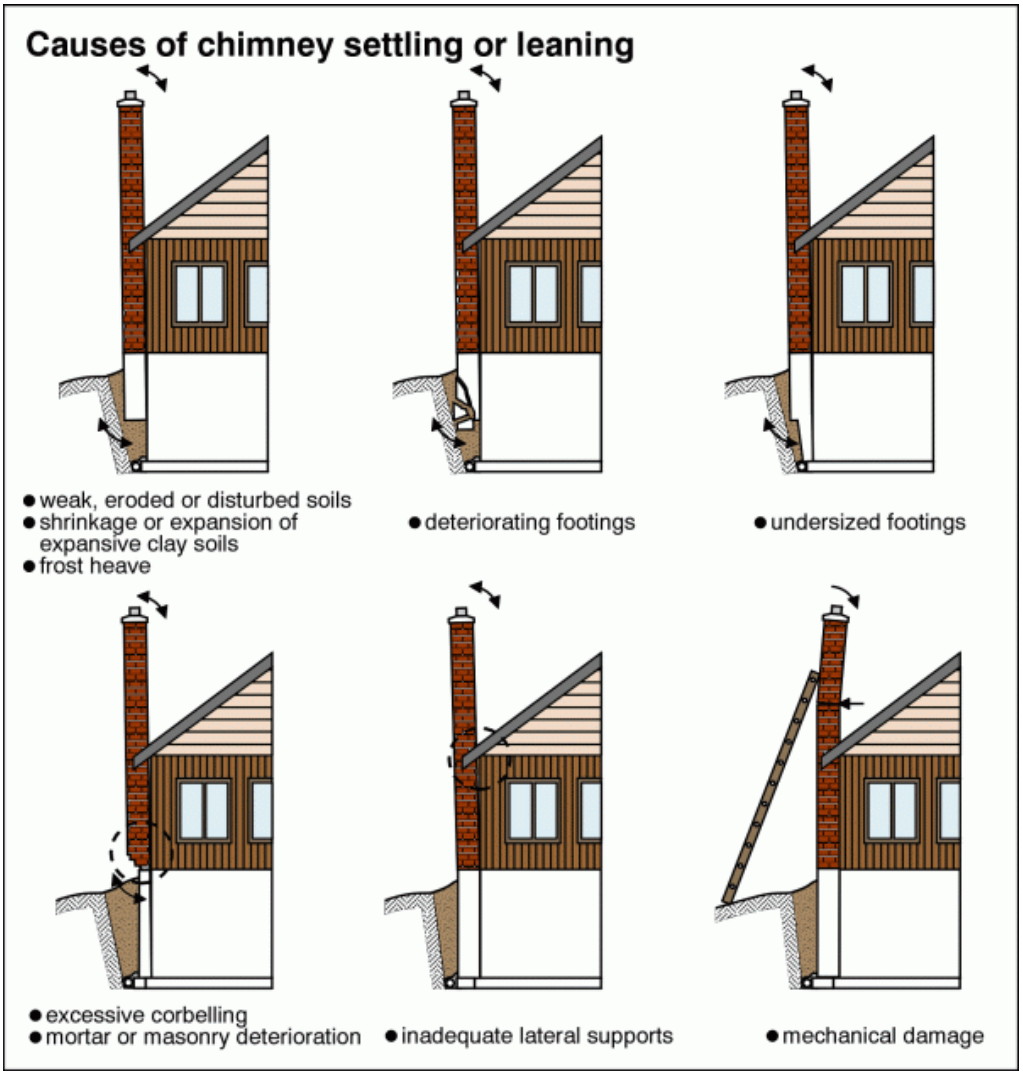
For reference, chimneys must remain plumb and structurally sound, with stable footings and secure connections per CSA B365, NFPA 211, manufacturer specifications, and industry guidelines on leaning chimney risks and repairs.

IMPLICATIONS: Chance of water damage to structure, finishes and contents | Chance of chimney movement | Hazardous combustion products entering home

LOCATION: Exterior

TASK: Repair or replace Further evaluation

TIME: Less than 1 year



53. Settling or leaning

54. Settling or leaning

FIREPLACE\HEARTH AND EXTENSION

- **Wood forms not removed**

  During the inspection, the inspector observed that wooden forms used during hearth construction were not removed, indicating potential combustible exposure, pyrolysis risk, and fire hazard.

  Wood forms are often used to support concrete during hearth and hearth extension construction. If left in place, these forms may be exposed to radiant heat, embers, or thermal conduction, leading to drying, charring, and eventual ignition. In Ontario's climate — with long heating seasons, solid fuel usage, and tight building envelopes — retained wood forms are especially problematic in bungalows, multi-unit dwellings, or homes with legacy masonry fireplaces.

  Observed conditions may include:

  - Wood visible beneath hearth slab or extension

  - Signs of charring, discoloration, or heat damage on wood surfaces

  - Cracked concrete, loose tiles, or gaps exposing combustible substrate

  - Safety hazard from floor ignition, carbon monoxide exposure, or structural fire risk

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term system damage. In some cases, retained wood forms may also affect HVAC upgrade eligibility, municipal approvals, or utility service continuity.

The inspector recommends evaluation by a certified fireplace specialist or licensed mason to determine whether wood form removal, hearth rebuild, Level 2 inspection, or combustible clearance correction is warranted to restore proper safety and long-term performance.

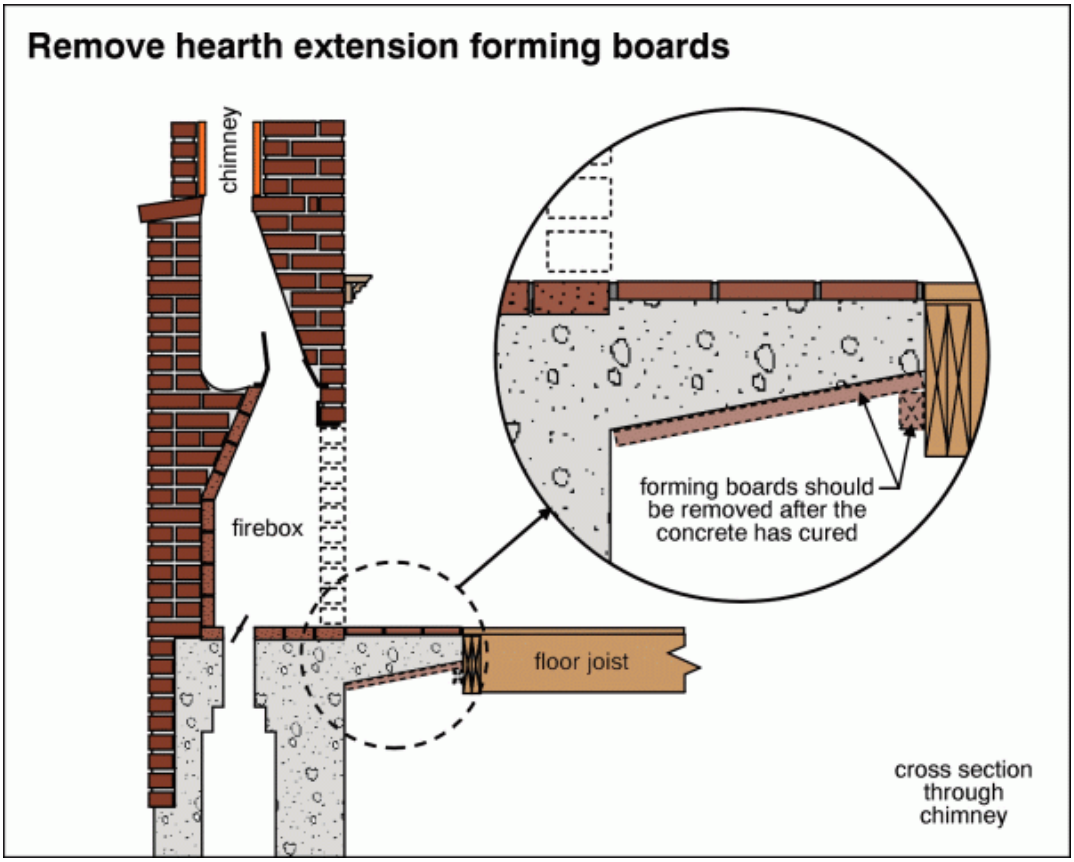
For reference, wooden forms must be removed after hearth construction, as retained combustibles beneath the hearth pose a fire risk per CSA B365, NFPA 211, manufacturer specifications, and industry guidelines on hearth construction and hidden combustible hazards.

IMPLICATIONS: Fire hazard

LOCATION: Basement

TASK: Further evaluation Remove

TIME: Less than 1 year



55. Wood forms not removed

56. Wood forms not removed

WOOD STOVE\CABINET, DOOR AND CLEARANCES

- **Side or back wall - combustible clearance inadequate**

  During the inspection, the inspector observed that the clearance between the wood stove and the combustible side or back wall was inadequate, indicating potential fire hazard, code noncompliance, and insurance risk.

  Wood stoves must maintain minimum horizontal clearance from combustible walls to prevent heat buildup, pyrolysis, and ignition risk. Inadequate clearance may result from improper installation, renovation changes, or use of uncertified appliances, and can lead to smoke leakage, carbon monoxide exposure, and structural fire. In Ontario's climate — with long heating seasons, tight building envelopes, and rural heating reliance — side or back wall clearance violations are especially problematic in bungalows, cottages, or homes with compact layouts.

  Observed conditions may include:

  - Stove installed too close to combustible wall surfaces

  - No heat shield or clearance reduction system in place

  - Signs of heat discoloration, soot staining, or wall warping

  - Safety hazard from pyrolysis, fire ignition, or chimney connector overheating

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term fire risk. In some cases, inadequate side or back wall clearance may also violate WETT inspection standards, CSA B365, or manufacturer installation requirements.

The inspector recommends evaluation by a WETT-certified technician or licensed heating specialist to determine whether stove repositioning, wall shielding, appliance replacement, or Level 2 inspection is warranted to restore proper safety and long-term performance.

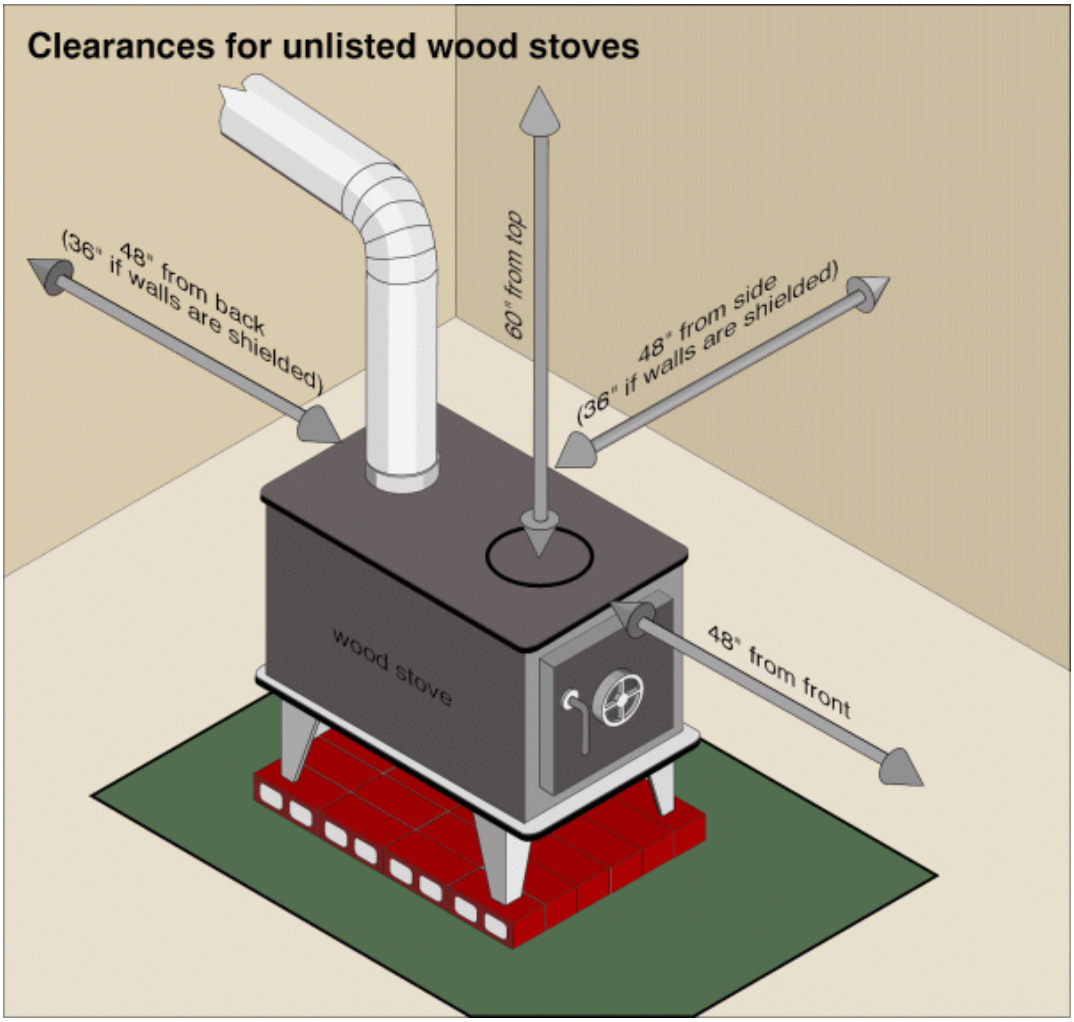
For reference, wood stoves must maintain a minimum of 48 inches horizontal clearance to combustible side or back walls, unless reduced by certified shielding systems per CSA B365, manufacturer specifications, and Iheatwithwood's guide to stove clearance requirements.

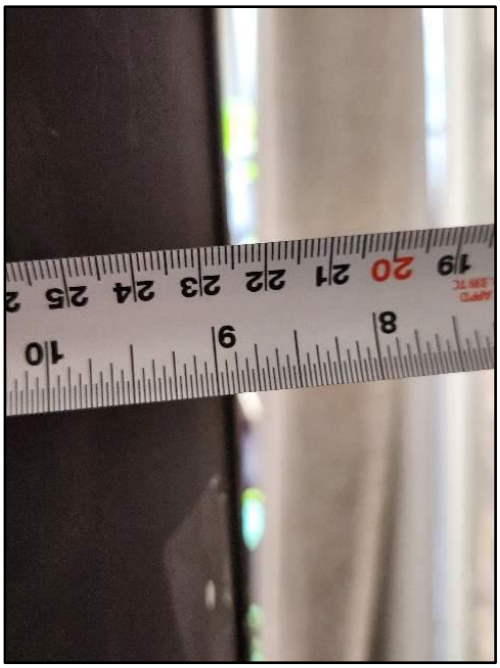
IMPLICATIONS: Increased fire hazard

LOCATION: Living Room

TASK: Further evaluation Improve

TIME: Less than 1 year

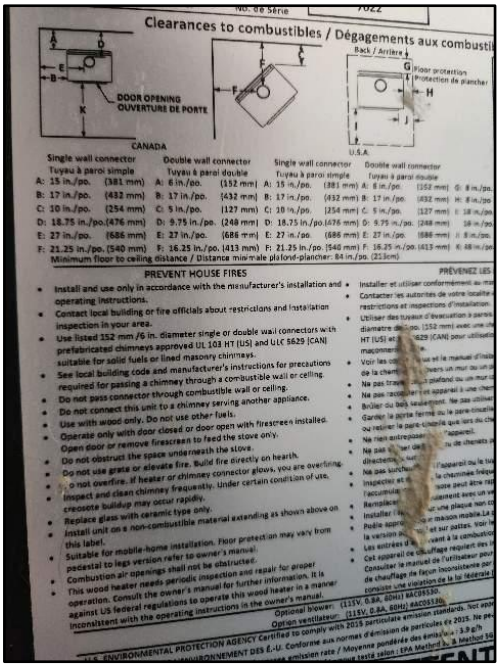




57. Side or back wall - combustible clearanc

58. Side or back wall - combustible clearanc

59. Side or back wall - combustible clearanc



60. Side or back wall - combustible clearanc

WOOD STOVE\COMBUSTION CHAMBER

- **Firebrick cracked, crumbling or incomplete**

  During the inspection, the inspector observed that the firebrick lining within the wood stove combustion chamber was cracked, crumbling, or incomplete, indicating potential structural failure, combustion inefficiency, and fire safety risk.

  Firebricks are essential for heat insulation, firebox protection, and efficient combustion. Damage may result from thermal stress, overfiring, impact from fuel loading, or age-related deterioration, and can lead to smoke leakage, carbon monoxide exposure, creosote buildup, and heat exchanger damage. In Ontario's climate — with long heating seasons, freeze-thaw cycles, and rural heating reliance — compromised firebrick is especially problematic in bungalows, cottages, or homes with backup heating systems.

  Observed conditions may include:

  - Cracked, chipped, or missing firebrick panels

  - Loose or deteriorated refractory material exposing stove body

  - Signs of soot staining, poor draft, or heat distortion

  - Safety hazard from carbon monoxide, fire ignition, or chimney fouling

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term heating limitations. In some cases, damaged firebrick may also violate WETT inspection standards, CSA B365, or manufacturer installation requirements.

  The inspector recommends evaluation by a WETT-certified technician or licensed heating specialist to determine whether firebrick replacement, refractory repair, stove upgrade, or Level 2 inspection is warranted to restore proper safety and long-term performance.

  For reference, wood stove firebrick must be intact, securely seated, and structurally sound, with proper insulation and heat resistance per CSA B365, manufacturer specifications, and Warm Mass's guide to cracked fire bricks in wood stoves.

  IMPLICATIONS: Increased fire hazard

  LOCATION: Living Room

  TASK: Replace Further evaluation

  TIME: Less than 1 year

61. Firebrick cracked, crumbling or incomple

62. Firebrick cracked, crumbling or incomple

63. Firebrick cracked, crumbling or incomple

COOLING & HEAT PUMP

DESCRIPTION

AIR CONDITIONING TYPE

- Air cooled

MANUFACTURER

- **Goodman**

COOLING CAPACITY

- **Not determined**

COMPRESSOR APPROXIMATE AGE

- **7 years**

TYPICAL LIFE EXPECTANCY

- **10 to 15 years**

REFRIGERANT TYPE

- **R-410A**

LOCATION OF THE THERMOSTAT FOR THE COOLING SYSTEM

- **Hallway**
- **First Floor**

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY

- **Cooling systems are not operated when the outdoor temperature is below 15.5°C**
- **Heat pumps are not operated in the heating mode when the outdoor temperature is above 21.1°C**
- **Cannot verify proper operation of air filter**

- **Cannot verify effectiveness of air filter**

HEAT GAIN CALCULATIONS

- **Not done as part of a building inspection**

HEAT GAIN/LOSS CALCULATIONS

- **Not done as part of a building inspection**

NOT PART OF A HOME INSPECTION

- **Home inspectors cannot typically access or inspect the indoor coil**
- **Home inspectors do not verify that the size of the indoor coil matches the outdoor coil**

WINDOW UNIT

- **Window A/C excluded from inspection**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Electronic air cleaners**
- **Cooling system adequacy**
- **Cooling system distribution balance**
- **Window cooling system**
- **Ground source, water source, solar, and renewable energy technology**
- **Heat gain or heat loss calculations**

RECOMMENDATIONS

RECOMMENDATIONS\GENERAL

- **CoolHeat Comfort Systems at 613-366-1200**

RECOMMENDATIONS\OVERVIEW

- **An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.**

The inspector recommends implementing an annual maintenance program for key building systems and components, including HVAC, plumbing, electrical, roofing, and exterior finishes, to ensure long-term performance, energy efficiency, and risk reduction.

Annual maintenance programs help prevent unexpected breakdowns, costly repairs, and compliance issues by scheduling routine inspections, servicing, and minor repairs before problems escalate. In Ontario's climate — with humid summers, freeze-thaw cycles, and seasonal pollen — proactive maintenance is especially beneficial for bungalows, multi-unit dwellings, or homes with aging infrastructure.

Benefits of an annual maintenance program include:

- Improved system reliability and reduced emergency service calls
- Extended lifespan of HVAC, roofing, and mechanical systems
- Enhanced indoor air quality and occupant comfort
- Lower utility costs and better energy performance
- Reduced risk of fire, water damage, or mold growth
- Better documentation for insurance, warranty, and resale purposes

Recommended tasks may include:

- HVAC filter replacement, coil cleaning, and refrigerant checks
- Roof inspection for flashing, sealant, and drainage issues
- Electrical panel review, breaker testing, and GFCI verification
- Plumbing fixture checks, leak detection, and sump pump testing
- Exterior caulking, grading, and foundation crack monitoring

The inspector recommends consultation with a licensed contractor or property maintenance specialist to develop a customized annual maintenance schedule based on system age, occupancy type, and manufacturer guidelines.

For reference, FieldInsight's guide to HVAC preventive maintenance outlines best practices for building a reliable annual service plan.

TASK: Service annually

TIME: Regular maintenance

AIR CONDITIONING\GENERAL NOTES

- **Service air conditioner**

  During the inspection, the inspector noted that the air conditioning system requires servicing, indicating potential performance degradation, energy inefficiency, and maintenance oversight.

  Routine servicing is essential to maintain cooling capacity, air quality, and system longevity. Lack of service may result in clogged filters, dirty coils, low refrigerant, or electrical wear, leading to uneven cooling, short cycling, or system

failure. In Ontario's climate — with humid summers, seasonal pollen, and variable temperature swings — neglected servicing is especially problematic in bungalows, multi-unit dwellings, or homes with aging HVAC systems.

Observed conditions may include:

- Weak airflow or inconsistent cooling
- Dirty condenser coils or clogged filters
- No recent service records or filter replacement history
- Safety hazard from electrical wear, refrigerant leaks, or drainage issues

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term cooling limitations. In some cases, lack of servicing may also violate manufacturer warranty terms, Energy Star guidelines, or HVAC maintenance standards.

The inspector recommends evaluation by a licensed HVAC technician to perform routine servicing, including filter replacement, coil cleaning, refrigerant check, and electrical diagnostics to restore proper safety and long-term performance.

For reference, air conditioners should be serviced annually, with filter changes every 1–3 months and full system checks before peak cooling season per White Mechanical's guide to common AC problems and solutions.

IMPLICATIONS: Reduced system life expectancy | Increased cooling costs | Reduced comfort

TASK: Service annually

TIME: Regular maintenance

INSULATION AND VENTILATION

DESCRIPTION

ATTIC/ROOF INSULATION MATERIAL

- Cellulose

ATTIC/ROOF INSULATION AMOUNT/VALUE

- R-20

ATTIC/ROOF AIR/VAPOR BARRIER

- Not determined
- Not visible

ATTIC/ROOF VENTILATION

- Gable vent

WALL INSULATION MATERIAL

- Not determined
- Not visible

WALL INSULATION AMOUNT/VALUE

- Not determined
- Not visible

WALL AIR/VAPOR BARRIER

- Not determined

FOUNDATION WALL INSULATION MATERIAL

- None

FOUNDATION WALL AIR/VAPOR BARRIER

- **None found**

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY LACK OF ACCESS TO

- **Attic**
- **Roof space**
- **Wall space**
- **Floor space**

ATTIC INSPECTION PERFORMED

- **From access hatch**

ROOF SPACE INSPECTION PERFORMED

- **From access hatch**

ROOF VENTILATION SYSTEM PERFORMANCE

- **Not evaluated**

AIR/VAPOR BARRIER SYSTEM

- **Continuity not verified**

MECHANICAL VENTILATION EFFECTIVENESS

- **Not verified**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Insulation cannot be disturbed**

RECOMMENDATIONS

ATTIC/ROOF\INSULATION

- **Amount less than current standards**

  During the inspection, the inspector observed that the attic/roof insulation amount was less than current energy efficiency standards, indicating potential heat loss, comfort limitations, and increased utility costs.

  While the insulation may have met minimum requirements at the time of construction, it falls short of modern performance expectations. Current standards in Ontario recommend R-50 or higher (typically 330 mm of blown cellulose or 400 mm of fiberglass) to ensure adequate thermal resistance. Insulation below this threshold — such as visible joists, low depth, or compressed batts — can lead to ice dam formation, HVAC strain, and uneven temperature distribution. This is especially problematic in bungalows, multi-unit dwellings, or homes with cathedral ceilings or complex rooflines.

  Observed conditions may include:

  - Insulation depth below modern R-value targets

  - Exposed framing or uneven coverage

  - Temperature imbalance between upper and lower floors

  - Safety hazard from ice damming, moisture intrusion, or HVAC overuse

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term comfort limitations. In most cases, insulation amounts below current standards violate energy efficiency goals, HVAC performance protocols, and building envelope expectations.

  The inspector recommends evaluation by a licensed insulation contractor or energy auditor to determine whether insulation top-up, air sealing, or thermal envelope upgrades are warranted to restore proper safety and long-term performance.

  For reference, Advantage Home Performance's guide to common attic insulation defects and Remodeling Done Right's breakdown of attic insulation mistakes explain how outdated insulation levels affect energy efficiency and what corrective steps are recommended.

  IMPLICATIONS: Increased heating and cooling costs

  LOCATION: Attic

  TASK: Upgrade

  TIME: Discretionary

64. Amount less than current standards

65. Amount less than current standards

66. Amount less than current standards

67. Amount less than current standards

68. Amount less than current standards

- **Compressed**

  During the inspection, the inspector observed that the attic/roof insulation was compressed, indicating potential thermal resistance loss, energy inefficiency, and comfort limitations.

  Insulation must remain fluffy and uncompressed to maintain its rated R-value. Compression — whether from storage boxes, foot traffic, improper installation, or settling over time — reduces air pockets within the material, diminishing its ability to resist heat flow. In Ontario's climate — with sub-zero winters, high summer humidity, and seasonal freeze-thaw cycles — compressed insulation is especially problematic in bungalows, multi-unit dwellings, or homes with attic-mounted HVAC systems.

  Observed conditions may include:

  - Insulation visibly flattened or matted

  - Storage items placed directly on insulation

  - Footpaths or walkboards compressing insulation depth

  - Safety hazard from heat loss, ice damming, or HVAC overuse

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term comfort limitations. In most cases, compressed insulation violates manufacturer installation standards, energy efficiency protocols, and building envelope expectations.

  The inspector recommends evaluation by a licensed insulation contractor or energy auditor to determine whether insulation top-up, storage relocation, or air sealing upgrades are warranted to restore proper safety and long-term performance.

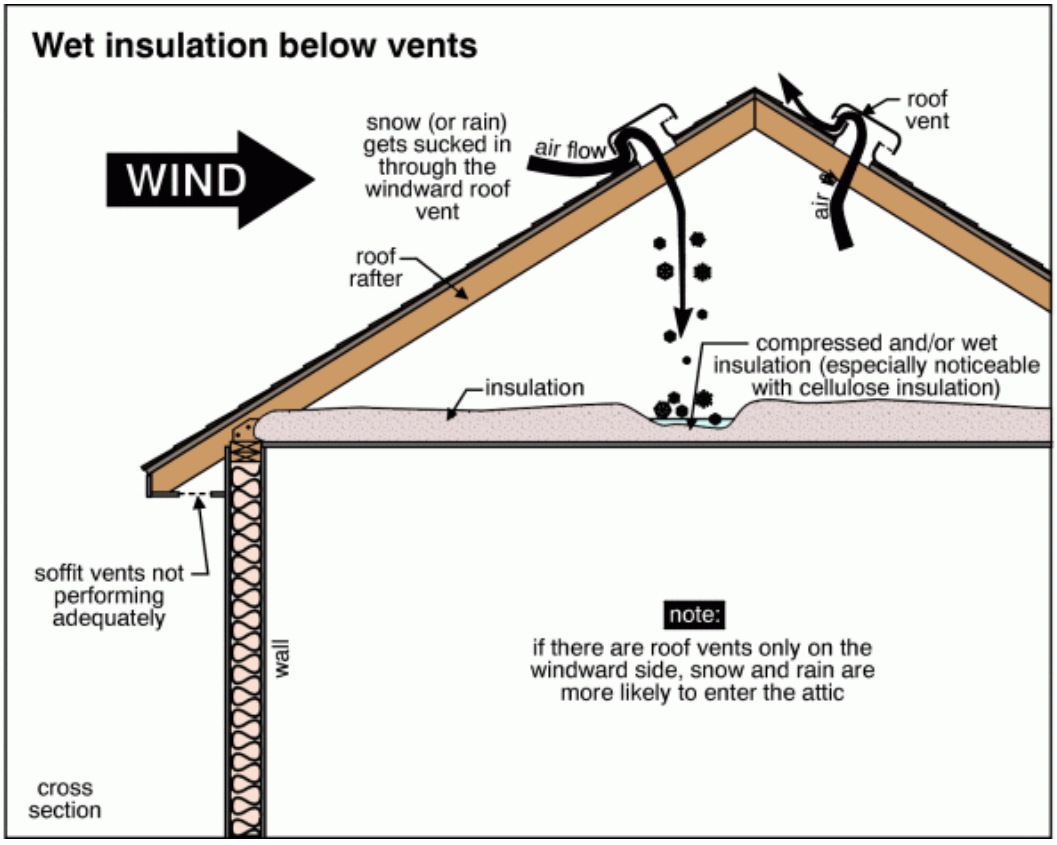
For reference, Advantage Construction's guide to common attic insulation problems and Insulation Line's overview of poorly insulated attics explain how compression affects R-value and what corrective steps are recommended.

IMPLICATIONS: Increased heating and cooling costs | Reduced comfort

LOCATION: Attic

TASK: Improve

TIME: Less than 3 years



69. Compressed

70. Compressed

71. Compressed

72. Compressed

73. Compressed

ATTIC/ROOF\HATCH/DOOR

- **Not insulated and not weatherstripped**

  During the inspection, the inspector observed that the attic hatch/door was neither insulated nor weatherstripped, indicating potential thermal bypass, air leakage, and energy inefficiency.

  The attic hatch is a critical component of the building envelope. Without insulation, it allows heat to escape during winter and infiltrate during summer. Without weatherstripping, it permits uncontrolled airflow between conditioned and unconditioned spaces, leading to condensation, ice dam formation, and HVAC strain. In Ontario's climate — with sub-zero winters, seasonal humidity, and freeze-thaw cycles — this dual deficiency is especially problematic in bungalows, multi-unit dwellings, or homes with hallway or closet access panels.

  Observed conditions may include:

  - Bare hatch surface with no insulation backing

  - Visible gaps around hatch perimeter

  - Cold spots or temperature imbalance near hatch location

  - Safety hazard from mold growth, moisture intrusion, or HVAC overuse

  These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term comfort limitations. In most cases, uninsulated and unsealed attic hatches violate building envelope standards, energy efficiency protocols, and indoor air quality expectations.

The inspector recommends evaluation by a licensed insulation contractor or building envelope specialist to determine whether rigid foam insulation, weatherstripping, and air sealing upgrades are warranted to restore proper safety and long-term performance.

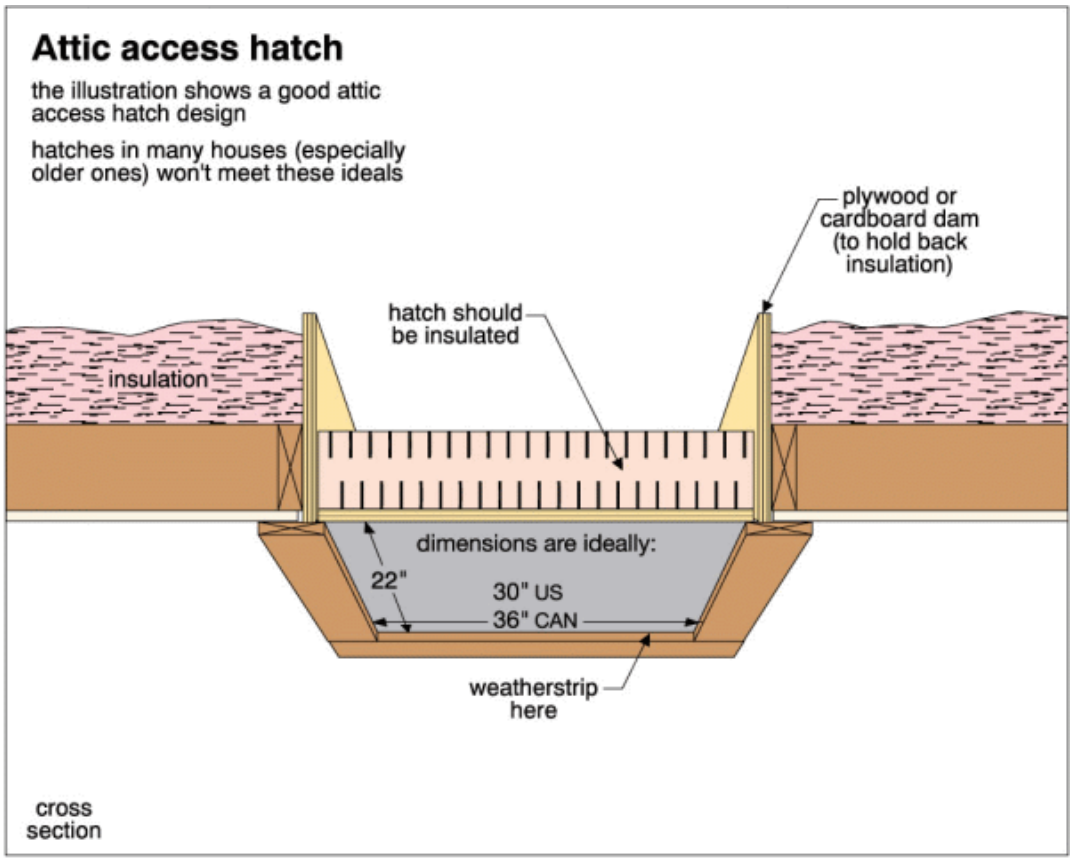
For reference, ENERGY STAR's DIY guide to sealing attic hatches and Green Building Advisor's article on insulating and air-sealing attic hatches explain how combined insulation and sealing improve hatch performance and what corrective steps are recommended.

IMPLICATIONS: Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

LOCATION: Attic

TASK: Further evaluation Improve

TIME: Less than 2 years



PLUMBING

DESCRIPTION

WATER SUPPLY SOURCE (BASED ON OBSERVED EVIDENCE)

- **Private**

SERVICE PIPING INTO BUILDING

- **PE (polyethylene)**

SUPPLY PIPING IN BUILDING

- **PEX (cross-linked Polyethylene)**

MAIN WATER SHUT OFF VALVE AT THE

- **Basement**

WATER FLOW AND PRESSURE

- **Functional**

WATER HEATER TYPE

- **Conventional**
- **Tank**

WATER HEATER FUEL/ENERGY SOURCE

- **Electric**

WATER HEATER MANUFACTURER

- **Rheem**

WATER HEATER TANK CAPACITY

- **178 liters**

WATER HEATER APPROXIMATE AGE

- **11 years**

WASTE DISPOSAL SYSTEM

- **Private**
- **Septic system**

WASTE AND VENT PIPING IN BUILDING

- **ABS plastic**

FLOOR DRAIN LOCATION

- **Near laundry area**
- **Near water heater**

EXTERIOR HOSE BIBB (OUTDOOR FAUCET)

- **Present**

LIMITATIONS

FIXTURES NOT TESTED/NOT IN SERVICE

- **Whirlpool bath**
- **Hot tub**
- **Sauna**
- **Outdoor faucet (hose bibs/bibbs) shut off for winter**

ITEMS EXCLUDED FROM A BUILDING INSPECTION

- **Well**
- **Water quality**
- **Septic system**
- **Isolating/relief valves & main shut-off valve**
- **Concealed plumbing**

- **Tub/sink overflows**
- **Water treatment equipment**
- **Water heater relief valves are not tested**
- **The performance of floor drains or clothes washing machine drains**
- **Pool**
- **Spa**
- **Water features**
- **Landscape irrigation system**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Washing machine connections**
- **Not readily accessible interiors of vent systems, flues, and chimneys**
- **Wells, well pumps, and water storage related equipment**
- **Water conditioning systems**
- **Solar water heating systems**
- **Geothermal water heating systems**
- **Fire extinguishers and sprinkler systems**
- **Landscape irrigation systems**
- **Septic systems**

RECOMMENDATIONS

RECOMMENDATIONS\GENERAL

- **Waste Plumbing Inspection Statement for Homes Built Pre-1990s**

  The waste plumbing system was inspected to the best of the inspector's ability and in accordance with the InterNACHI Standards of Practice. However, due to the age of the home (pre-1990 construction), certain defects may exist that were not visible at the time of inspection.

  Homes built before the 1990s may contain aging cast iron, galvanized steel, early-generation ABS or PVC, or other legacy materials that can exhibit corrosion, deterioration, partial blockages, or weakened joints. These conditions may lead to leaks, sewage backup, slow drainage, or reduced system performance. Many components of older

plumbing systems are concealed within walls, floors, or underground piping and cannot be fully evaluated during a visual, non-invasive inspection.

Waste systems from this era may also include non-standard connections, outdated installation methods, or past repairs that no longer meet modern plumbing expectations. Such conditions may contribute to unexpected failures, insurance limitations, or costly repairs after occupancy.

To ensure a complete understanding of the system's condition and to help avoid unforeseen issues, the inspector recommends further evaluation by a licensed plumber. A more invasive or specialized assessment may be necessary to identify concealed defects, safety concerns, or remediation needs that are not apparent during a standard home inspection.

TASK: Further evaluation

TIME: Less than 1 year / Unpredictable

SUPPLY PLUMBING\WATER PRESSURE TANK (EXPANSION TANK)

- **Rust**

  During the inspection, the inspector observed rust on the water pressure tank (expansion tank), indicating potential material degradation, moisture exposure, and system vulnerability.

  Rust may develop on the tank body, fittings, or mounting hardware due to condensation, high humidity, age-related corrosion, or poor ventilation. While some surface rust may be cosmetic, advanced corrosion can compromise the tank's structural integrity, pressure regulation, and water quality. In Ontario's climate — with freeze-thaw cycles, seasonal humidity, and mineral-rich groundwater — rust is especially problematic in older homes, cottages, or properties with private wells or closed-loop systems.

  Observed conditions may include:

  - Flaking or discoloured metal surfaces

  - Rust stains on nearby flooring or walls

  - Signs of tank fatigue or weakened welds

  - Safety hazard from tank rupture, water damage, or electrical contact with moisture

  These deficiencies may lead to real estate disclosure issues, insurance complications, fixture damage, and long-term plumbing inefficiency. In most cases, rust violates plumbing performance standards, pressure control protocols, and manufacturer warranty conditions.

  The inspector recommends evaluation by a licensed plumber to determine the extent of corrosion, and to perform any necessary repairs, tank replacement, or water treatment upgrades.

  For reference, Home Inspection Insider's guide to expansion tank failure and Plumbing Sniper's article on pressure tank diagnostics explain how rust affects expansion tanks and what corrective steps are recommended.

IMPLICATIONS: Chance of water damage to structure, finishes and contents | Reduced system life expectancy

LOCATION: Basement

TASK: Replace Further evaluation

TIME: Less than 1 year

74. Rust

75. Rust

76. Rust

77. Rust

SUPPLY PLUMBING\WATER PRESSURE REGULATOR (PRESSURE REDUCING VALVE)

- **Rust**

  During the inspection, the inspector observed rust on the water pressure regulator (pressure reducing valve), indicating potential material degradation, moisture exposure, and system vulnerability.

  Rust may develop on the valve body, adjustment screw, or connection points due to condensation, high humidity, age-related corrosion, or mineral-rich water. Over time, rust can compromise the regulator's ability to maintain consistent pressure, leading to leaks, internal damage, or complete failure. In Ontario's climate — with freeze-thaw cycles, seasonal humidity, and municipal pressure fluctuations — rust is especially problematic in older homes, multi-unit dwellings, or properties with hard water.

  Observed conditions may include:

  - Flaking or discoloured metal surfaces on the regulator

  - Difficulty adjusting pressure or signs of valve seizure

  - Moisture stains or corrosion at nearby fittings

  - Safety hazard from pressure instability, water damage, or appliance stress

  These deficiencies may lead to real estate disclosure issues, insurance complications, fixture damage, and long-term plumbing inefficiency. In most cases, rust violates plumbing performance standards, installation best practices, and manufacturer warranty conditions.

  The inspector recommends evaluation by a licensed plumber to determine the extent of corrosion, and to perform any necessary cleaning, repairs, or regulator replacement.

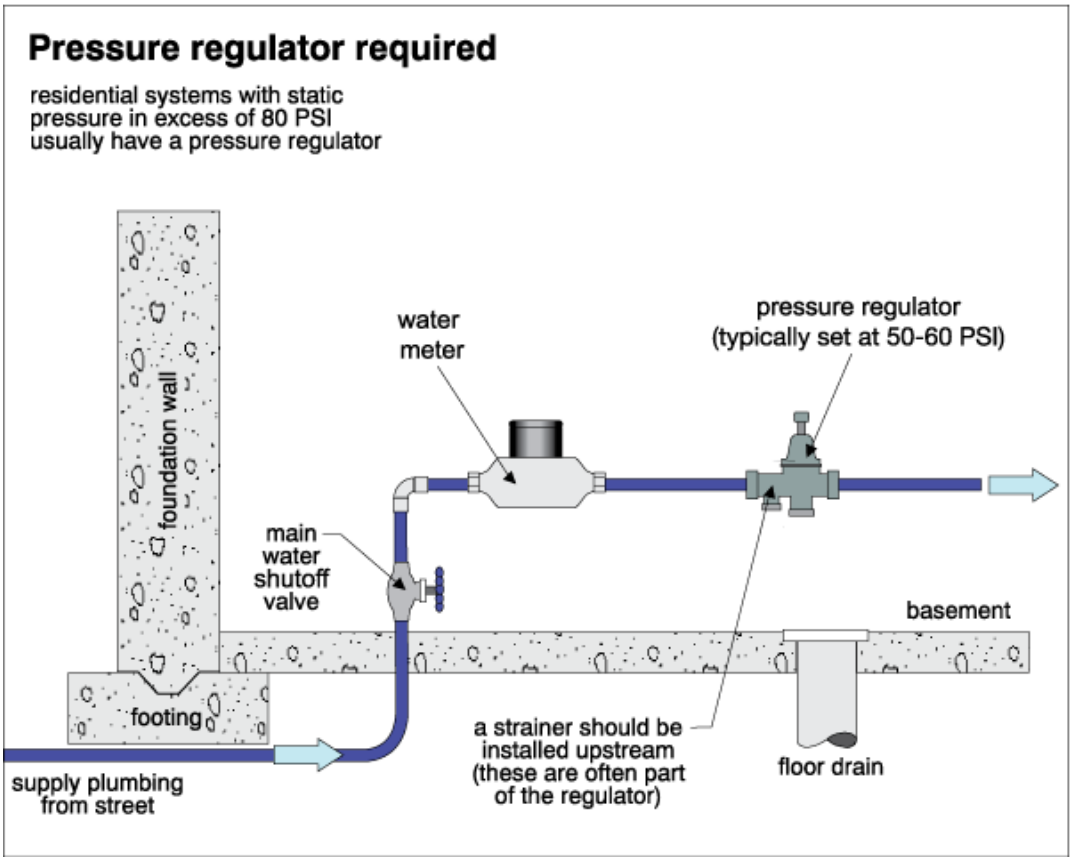
  For reference, On Time Experts' guide to regulator failure and InspectAPedia's article on diagnosing pressure regulator issues explain how rust affects pressure regulators and what corrective steps are recommended.

  IMPLICATIONS: Chance of water damage to structure, finishes and contents | Leakage | Equipment inoperative

  LOCATION: Basement

  TASK: Repair or replace Further evaluation

  TIME: Less than 1 year



78. Rust

79. Rust

WATER HEATER\LIFE EXPECTANCY

- **Near end of life expectancy**

  During the inspection, the inspector observed that the water heater appeared to be near the end of its typical service life, based on its age, model type, and visible condition.

  Most residential tank-style water heaters have a life expectancy of 8–12 years, while tankless units may last 15–20 years with proper maintenance. Factors such as hard water, sediment buildup, corrosion, and lack of servicing can shorten this lifespan. In Ontario's climate—with seasonal humidity, freeze-thaw cycles, and high heating demand—aging water heaters are especially prone to efficiency loss, internal deterioration, and unexpected failure.

  Observed conditions may include:

  - Manufacturer date indicating age near or beyond expected lifespan

  - Rust or corrosion on tank or fittings

  - Noisy operation or reduced hot water output

  - Safety and performance concern from potential leaks, energy waste, or service disruption

These issues may lead to real estate disclosure complications, buyer hesitation, and municipal inspection delays if not addressed.

The inspector recommends evaluation by a licensed plumber or gas technician to assess the unit's condition, confirm remaining service life, and consider replacement planning to avoid future inconvenience or damage.

For reference, see Bob Vila's guide to water heater lifespan and warning signs and Smith & Keene's article on end-of-life indicators for insights into aging risks and proactive replacement strategies.

IMPLICATIONS: No hot water

LOCATION: Basement

TASK: Replace Further evaluation

TIME: Less than 1 year / If necessary

WASTE PLUMBING\DRAIN PIPING - PERFORMANCE

- **Leak**

During the inspection, the inspector observed a leak in the drain-waste-vent (DWV) piping system, which may result in water damage, mold growth, and unsanitary conditions.

Leaks in waste plumbing can occur at pipe joints, cracked fittings, or damaged sections, and often go unnoticed until they cause visible staining, odors, or structural deterioration. Wastewater leaks pose a particular health risk due to the presence of organic contaminants, bacteria, and sewer gases.

Common causes include:

- Loose or improperly glued fittings
- Cracked ABS or PVC pipe due to impact or freezing
- Failed seals at transition points or clean-outs
- Corrosion in older metal piping systems

Observed conditions may include:

- Water stains on walls, ceilings, or subfloors
- Musty odors or visible mold near leak points
- Active dripping or pooling beneath fixtures or in crawlspaces
- Safety hazard from sewage exposure, slip risk, or structural weakening

These issues may lead to real estate disclosure complications, insurance denial, and municipal inspection failures if not addressed.

The inspector recommends evaluation and repair by a licensed plumber, including:

- Identification of the leak source
- Replacement or resealing of affected piping and fittings
- Inspection for secondary damage such as mold or rot
- Verification of proper slope, support, and venting

For further guidance, see Trace Surveys' guide to fixing waste pipe leaks and Robson Forensic's plumbing failure analysis.

IMPLICATIONS: Sewage entering the building

LOCATION: Hallway Bathroom

TASK: Repair or replace Further evaluation

TIME: Less than 1 year

80. Leak

81. Leak

WASTE PLUMBING\SUMP PUMP

- **Missing**

  During the inspection, the inspector observed that the sump pump was missing from the designated basin. Without a functioning pump, the system cannot remove groundwater from the foundation area, increasing the risk of basement

flooding, moisture intrusion, and structural damage. A missing pump may also indicate incomplete installation or prior removal due to failure.

Common causes include:

- Pump removed and not replaced
- Incomplete or abandoned installation
- System converted to passive drainage
- Prior failure with no follow-up service
- Misidentification of system requirements

Observed conditions may include:

- Empty sump basin with disconnected piping or wiring
- Standing water with no active drainage
- Evidence of prior pump installation (mounts, brackets, or fittings)
- Moisture staining or water damage nearby
- No electrical connection or float switch present

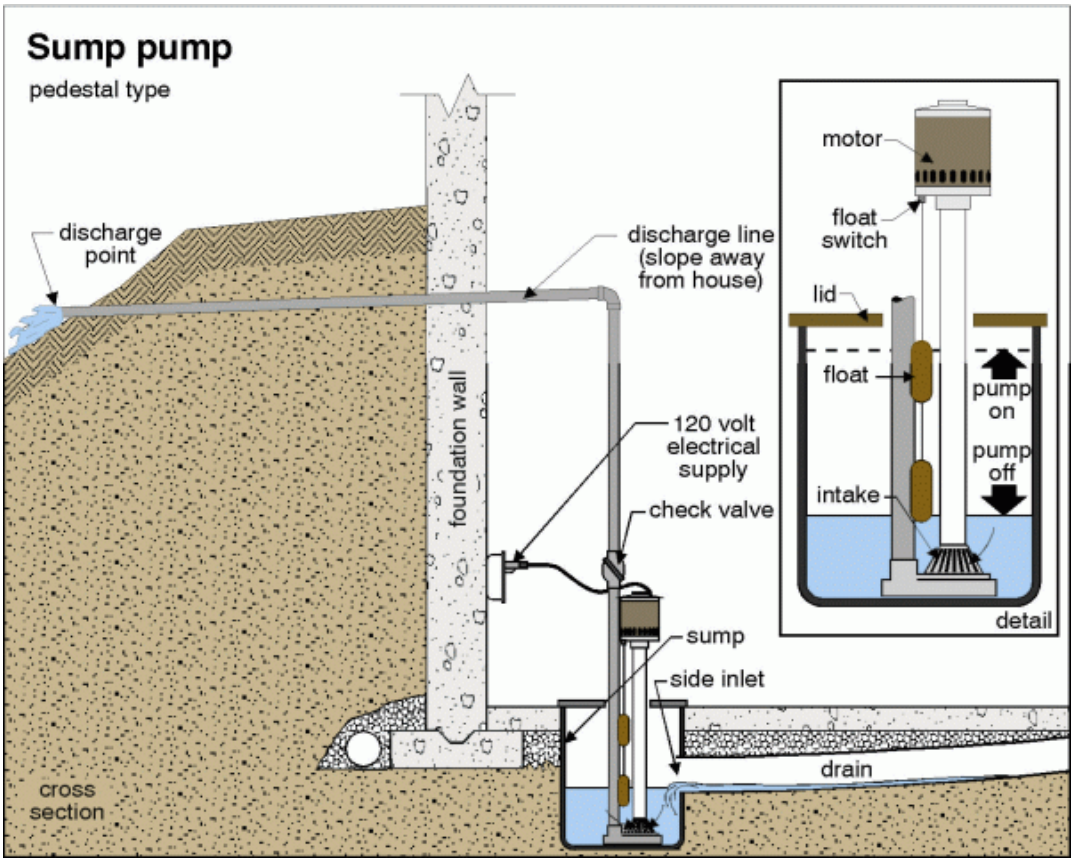
The inspector recommends installation of a properly sized sump pump by a licensed plumber or contractor, along with verification of discharge piping, electrical supply, and system readiness for seasonal groundwater conditions.

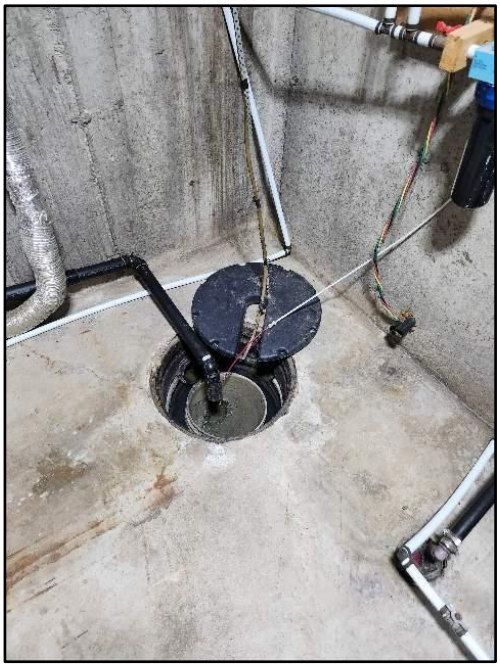
IMPLICATIONS: Chance of water damage to structure, finishes and contents | Equipment failure

LOCATION: Basement

TASK: Further evaluation Provide

TIME: Less than 1 year





82. Missing

83. Missing

FIXTURES AND FAUCETS\HOSE BIB OR BIBB (OUTDOOR FAUCET)

- **Damage**

  During the inspection, the inspector observed physical damage to the outdoor hose bibb. Damage may affect the fixture's ability to operate properly, seal effectively, or connect securely to a hose. In some cases, it may also allow water intrusion into the wall assembly or pose a risk of injury.

  Possible types of damage include:

  - Cracked or bent valve body
  - Broken or missing handle
  - Stripped or cross-threaded spout
  - Detached or loose mounting hardware
  - Impact damage from tools, vehicles, or freezing

  Observed conditions may include:

  - Deformed or misaligned fixture
  - Leaks at damaged connection points

- Inability to attach or seal a hose
- Rust, corrosion, or mineral buildup at fracture sites
- Signs of prior repair attempts or patching

The inspector recommends replacement of the damaged hose bibb. A licensed plumber should assess the fixture and surrounding plumbing for hidden damage, especially if freeze-related or structural impact is suspected.

IMPLICATIONS: Leakage | Equipment inoperative

LOCATION: Exterior Wall

TASK: Repair or replace Further evaluation

TIME: Less than 1 year

84. Damage

85. Damage

FIXTURES AND FAUCETS\TOILET

- **Loose**

  During the inspection, the inspector observed that the toilet fixture was loose at its base. A loose toilet can compromise the seal between the toilet and the waste pipe, potentially leading to leaks, water damage, and instability during use. It may also indicate deterioration of the wax ring or improper installation.

Common causes include:

- Failed or compressed wax ring
- Loose or corroded flange bolts
- Movement due to improper installation
- Subfloor damage or uneven flooring
- Repeated shifting from use or cleaning

Observed conditions may include:

- Rocking or shifting when seated
- Gaps between the toilet base and floor
- Water stains or damage around the fixture
- Odors from compromised seal
- Visible rust or looseness at mounting bolts

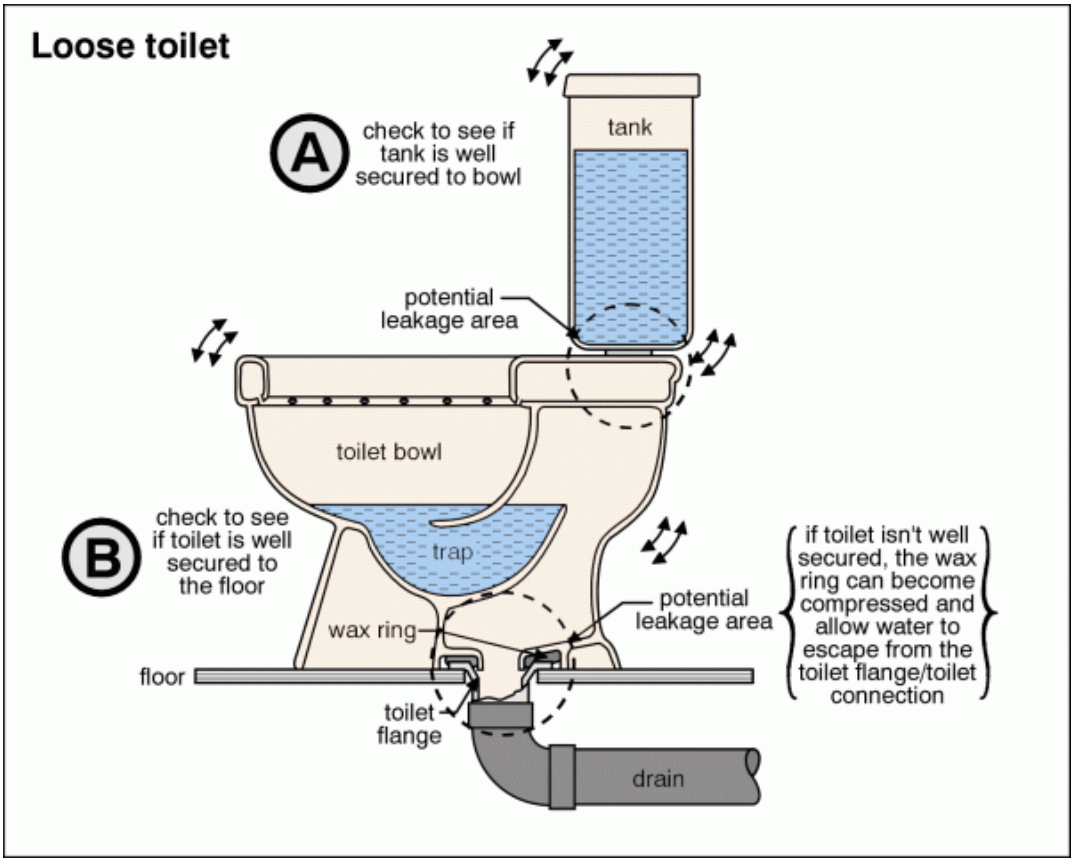
The inspector recommends evaluation and repair by a licensed plumber, who can reset the toilet, replace the wax ring, and ensure secure anchoring to prevent leaks and restore stability.

IMPLICATIONS: Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

LOCATION: Hallway Bathroom

TASK: Further evaluation Correct

TIME: Less than 1 year



86. Loose

INTERIOR

DESCRIPTION

MAJOR FLOOR FINISHES

- Hardwood
- Vinyl
- Tile

MAJOR WALL AND CEILING FINISHES

- Plaster/drywall

WINDOWS

- Fixed
- Single/double hung
- Sliders

GLAZING

- Double

EXTERIOR DOORS - TYPE/MATERIAL

- Hinged

DOORS

- Inspected

PARTY WALL

- Not required in this type of construction.

RANGE FUEL

- Electricity

LAUNDRY FACILITIES

- **Washer**
- **Laundry tub**
- **Hot/cold water supply**
- **Dryer**
- **120-Volt outlet**
- **240-Volt outlet**
- **Waste standpipe**

KITCHEN VENTILATION

- **Recirculating type**

BATHROOM VENTILATION

- **Exhaust fan**

LAUNDRY ROOM VENTILATION

- **Clothes dryer vented to exterior**

STAIRS AND RAILINGS

- **Inspected**

LIMITATIONS

INSPECTION LIMITED/PREVENTED BY

- **Carpet**
- **Storage/furnishings**
- **New finishes/paint**
- **Storage in closets and cabinets / cupboards**

RESTRICTED ACCESS TO

- **Closets and cabinets / cupboards**

NOT TESTED/NOT IN SERVICE

- **Garbage disposal**
- **Trash compactor**
- **Range**
- **Oven**
- **Microwave**
- **Dishwasher**
- **Central vacuum**
- **Accessibility equipment**

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Carbon monoxide alarms (detectors), security systems, central vacuum**
- **Carbon monoxide alarms (detectors)**
- **Security systems and intercoms**
- **Central vacuum systems**
- **Cosmetic issues**
- **Appliances**
- **Perimeter drainage tile around foundation, if any**
- **Decorative items**
- **Aesthetics or quality of finishes**
- **Vermin, including wood destroying organisms.**
- **Underground components (e.g., oil tanks, septic fields, underground drainage systems)**
- **Environmental issues including asbestos**
- **Paint, wallpaper,and other finishes**
- **Floor coverings**
- **Window treatments**
- **Window coatings and seals between panes of glass**

COSMETICS

- **No comment offered on cosmetic finishes**

APPLIANCES

- **Appliances are not inspected as part of a building inspection**
- **Self-cleaning features on ovens not tested**
- **Effectiveness of dishwasher drying cycle not tested**
- **Appliances are not moved during an inspection**

PERCENT OF FOUNDATION NOT VISIBLE

- **0 %**

BASEMENT LEAKAGE

- **Cannot predict how often or how badly basement will leak**
- **Storage in basement limited inspection**

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

RECOMMENDATIONS

CEILINGS\GENERAL NOTES

- **Typical flaws**

  During the inspection, the inspector observed typical flaws commonly found in ceiling surfaces. These issues may be cosmetic or indicative of deeper structural or moisture-related problems. While some flaws are expected over time due to settling and wear, others may require further investigation or repair.

  Common causes include:

  - Structural movement or settling of the building
  - Moisture intrusion from plumbing, roofing, or HVAC systems
  - Poor workmanship during installation or repairs
  - Aging materials or outdated ceiling finishes
  - Environmental factors such as temperature and humidity fluctuations

  Observed conditions may include:

- Cracks (hairline or structural)
- Water stains or discoloration
- Sagging or uneven ceiling planes
- Peeling paint or damaged finishes
- Popcorn ceiling deterioration
- Uneven texture or patchwork repairs
- Nail pops or fastener displacement

The inspector recommends evaluation by a qualified contractor or interior specialist. Minor flaws may be addressed through cosmetic repairs, while more significant issues—such as water damage or structural movement—should be investigated further to determine the appropriate corrective action.

LOCATION: Various

WALLS\GENERAL NOTES

- **Typical flaws**

During the inspection, the inspector observed typical flaws commonly found in interior wall surfaces. These issues may be cosmetic or indicative of deeper structural or moisture-related problems. While some flaws are expected over time due to settling and wear, others may require further investigation or repair.

Common causes include:

- Building settlement and structural movement
- Moisture intrusion from plumbing, roofing, or windows
- Impact damage from furniture or daily activity
- Poor workmanship during installation or repairs
- Environmental factors such as temperature and humidity changes

Observed conditions may include:

- Cracks (hairline or structural)
- Water damage including stains, bubbling, or peeling paint
- Nail pops or fastener displacement
- Dents, dings, or abrasions
- Uneven texture or patchwork repairs
- Peeling paint or wallpaper
- Blisters and bubbles from poor adhesion or moisture

The inspector recommends evaluation by a qualified contractor or interior specialist. Minor flaws may be addressed through cosmetic repairs, while more significant issues—such as water damage or structural movement—should be investigated further to determine the appropriate corrective action.

LOCATION: Various

FLOORS\GENERAL NOTES

- **Typical flaws**

  During the inspection, the inspector observed typical flaws commonly found in interior flooring systems. These issues may affect both the appearance and functionality of the floor and can result from wear, environmental conditions, or installation deficiencies. While some flaws are cosmetic, others may indicate underlying structural or moisture-related concerns.

  Common causes include:

  - Building settlement or structural movement
  - Moisture intrusion from plumbing, spills, or humidity
  - Impact damage from furniture, foot traffic, or pets
  - Poor installation or subfloor preparation
  - UV exposure or environmental wear

  Observed conditions may include:

  - Cracks in concrete, tile, or wood surfaces
  - Water damage including warping, staining, or mold growth
  - Scratches, dents, or abrasions in high-traffic areas
  - Cupping or crowning in wood flooring due to moisture imbalance
  - Stains from spills, pet accidents, or chemical exposure
  - Loose or broken tiles creating tripping hazards
  - Uneven surfaces from settling or subfloor issues
  - Sun fading or discoloration in exposed areas

  The inspector recommends evaluation by a qualified flooring contractor or interior specialist. Minor flaws may be addressed through refinishing or localized repair, while moisture-related or structural issues should be investigated further to determine appropriate remediation.

  LOCATION: Various

- **Water damage**

  During the inspection, the inspector observed signs of water damage affecting flooring materials. Water intrusion can compromise both the structural integrity and appearance of floors, especially in materials that are not designed to

resist moisture. If left unaddressed, water damage may lead to microbial growth, warping, staining, and deterioration of subfloor components.

Common contributing factors include:

- Plumbing leaks or appliance failures
- High humidity or poor ventilation
- Flooding or water pooling from exterior sources
- Improper sealing or lack of moisture barriers
- Spills or pet accidents not promptly cleaned

Observed conditions may include:

- Warping, swelling, or buckling of wood or laminate flooring
- Staining or discoloration in carpet, vinyl, or tile
- Soft or spongy areas indicating subfloor saturation
- Mold or mildew growth in porous materials
- Separation or lifting of flooring components

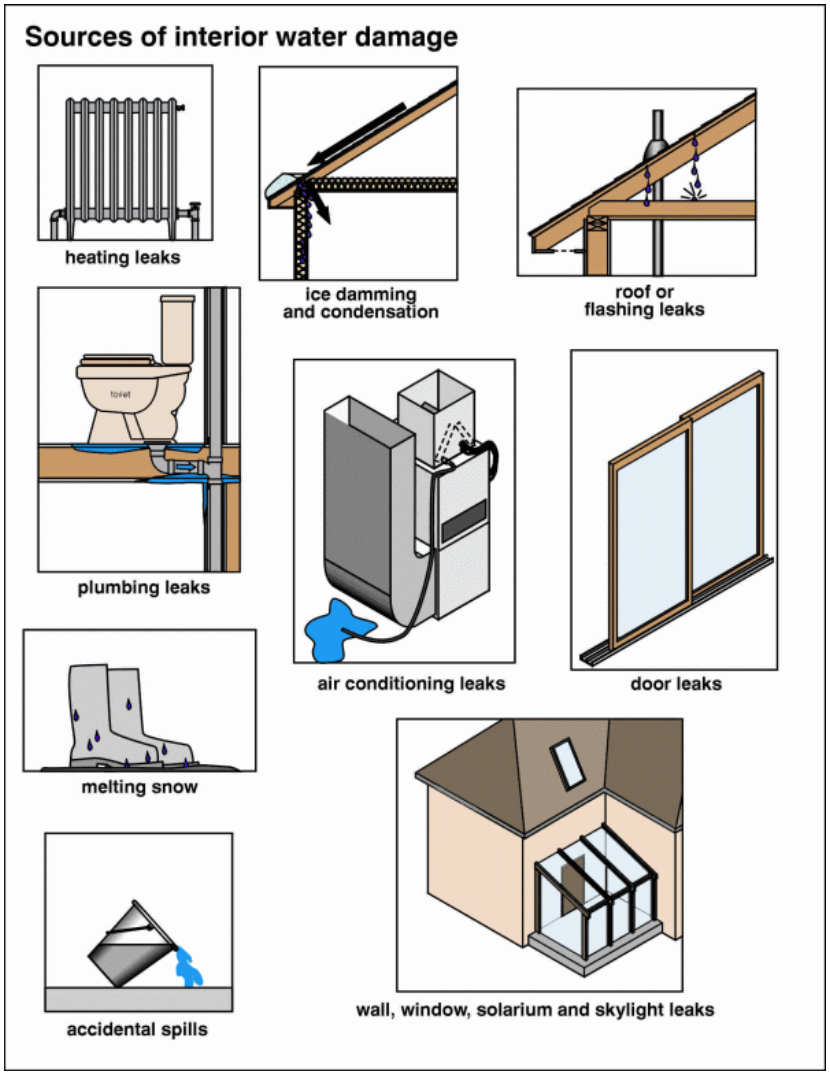
The inspector recommends evaluation by a qualified flooring contractor or water damage restoration specialist. Repairs may involve replacing affected materials, improving moisture control, and addressing the source of water intrusion. Prompt remediation is advised to prevent further deterioration and maintain indoor air quality.

IMPLICATIONS: Chance of water damage to structure, finishes and contents | Trip or fall hazard

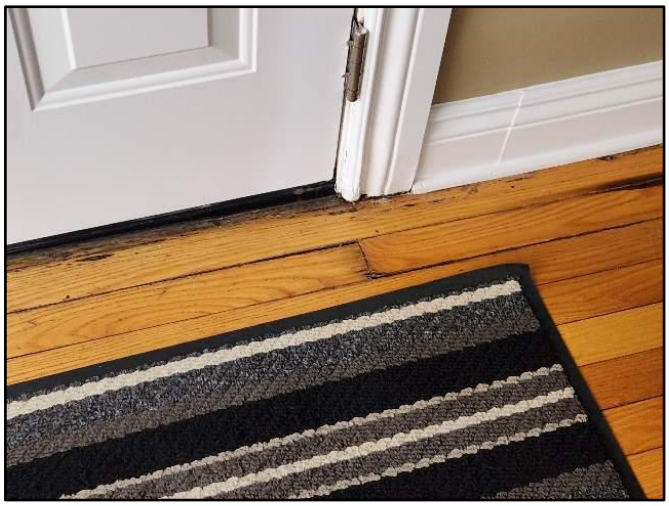
LOCATION: Living Room

TASK: Repair or replace Further evaluation Request disclosure

TIME: Less than 1 year



87. Water damage



88. Water damage

89. Water damage

- **Water stains**

  During the inspection, the inspector observed water stains on flooring surfaces. These stains may result from spills, plumbing leaks, condensation, or prolonged exposure to moisture. Depending on the flooring material and the depth of penetration, water stains can be cosmetic or indicative of underlying damage such as mold growth, rot, or subfloor deterioration.

  Common contributing factors include:

- Spills or pet accidents not promptly cleaned
- Plumbing leaks or appliance overflow
- High humidity or poor ventilation
- Condensation from HVAC systems or windows
- Inadequate sealing or moisture protection

Observed conditions may include:

- Light surface discoloration or ring-shaped stains
- Dark blotches indicating deeper moisture penetration
- Persistent odors or signs of microbial growth
- Finish degradation or surface etching
- Stains concentrated near plumbing fixtures or exterior walls

The inspector recommends evaluation by a qualified flooring contractor or water damage specialist. Treatment may involve cleaning, refinishing, or replacing affected materials. Where stains suggest ongoing moisture intrusion, further investigation is advised to identify and correct the source.

IMPLICATIONS: Chance of water damage to structure, finishes and contents

LOCATION: First Floor Hall

TASK: Repair or replace Further evaluation Request disclosure

TIME: Less than 1 year

90. Water stains

91. Water stains

WINDOWS\HARDWARE

- **Broken**

  During the inspection, the inspector observed one or more window hardware components that were broken. This includes physical damage to locks, latches, cranks, hinges, or other mechanisms that support window operation and security. Broken hardware can prevent proper use of the window, compromise safety, and reduce energy efficiency.

  Potential contributing factors include:

  - Age-related fatigue or wear of mechanical parts
  - Excessive force or impact damage
  - Corrosion or rust weakening metal components
  - Poor-quality materials or manufacturing defects
  - Improper installation or prior repair attempts

  Observed conditions may include:

  - Cracked, snapped, or missing hardware pieces
  - Detached or dangling components
  - Sashes that cannot be locked, latched, or opened
  - Loose or unstable window operation
  - Reduced security and increased risk of intrusion

The inspector recommends evaluation and repair by a qualified window technician or contractor. Remediation may involve replacing damaged hardware, verifying compatibility with the window system, and restoring full functionality and safety.

IMPLICATIONS: System inoperative or difficult to operate

LOCATION: Throughout

TASK: Replace Further evaluation

TIME: Less than 1 year

WINDOWS\MEANS OF EGRESS/ESCAPE

- **Too small**

During the inspection, the inspector observed one or more windows designated as emergency escape or rescue openings that appeared too small to meet the minimum requirements of the Ontario Building Code. Egress windows are required in bedrooms to provide a safe and unobstructed exit in case of fire or other emergencies. Undersized openings pose a serious safety risk and may result in non-compliance with provincial regulations.

Ontario Building Code Requirements (Section 9.9.10.1):

- The window must be openable from the inside without the use of tools

- It must provide an unobstructed open portion of at least 0.35 m^2 (3.77 ft^2)

- No dimension of the opening may be less than 380 mm (15 inches)

- The opening must remain unobstructed and supported without additional hardware

- For windows above grade, the sill height must not exceed 1,000 mm (39 inches)

- If the window opens into a window well, a minimum 550 mm (21.6 inches) clearance is required in front of the window

Observed conditions may include:

- Clear opening area smaller than 0.35 m^2

- Opening height or width less than 380 mm

- Sashes or hardware obstructing full opening

- Inability to exit without special tools or knowledge

- Increased risk to occupants during emergency situations

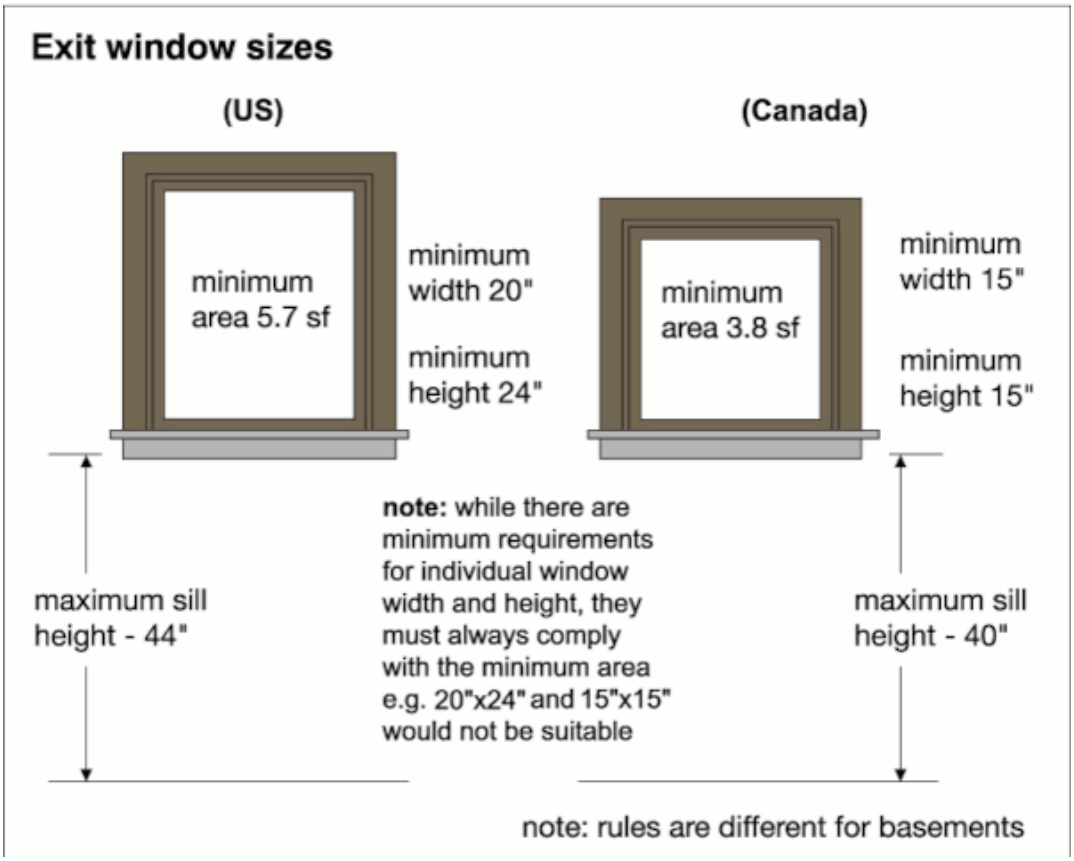
The inspector recommends evaluation and correction by a qualified contractor or code compliance specialist. Remediation may involve replacing or modifying window units to meet the egress standards outlined in the Ontario Building Code to ensure occupant safety and legal conformity.

IMPLICATIONS: Restricted emergency exits

LOCATION: Basement

TASK: Further Evaluation / Repair or replace

TIME: Less than 1 year



DOORS\INTERIOR TRIM

- **Doorstops missing or ineffective**

  During the inspection, the inspector observed that one or more doorstops were missing or not functioning effectively. Doorstops are intended to prevent damage to walls, trim, and door hardware by limiting the door's range of motion.

  Observed conditions may include:

  - No doorstop present where one is needed

  - Doorstop loose, broken, or improperly positioned

  - Door handle or edge contacting wall or trim

- Evidence of impact damage due to lack of stopping mechanism

Potential contributing factors include:

- Removal during renovation or cleaning
- Improper installation or placement
- Wear or damage from repeated use
- Lack of maintenance or replacement over time

The inspector recommends installation or repair of doorstops by a qualified contractor or handyman to help prevent further damage to adjacent surfaces.

IMPLICATIONS: Chance of damage to finishes

LOCATION: Throughout Various

TASK: Repair or replace Further evaluation

TIME: Less than 1 year

STAIRS\TREADS

- **Rise or run not uniform**

During the inspection, the inspector observed that the rise or run of the stair treads was not uniform. Consistency in riser height and tread depth is critical for safe and predictable stair use. Variations can cause missteps, trips, and falls, especially for individuals with mobility challenges or impaired depth perception.

Observed conditions may include:

- Riser heights varying more than 5 mm between adjacent steps
- Tread depths inconsistent across the flight
- Uneven spacing or slope between steps
- Noticeable difference in step rhythm while ascending or descending

Potential contributing factors include:

- Poor design or layout during original construction
- Settling or shifting of structural components
- Improper repairs or retrofits
- Use of non-standard materials or prefabricated elements

According to the Ontario Building Code and similar standards, risers and treads must be of uniform dimensions within a flight, with maximum tolerances of 5 mm between adjacent steps and 10 mm across the entire flight. The inspector

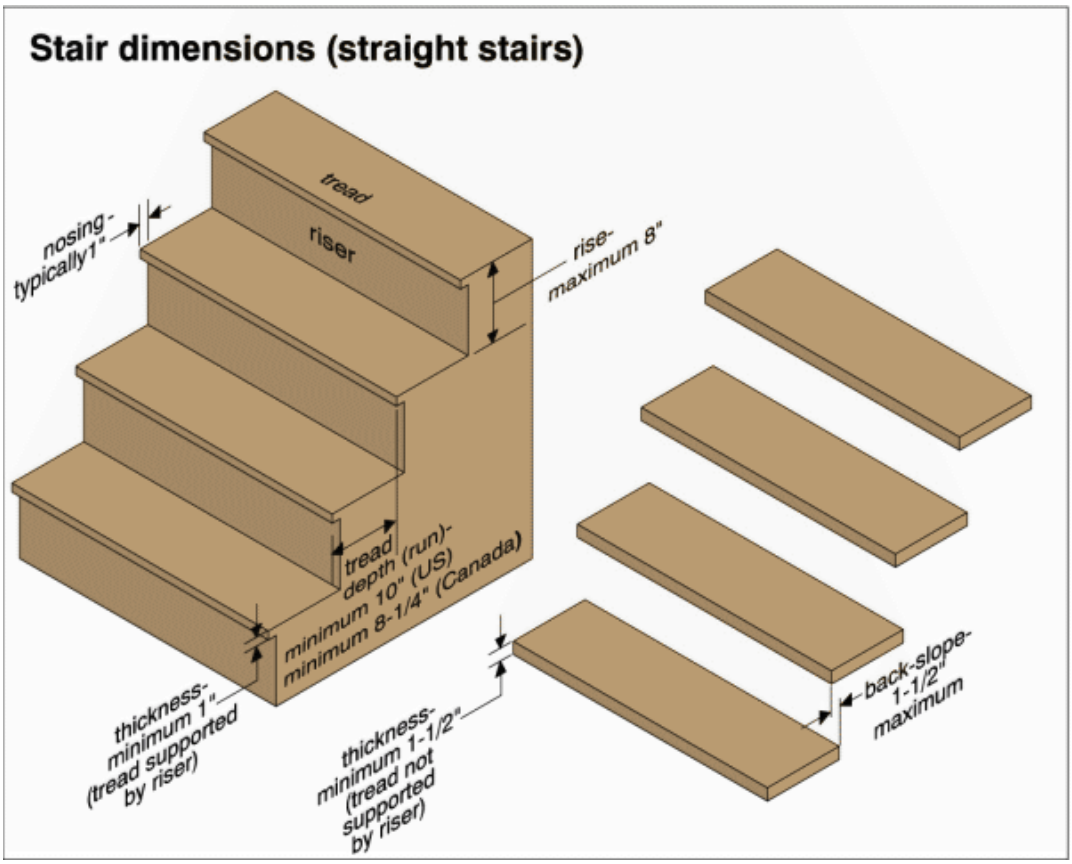
recommends evaluation and correction by a qualified contractor or stair specialist to ensure safe and code-compliant stair geometry.

IMPLICATIONS: Trip or fall hazard

LOCATION: Basement

TASK: Repair or replace Further evaluation

TIME: Less than 1 year



92. Rise or run not uniform

STAIRS\HANDRAILS AND GUARDS

- **Missing**

  During the inspection, the inspector observed that required interior handrails or guards were missing from one or more stair sections. In interior environments, these components are critical for safe navigation, especially in multi-level homes or buildings. Their absence increases the risk of falls and typically violates building code requirements for stair safety.

  Observed conditions may include:

  - Interior stair flights without handrails on one or both sides

  - Open-sided stairways or landings lacking guards

  - Difficulty maintaining balance during ascent or descent

  - Increased hazard for children, older adults, or individuals with mobility challenges

  Potential contributing factors include:

  - Oversight during interior renovations or remodeling

  - Removal during previous repairs or updates

- Legacy construction not aligned with current code
- Misinterpretation of interior handrail and guard requirements

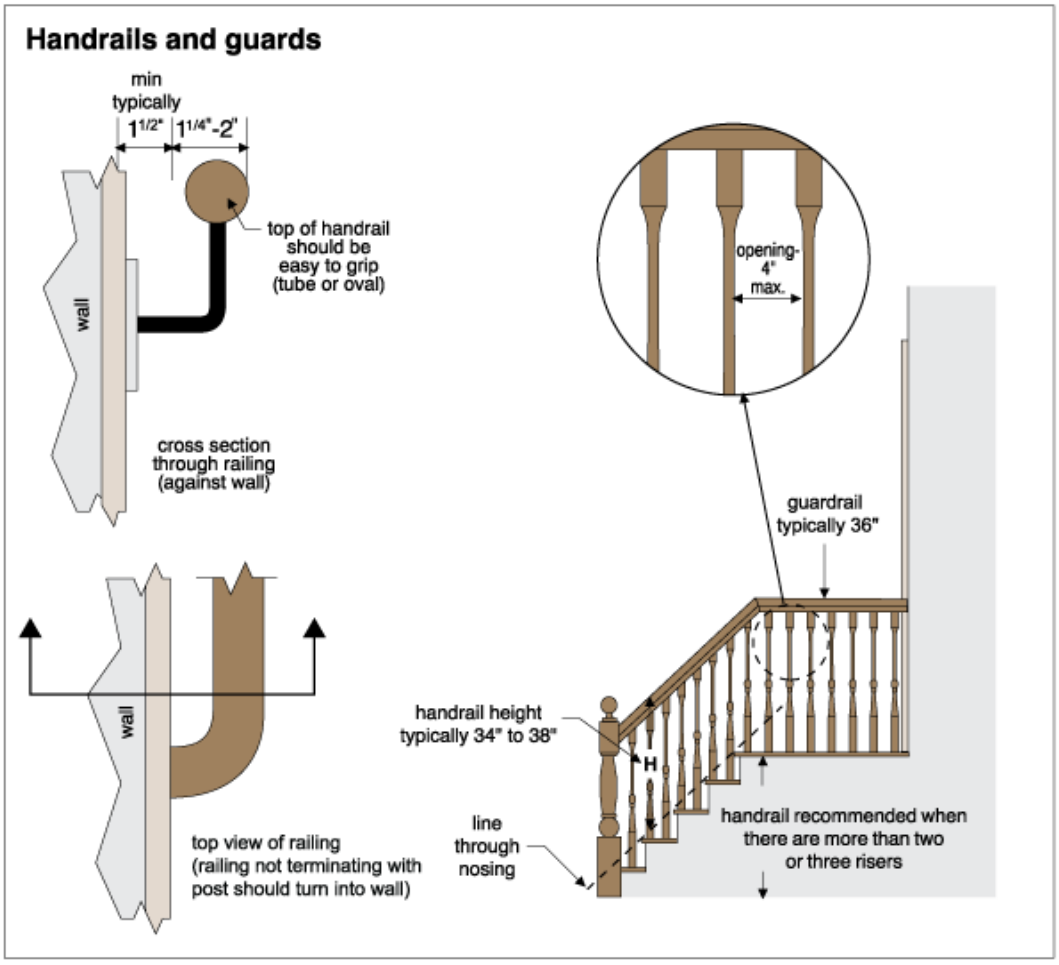
Best practices require handrails on at least one side of interior stairs with four or more risers, and guards on open sides of stairs or landings more than 30 inches above the floor. The inspector recommends evaluation by a qualified contractor to determine whether handrails or guards should be installed to improve safety and ensure code compliance.

IMPLICATIONS: Fall hazard

LOCATION: Basement

TASK: Repair or replace Further evaluation

TIME: Less than 1 year



93. Missing

94. Missing

- **Missing**

  During the inspection, the inspector observed that required interior handrails or guards were missing from one or more stair sections. In interior environments, these components are critical for safe navigation, especially in multi-level homes or buildings. Their absence increases the risk of falls and typically violates building code requirements for stair safety.

  Observed conditions may include:

  - Interior stair flights without handrails on one or both sides
  - Open-sided stairways or landings lacking guards
  - Difficulty maintaining balance during ascent or descent
  - Increased hazard for children, older adults, or individuals with mobility challenges

  Potential contributing factors include:

  - Oversight during interior renovations or remodeling
  - Removal during previous repairs or updates
  - Legacy construction not aligned with current code
  - Misinterpretation of interior handrail and guard requirements

Best practices require handrails on at least one side of interior stairs with four or more risers, and guards on open sides of stairs or landings more than 30 inches above the floor. The inspector recommends evaluation by a qualified contractor to determine whether handrails or guards should be installed to improve safety and ensure code compliance.

IMPLICATIONS: Fall hazard

LOCATION: Second Floor

TASK: Repair or replace Further evaluation

TIME: Less than 1 year

95. Missing

INFRA-RED

DESCRIPTION

GENERAL

- **Infrared thermal imaging was used during this inspection to identify temperature anomalies that may indicate moisture intrusion, insulation gaps, or electrical issues.**

  This technology offers meaningful advantages when used as part of a broader building evaluation, but it also carries key limitations that should be understood by the client.

  Benefits of Thermal Infrared Scanning
  - Identification of Hidden Issues: Thermal scanning can detect problems not visible during a visual inspection, such as electrical faults, hidden moisture, and missing insulation.
  - Energy Efficiency Improvements: Helps locate leaks, drafts, or insulation deficiencies that may be impacting the home's energy performance and utility costs.
  - Preventive Value: Early detection allows clients to address minor issues before they escalate into major repairs.

  Limitations of Thermal Infrared Scanning
  - Temperature Differential Required: Effective imaging typically needs a 15°C or greater temperature difference between interior and exterior environments.
  - Surface-Only Detection: Thermal imaging detects surface temperature differences — it cannot "see through" building materials.
  - Environmental Interference: Results can be affected by sunlight, wind, rain, or indoor heating, which may obscure or exaggerate anomalies.
  - Material Properties: Reflective surfaces (e.g. metal, glass) and layered systems may distort readings due to emissivity differences or infrared blockage.
  - Obstructions: Furniture, insulation, and wall coverings may conceal temperature patterns or anomalies.
  - Sunlight Impact: Surfaces warmed by the sun may produce false readings, especially during daytime inspections.
  - Interpretation Limits: Accurate analysis requires proper training, experience, and correlation with visual and moisture meter inspections.

  Infrared imaging is a valuable but non-invasive screening tool, not a guarantee of defect detection. It should be considered supplemental to visual observation and other testing methods.

  The inspector makes no warranty, expressed or implied, regarding the completeness or accuracy of thermal imaging findings.

LIMITATIONS

SCOPE

- **Thermal imaging is used as a screening tool to identify potential areas of moisture.**

LIMITATIONS

- **Storage and/or furnishings limited inspection**

RECOMMENDATIONS

FOUNDATION WALLS\NO ANOMALIES NOTED

- **Typical image**

CEILINGS BELOW PLUMBING FIXTURES\NO ANOMALIES NOTED

- **Typical image**

CEILINGS BELOW ROOFING\NO ANOMALIES NOTED

- **Typical image**

FLOORS AROUND TOILETS\NO ANOMALIES NOTED

- **Typical image**

BATHTUB AND SHOWER ENCLOSURES\NO ANOMALIES NOTED

- **Typical image**

WINDOWS\NO ANOMALIES NOTED

- **Typical image**

REFERENCE LIBRARY

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to

- ROOFING, FLASHINGS AND CHIMNEYS
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING/HEAT PUMPS
- INSULATION
- PLUMBING
- INTERIOR
- APPLIANCES
- LIFE CYCLES AND COSTS
- SUPPLEMENTARY
- HOME SET-UP AND MAINTENANCE
- MORE ABOUT HOME INSPECTIONS

links attached to specific items in the report. Click on any link to read about that system:

CONTRACT

==========

AVELAR HOME INSPECTION INC. - INSPECTION AGREEMENT THIS CONTRACT LIMITS THE LIABILITY OF AVELAR HOME INSPECTION INC. PLEASE READ CAREFULLY BEFORE SIGNING

All inspections are recorded using GoPro cameras for training, education, documentation, and liability purposes. All video content is the exclusive property of Avelar Home Inspection Inc. and is not available for sale, distribution, or review except at the sole discretion of Avelar Home Inspection Inc.

_____

1. SCOPE OF INSPECTION

_____

Avelar Home Inspection Inc. ("INSPECTOR") agrees to perform a non-invasive, visual inspection of the readily accessible and safely accessible components of the property and to provide the Client ("CLIENT") with a written report identifying material defects observed and deemed significant by the INSPECTOR.

The inspection provides a general overview only. It is not technically exhaustive and does not identify every possible defect. Decisions regarding repairs or replacements remain solely with the CLIENT.

CLIENT acknowledges reviewing the InterNACHI Standards of Practice (SOP) at: https://www.nachi.org/sop.htm

_____

2. STANDARDS OF PRACTICE AND EXCLUSIONS

_____

Unless otherwise stated in writing, the inspection will be performed in accordance with the current InterNACHI SOP. CLIENT understands that the SOP contains limitations, exceptions, and exclusions, and that InterNACHI is not a party to this Agreement.

Unless specifically contracted in writing, the INSPECTOR will not:

Test for radon

Test for mold (suspect growth may be noted)

Test for asbestos, lead, formaldehyde, soil contamination, or other environmental hazards

Test for building code compliance

Perform engineering, architectural, plumbing, HVAC, electrical, or any service requiring a licensed trade

If the property includes log construction, CLIENT understands that internal log decay or similar concealed defects cannot be evaluated and are excluded.

_____

3. USE OF REPORT AND THIRD-PARTY LIMITATIONS

_____

The inspection report is prepared exclusively for the CLIENT. The CLIENT grants permission for the INSPECTOR to discuss findings with real estate agents, owners, or repair professionals as needed.

The report and all related materials are the intellectual property of Avelar Home Inspection Inc. Third parties who rely on the report do so entirely at their own risk and release the INSPECTOR from all liability.

The inspection and report are not a warranty or guarantee of future performance, condition, or suitability of the property.

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4. LIMITATION OF LIABILITY

INSPECTOR'S total liability for any claims, damages, errors, omissions, or negligence arising out of this inspection or report is strictly limited to the amount of the inspection fee paid.

CLIENT waives all claims for consequential damages, special damages, exemplary damages, incidental damages, loss of use, diminished value, emotional distress, business interruption, or any damages exceeding the inspection fee.

These liquidated damages reflect the difficulty of determining actual damages and the allocation of risk between the parties.

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5. NO ENGINEERING OR TRADE SERVICES

INSPECTOR does not perform engineering, architectural, plumbing, electrical, HVAC, or other trade services unless the INSPECTOR holds the appropriate license and a separate written agreement is executed.

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6. CLAIMS AND RIGHT TO CURE

In the event of a claim, CLIENT must:

1. Provide written notice to INSPECTOR within 14 days of discovering the issue.

2. Provide access to the property for re-inspection.

CLIENT agrees not to perform or authorize repairs before the INSPECTOR has had an opportunity to inspect the condition in question. Failure to comply releases INSPECTOR from all liability.

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7. JURISDICTION AND LEGAL ACTION

Any litigation arising from this Agreement must be filed exclusively in the jurisdiction where Avelar Home Inspection Inc. maintains its principal place of business.

If CLIENT does not prevail in any claim, CLIENT agrees to pay all legal fees, costs, and expenses incurred by INSPECTOR.

CLIENT waives the right to a jury trial.

_____

8. GENERAL TERMS

_____

If any provision is found invalid, the remaining provisions remain enforceable.

This Agreement constitutes the entire agreement between the parties. No verbal statements or promises are binding unless in writing and signed by both parties.

CLIENT has one year from the date of inspection to bring any action against INSPECTOR.

_____

9. PAYMENT

_____

Payment is due upon completion of the on-site inspection unless otherwise agreed in writing.

If CLIENT is a corporation, LLC, or similar entity, the individual signing personally guarantees payment.

_____

10. RE-INSPECTIONS

_____

If CLIENT requests a re-inspection, the re-inspection fee will be equal to the original inspection fee minus a 10 percent discount. All re-inspections are subject to all terms and conditions of this Agreement.

_____

11. NON-TRANSFERABILITY

_____

This Agreement is not transferable or assignable to future buyers, owners, or third parties.

_____

12. INTERPRETATION

_____

No presumption shall be applied against either party as the drafter of this Agreement.

_____

13. THERMAL IMAGING LIMITATIONS

_____

If thermal imaging is included, CLIENT understands:

Liability for thermal imaging is limited to the additional fee paid for that service.

Thermal imaging is non-invasive and limited to the capabilities of the equipment used.

Thermal imaging does not detect environmental hazards, mold, radon, asbestos, lead, or toxic substances.

Infrared cameras are not moisture meters and only identify areas warranting further investigation.

CLIENT waives all claims for consequential or incidental damages related to thermal imaging.

_____

14. ENVIRONMENTAL HAZARDS

_____

INSPECTOR does not inspect for harmful, dangerous, or toxic substances including, but not limited to: mold, bio-aerosols, radon, asbestos, lead, electromagnetic radiation, contaminants, petrochemicals, or animal or insect secretions.

CLIENT is solely responsible for hiring qualified specialists if environmental testing is desired.

_____

15. VIDEO RECORDING

_____

All inspectors use GoPro cameras. All video is the private property of Avelar Home Inspection Inc. and is not available for purchase, distribution, or review.

_____

16. APPLIANCE LIMITATIONS

_____

Only the HVAC system and hot water tank are inspected. All other appliances are excluded.

_____

17. CANCELLATION POLICY

_____

Cancellations within 24 hours of the scheduled appointment are subject to a fee equal to 50 percent of the agreed-upon inspection price.

_____

18. COMPREHENSIVE INDEMNIFICATION AND HOLD HARMLESS

_____

The CLIENT agrees to fully indemnify, defend, and hold harmless Avelar Home Inspection Inc., its agents, employees, officers, directors, successors, and assigns from and against any and all claims, demands, actions, causes of action, losses, damages, liabilities, judgments, settlements, costs, and expenses (including attorney fees and costs of defense) arising out of, relating to, or resulting from:

The inspection, the inspection report, or any services provided under this Agreement.

The presence, discovery, or alleged presence of any hazardous, dangerous, or toxic substances or environmental conditions, including but not limited to mold, radon, asbestos, lead, formaldehyde, bio-aerosols, non-biological particulates, contaminants, petroleum products, petrochemicals, radioactive materials, electromagnetic radiation, or any other environmental hazard.

Any act, omission, error, or negligence of Avelar Home Inspection Inc. or its agents, employees, or contractors, whether in contract, tort, or otherwise.

Any third-party reliance on or use of the inspection report or any information provided by Avelar Home Inspection Inc.

Any failure by the CLIENT to comply with the terms of this Agreement, including the claims procedure and payment terms.

Any claims, damages, or liabilities arising from the CLIENT'S failure to engage qualified professionals for testing or remediation of environmental hazards or other conditions not covered by this inspection.

This indemnification obligation applies to all claims, whether direct or indirect, known or unknown, foreseen or unforeseen, and survives the termination or expiration of this Agreement.

_____

19. CONSTRUCTION PERFORMANCE GUIDELINES (CPG) LIMITATIONS

_____

If the CLIENT requests that the INSPECTOR reference the Tarion Construction Performance Guidelines (CPG) during the inspection or in the inspection report, the CLIENT understands and agrees to the following:

1. The inspection remains a visual, non invasive home inspection performed solely in accordance with the InterNACHI Standards of Practice.

Referencing the CPG does not expand the scope of the inspection, does not create additional duties, and does not convert the inspection into a technical audit, code compliance inspection, or warranty assessment.

2. Any reference to the CPG is for informational and comparative purposes only.

The inspection and report do not determine whether an item is covered under the Tarion warranty program, nor do they guarantee that Tarion or the builder will accept, repair, or cover any item.

3. Measurements referenced in the CPG are included to document the applicable standard, not to imply that the INSPECTOR has performed a full CPG compliant measurement.

The INSPECTOR performs visual assessments only and will take measurements only when they can be safely and reasonably obtained using standard inspection tools during a non invasive inspection.

4. Many CPG measurement criteria require specialized equipment, multiple personnel, elevated access, or procedures outside the scope of a home inspection.

In such cases, measurements are not performed, and the condition is evaluated visually.

5. The CLIENT is solely responsible for submitting any concerns to Tarion or the builder for formal review under the warranty process.

The INSPECTOR does not interact with Tarion on the CLIENTs behalf and does not provide warranty opinions, determinations, or guarantees.

6. The inclusion of CPG references does not modify, expand, or supersede any limitations, exclusions, or liability caps contained in this Agreement.

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END OF AGREEMENT