PROPERTY INSPECTION REPORT

Prepared For: Home Buyer

Montreal

Date of Inspection: 13/10/2020

Year Built: 2005

Weather: Drizzle, 11°C at starting of the inspection

Inspector: Amandeep Singh

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Table Of Contents

Report Summary

Exterior		
Page 13 Item: 4	Exterior caulking condition	• Important caulking needed, there are areas which need immediate repairs, a caulking specialist should be contacted.
Page 17 Item: 9	Grade/Slope and Drainage Conditions	• A negative slope observed all around the foundation. It is strongly recommended to have a positive slope all around the foundation in order to drive the water away from the building and to prevent seepage and water infiltration into the basement.
Page 18 Item: 10	Deck Condition	• Loose and insecure guard rails were noted on the rear deck. The inspector also observed a missing door during the inspection. This is considered a safety hazard, and it should be corrected to enhance safety.
Page 19 Item: 12	Exterior Comments	• Damaged/old caulking around doors, windows, penetrations etc. needs to be repaired to prevent water infiltration and further damages.
Fireplace		
Page 29 Item: 3	Fireplace Comments	• For safety reasons, we recommend installing smoke and carbon monoxide detectors. Consult a chimney/fireplace expert to determine where and how many should be installed.
Garage		
Page 31 Item: 5	Garage Door Opener Condition	• Adjust reverse tension, the force to execute a return is greater than 15 pounds, see owner's manual for the opener, to find out where the adjustment can be done.
Page 31 Item: 6	Fire Door Condition	• Self closer requires adjustment for proper closing. (This is to prevent carbon monoxide or smoke entering the building). Corrections recommended.
Page 32 Item: 10	Garage Comments	• The garage entrance door is opening over the stairs. This is considered a safety hazard. The door should be opened inward. Immediate corrections are recommended. • We did not find any CO detector in the hall and basement (access through the garage). To help prevent dangerous situations, we recommend installing CO detectors in all areas of the house closest to the garage. Install them according to current regulations.
Kitchen		
Page 37 Item: 4	Kitchen Electrical Conditions	• No GFCI protection present, suggest installing GFCI protected receptacles for safety. • Presence of a live wiring noted at the bottom of the kitchen cabinet. This is considered a safety hazard. Immediate action should be taken to improve the situation.

Basement		
Page 51 Item: 8	Windows Condition	• The window is so small that it can not consider as an egress. The basement should not be used as a bedroom until you increase the size of the window opening. Recommend further evaluation by a specialist.
Basement Kitchen		
Page 54 Item: 1	Kitchen Electrical Conditions	• No GFCI protection present; suggest installing GFCI protected receptacles for safety. • Presence of a loose outlet noted above the kitchen sink cabinet. This is considered a safety hazard. Corrections required to enhance safety.
Electrical		
Page 60 Item: 7	Electrical Comments	• GFCI is a device designed for protection in the case of electrocution. All outlets located within the 5 feet of any water source should be protected with GFCI.
Air Conditioning		
Page 68 Item: 1	Air Conditioning Comments	• The exterior compressor appears to be manufactured in 2004 (as per data plate) and may not have proper efficiency. The average life expectancy of these units is estimated from 10 to 15 years. Any system that is 15 years or older should be regularly maintained. Budgeting for a replacement is recommended. However, you can keep using it until it is working efficiently.

General Information

1. Preliminary

This inspection is a mock inspection

2. Inspector

Amandeep Singh

3. Inspection Date

13 October 2020

4. Inspection Time

Start: 3:00 PM

End: 6:00 PM

5. Customer(s)

Home Buyer

6. Persons in Attendance

The buyer
The seller
Buyer's Agent
Listing Agent

7. Occupancy

The property was occupied by the owner.

8. Property Information

Single family detached cottage

9. Levels

2 Story (Generally speaking, the basement is not included)

10. Estimated Age

Year of the construction: 2005 (Declared by the owner)

11. Report Writing Date

14 October 2020

12. General note and safety hazard

It is the responsibility of the owner to ensure the functionality of the smoke and carbon monoxide detectors for safety.

Loose guard rails or handrails are considered a safety hazard, and they should be corrected to enhance safety.

Uneven steps are considered a safety hazard.

The presence or absence of insects or animals (roaches, ants, fleas, bed bugs, mice, etc.) is not within the scope of this inspection. For all detailed information, it is recommended to consult a qualified exterminator for further evaluation.

All exhaust fans, including bathroom fans, kitchen hoods and dryer vents, should be vented directly to the exterior. This condition is not always verifiable due to interior finishing and limited access. (Inspection limitation).
(Some of these vents, especially on older buildings, are vented into the attic space and even within the walls. These conditions can easily lead to structural wood rot and even mold in concealed areas).

Minor cosmetic issues are not within the scope of this inspection as it focuses on the basic structure and major systems only.

Average windows contain a certain amount of moisture around the frame. However, when the amount of humidity and moisture rises, many signs could become visible such as peeling paint, cracks and even the creation of mold.

Please note that all areas with present or past water infiltration are subject to structural wood rot and even mold in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection.

13. Added Information

Aman Home Inspection was pleased to have the opportunity to conduct this inspection for you!

Please carefully read your entire report and call us directly after you have reviewed, so we can go over any questions you may have.

Also, keep in mind that the inspection is not completed until we have answered all of your questions. Please do not hesitate to contact us if you have any questions after reviewing the report.

The inspector does not "Pass" or "Fail" the inspected property. The following report is based on a visual inspection of all accessible portions of the unit. This inspection service and the report is based on the opinion of the inspector and was conducted according to the standards of practice provided by InterNACHI Quebec, and will not reflect on the current building codes.
For your safety and liability purposes, we recommend that further evaluation by specialists should be performed on all defective areas so that proper repairs and estimates can be performed. The inspection report is not intended to be used as an insurance guarantee. The house and its components were visually inspected to the best of the inspector's abilities and bonded to the standards of practice and the code of ethics.

Before you decide to purchase the concerned property, you must read the inspection report through the end. Only the components inspected in this building are covered by this report. Any components or item which are not mentioned in this report will not be covered.
After reading the inspection report through the end, if you find anything that you do not understand perfectly or any components which are not mentioned in the report but should have been inspected according to you, you must contact us immediately and before you decide to purchase the concerned property.
Failing to observe this important notice, we will not be responsible for anything ensuing from this obligation.
Whenever it is mentioned in the report that a specialist is required for verification and/or cost estimates, it is recommended to do so before the final signing of documents at the notary.

If this property is sold without warranty:
When buying a property sold without a warranty, the selling price is reduced compared to a property sold with the warranty. This includes a gain factor of the greatest risk, and we do not assume this risk in a visual inspection. Only an expert with proper equipment could help determine the status of components that are not visible. The fees amount to very expensive
Accordingly, it is your duty to inspect various building components as recommended and to check out some uninspected items we reported in our inspection report.

- Sir/Miss

Further to the mandate you have granted us, we proceeded to a visual, non-exhaustive inspection of the property located at Montreal, QC

Date and objective of the inspection:
This report is to assess the physical condition of the main property as it appeared on 13 October 2020.

In order to satisfy cautious and diligent buyers, we will assist you in the inspection of the concerned property in order to notify the major visible defects that could affect this property.

This report has been prepared at the sole request of the above-mentioned client. According to the mandate we received from the client, the scope of this inspection does not include outside consultations, expert-witness testimony and court appearances. The client shall indemnify Aman Home Inspection of all responsibility, charges, damages and/or interests, which may result from

the inappropriate or inadequate use of this report, either by the client or a third party.

The property included in this evaluation:
The evaluation exclusively covers the inspection of the main building, including mechanical installations (plumbing, electricity and heating).

Type of research:
Our research consisted of a visual non-exhaustive inspection of the concerned property in collecting and analyzing the different pieces of information.

The inspection was done according to InterNACHI Quebec's standards of practice and ethical regulations. Therefore, verification and other procedures that we considered necessary were performed.

See Real Estate listing: (if any)

Conclusion:
The inspection is of a visual, non-exhaustive type. It is based on one visit of the premises and did not involve any excavation or demolition work or removal of objects. The findings, as stated, were obtained following the assumptions and limiting conditions stated in the enclosed report and this letter.

After considering the different elements checked during our inspection performed at the time of our visit, we are of the opinion that our inspection report reflects the general condition of the building.
Minor or evident problems are not indicated in this inspection report.

• ASSUMPTIONS AND LIMITING CONDITIONS:

The findings in this report were made pursuant to the following limiting conditions and/or any other conditions which may be mentioned within this report.

We did not check for titles of the inspected property, nor have we checked for any servitude, liens or other encumbrances on the property.

The descriptions and opinions provided by others, although we believe them to be correct and obtained from reliable sources, have not been verified and, therefore, we cannot assume any liability as to their accuracy or legal implications, which they may entail.

We do not assume liability with respect to the definition of what may constitute a partial or total loss in the case of a fire or other damage to the property.

We do not assume any liability as to the verification methods or engineering methods that may be required to determine the extent of latent or inherent defects to the inspected property.

Sketches, drawings, photographs or other supporting documents, as necessary, included in this report have simply been added for illustration purposes.

This inspection does not include any legal study, engineering report, soil analysis, geological study, or verification for toxic waste or termites, nor were these requested.

Therefore, we do not assume any liability with respect to these matters, nor do we assume liability as to the engineering methods which may be requested in order to determine inherent or latent defects of the inspected property.

This is a visual, non-exhaustive inspection only and excludes any excavation and demolition work or removal of articles.

This inspection does not guarantee that the property meets city by-laws or provincial regulations, codes and is not intended as a guarantee on the general condition of the inspected property.

This report is for your personal use only, and we assume no liability as to any interpretation which may be given by any other person or body.

• Exclusions:

• The inspector is not required to report or comment on manufacturers' defects. These are exhaustive technical details and should only be confirmed by specialists.

• Pools and spas are not part of the inspection and will not be inspected.

• Sheds and/or exterior cabanas or storage buildings are not part of the inspection.

• Fireplaces and wood stoves are not part of the inspection and should be verified by an APC certified specialist in conformity with insurance requirements.

• Chimneys and/or flue passages should be verified by a specialist in conformity with the insurance company standards. The inspection of fireplaces, stoves and/or chimneys are beyond the scope of the inspection process.

• Wall-mounted and window type air conditioners are not subject to inspection and/or verification.

• Exterior garages are not part of the standards of inspection unless specified in the agreement and/or if electricity is hooked up.

• Low voltage lighting, sprinkler systems and alarm systems are not subject to inspection.

• Propane equipment except for use for heating purposes will not be reported.

• The inspector is not required to walk on the roof.

• For the complete list of exclusions, see the standards of practice.

• In case of bad weather:

Certain weather conditions and/or non-accessible areas could limit the inspection. The inspector will come back upon request to inspect these areas after the initial inspection; however, this service will be subject to the extra hourly rate indicated in the contract (on page 3). This condition is mostly due to bad weather conditions.

• Limitations:

Snow cover can limit the inspection; this condition will be noted when encountered.
Bushes and trees may limit the inspection; this condition will be noted when encountered.
Other limitations will be indicated at the bottom of each section when encountered.
The inspector is not required to inspect any system or component which is not readily accessible or safe.
The inspector is not required to dismantle or remove articles from an area prior to inspecting.
Fireplaces, stoves, chimney flues and/or any other device used as additional heating by external fuel is not part of this inspection and will not be reported. These devices should be inspected by an APC level II certified inspector.
Any system or component which is unplugged or not functioning during the inspection will be noted as a limitation.

• Definition of terms:

The words: Usable, acceptable, good, satisfactory and/or adequate: are based on our opinion of any system, part of a system or component that is in working order and condition during the inspection and which are typical for the age of the building and/or the building component.

The common walls (if applicable): Are not always verifiable because of finished and inaccessible areas. The condition of these walls will not be reported unless they are visible and/or accessible.

The words no defect found or no defect visible: Indicate a component, system or part of a system that is free of defects and/or has no visible problem(s).

The Levelness of the floors is within the norms when equal or inferior to 1/2 inch of deviation.

PROBLEMS:
Please note that the purpose of items in "RED" is to draw more attention and/or safety hazard. Limitations will be noted. Other colours are optional and may be used to enhance the statements or problems.
Comments (if and when applicable) are written at the end of each individual section.

• General observations and interior conditions:

• Condition of interior doors and hardware:
All permanent doors, bedroom doors, closets and their hardware were operated and will be reported only if deficient.

• Absence of smoke and/or carbon monoxide detectors (when applicable):
This condition will be reported as a safety hazard in the summary section.

• Windows:
A representative sample of permanent windows and their hardware were operated.

• Water damage and indications of mold:
Water damage, if left unrepaired, may result in the formation of mold.
Mold may not always be visible but, when a musty smell is encountered, conditions favorable to the formation of mold are likely.
Where water damage is noted in the report, verification is recommended.
If mold is suspected, photographed and/or an odor is perceived, it should be confirmed by a specialist and noted in the report as a possible health hazard.
Moisture is conducive to fungi/mold, wood rot/decay, and wood-destroying insects.

• Ceilings, walls and structural floors:
All ceilings, walls and floors have been verified. All problems are detailed in the individual sections of this report and maybe commented on in the structure section.

• Comment on wood floors (disclaimer):
New high end floating floors and/or engineered flooring are often easily confused and mistaken for hardwood flooring. The inspector will not assume any responsibility for the type of wood flooring if they are wrongly described in the listing or incorrectly reported.
The nature of this inspection is purely visual and non-invasive; these are limitations of the inspection.

• Comment on possible asbestos content in joint compounds:
Caution; during renovation, the joint compounds prior to 1987 may contain some asbestos, special precautions should be used if drywall is removed and / or sanded.

• Comment on possible lead content in the painted walls and ceilings:

Caution; during renovation, the older styles of oil base paint may contain some lead. Special precautions should be used if removed and/or sanded.

• Limitation of the inspector on thermal gas-filled windows:
During certain conditions and weather-related conditions, the visibility of a defective thermopane may not be visible.
Sometimes the inspector cannot tell if the gas inside the window has seeped out.
If it is discovered that there is a defective thermopane later than the inspection, the inspector cannot be held responsible if the condition was not visible during the inspection; this will be considered as a hidden problem.
This problem description should be declared in the D.V.

• Additional notes on Asbestos products and/or materials containing Asbestos:
Due to the danger of possible Asbestos contamination from friable and/or fibrous products that are suspected to be contained in certain materials. No sampling of any kind and/or quantity will be performed by the inspector.
It is generally understood that a house should be delivered to the buyer free of any hidden defects and/or any contamination of any kind, and it is the responsibility of the seller to guarantee this condition.
The inspector will not accept any responsibility for hidden Asbestos products and/or previous undisclosed usage of Asbestos products (like stucco), which may not be visible or are covered during the inspection. See the vendor's disclosure document or "D.V." section #D- 6.4 for more details.

Exterior

1. Driveway Condition

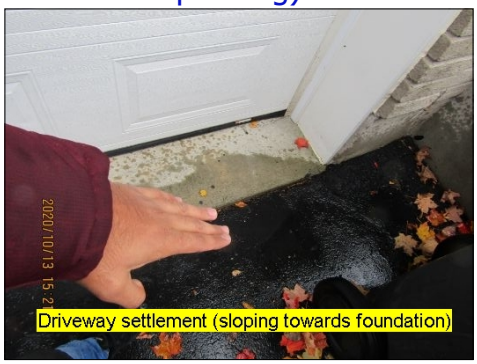
Materials: Asphalt

Observations & Recommendations:
• Evidence of water accumulation was noted due to common settlement in various areas. Repairs and corrections are recommended by a qualified contractor to prevent further damages.

• It is recommended to treat the asphalt every 3-5 years for proper sealing and as part of regular maintenance.

Some settlement (water ponding)

Sloping towards foundation



2. Stairs Condition

Materials: Front - Concrete • Rear - Wood

Observations & Recommendations:
• The stairs were in acceptable condition (No signs of major defects were observed at the time of the inspection).

3. Exterior Wall covering Condition

Materials: Brick with mortar • Aluminum siding

Observations & Recommendations:
• (Rusted lintels above the garage) Metal lintels above both garage doors require regular maintenance, including sanding, application of anti-rust and exterior paint to prevent rusting as well as patching all cracks and openings to prevent water infiltration.

• Aluminum siding has some mechanical damage on the left side. This damage does not cause any structural issues; however, it does affect the beauty of the overall building.

Rusted lintels above both garage doors

Caulk the joints between both bricks

Damaged siding (left side)

4. Exterior caulking condition

• General Information: The purpose of exterior caulking is to minimize airflow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost-effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. Also, good caulking and sealing will reduce dust and dirt in the house and is one of the simplest energy-efficient measures to install.

• General Note: Sealing/caulking is a part of regular maintenance.
It is recommended to caulk around all fixtures and exterior penetrations.
Leaving areas of penetration with missing, improper or defective caulk could result in leakage, rot and/or even the possibility of mold formation.
Regular caulk of all potential leakage areas should improve these conditions.

• Important caulking needed, there are areas which need immediate repairs, a caulking specialist should be contacted.

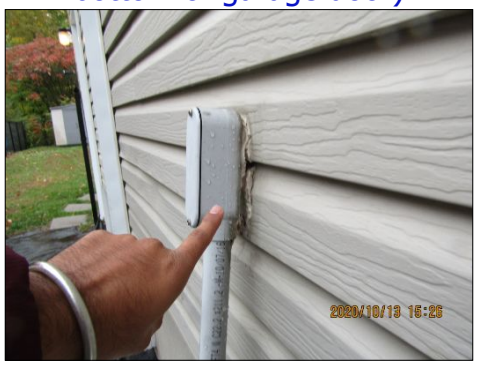
New caulking needed

New caulking needed

Missing caulking (near the bottom of garage door)

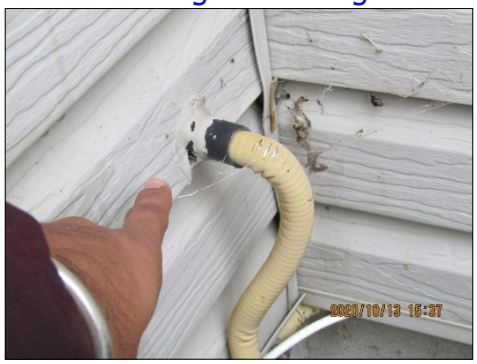
Missing caulking (near the bottom of garage door)

Damaged Caulking (siding on left side)



Damaged caulking

New caulking needed



Damaged caulking

Damaged caulking

Damaged caulking

New caulking needed

5. Window/Frame Conditions

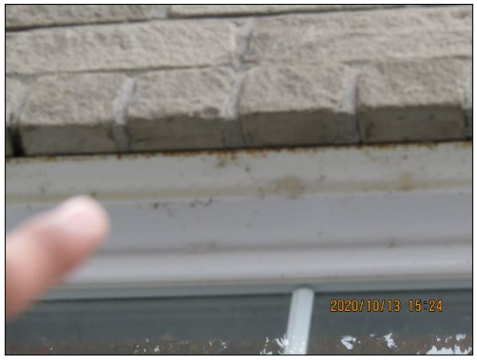
Type & Materials:
- Mixture of casement and sliding frame type.
- The windows are made of Aluminum/PVC

Observations & Recommendations:
- Overall acceptable considering the age of the building, however the windows (thermal pane seals) are towards the end of their life expectancy, and they will require to be replaced in near future. It is recommended to consult with a qualified contractor for further evaluation of proper replacement along with all associated costs. (see living room/bedrooms sections)

- Lintels above the windows were rusted and needed maintenance. Properly sanding, application of anti-rust and exterior paint is recommended to prevent rusting.

- The mortar between the sill joints may/will crack over time due to the exterior weather, causing water infiltration behind the brick walls. Close monitoring and maintenance is required.
(One of the practical way of covering the sill joints is to install an aluminum flashing over the sill joints).

- Poor condition of caulking observed in various areas around doors and windows. These condition may lead to water infiltration causing damages to the interior components. Repairs and corrections recommended.
(This is part of regular maintenance. The general life expectancy of exterior caulking is between 3 to 7 years).



Garage window lintel needs rust protection

Lintel needs to be painted

Damaged caulking

Damaged caulking

Moss growth, damaged calking

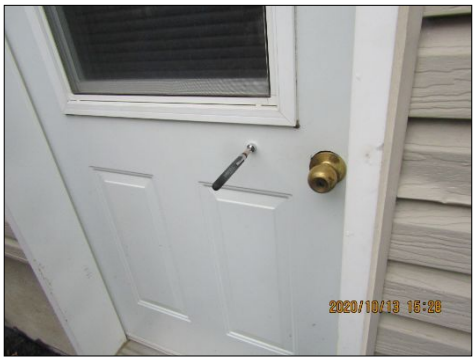
6. Exterior Door Conditions

Type/Material:
- Both the main and the side doors were metal insulated type
- The rear patio door was made of vinyl/aluminum

Observations & Recommendations:
- I observed defective flashing above the exterior basement door at the time of the inspection.

- Poor condition of caulking observed in various areas around doors and windows.

Main entrance door (metal insulated)



Metal insulated (left side garage and basement doors)

Defective flashing above exterior basement door

Damaged caulking around patio door

New caulking needed

7. Electrical Conditions

- The exterior outlet near the deck was not grounded at the time of the inspection; therefore, it was not protected with GFCI. Corrections are recommended as per today's standards to enhance safety. Consult with a certified electrician.

GFCI OK

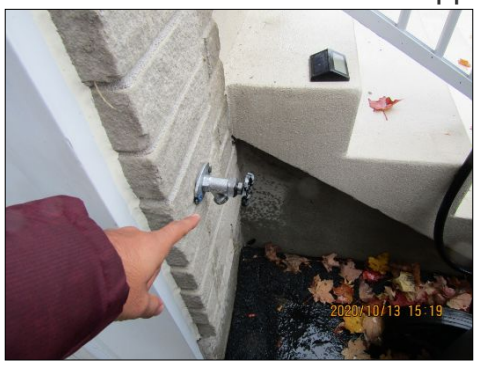
Not grounded

8. Hose bibs Conditions

Location: Located on the front portion of the building, near garage.

Observations & Recommendations:
• It is a frost free type. We recommend following the manufacturer's instructions to prevent water freezing during winter.

• The hose bib did not have an anti-siphon device. These devices are designed to stop the flow of potentially contaminated water back into the drinkable water supply. We recommend installing one.



Recommend adding anti-siphoning device to prevent water contamination

9. Grade/Slope and Drainage Conditions

Observations & Recommendations:
• Slope: Negative

• Potential for infiltration or saturation:
High due to negative slopes around the property and water control which needs to be done.

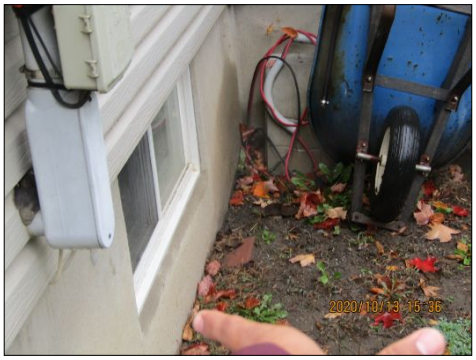
• General Note: Adding dirt backfill to any low-lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. (This is part of regular maintenance).

• Note:
It is essential to always have grade sloping away from the foundation walls in order to reduce the risk of water infiltration in the basement. Furthermore, a greater amount of water in the French drain may cause water infiltration or water backup in the basement.
The ground your home should slope approximately 6” downhill away from the house foundation over the first 10’ feet.

• A negative slope observed all around the foundation. It is strongly recommended to have a positive slope all around the foundation in order to drive the water away from the building and to prevent seepage and water infiltration into the basement.


Gap needs to be filled


Negative slope (towards the foundation)


Overflowing gutters and negative slope


Negative slope (right side of the house)

10. Deck Condition

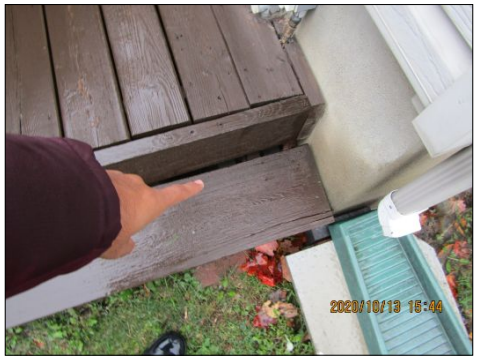
Material: Wood

Observations & Recommendations:

• The inspector observed uneven/loose steps on the rear deck during our inspection. It is considered a safety hazard, and it should be corrected to enhance safety.

• General information: Treated woods requires annual treatment. This includes cleaning with specialized products and water pressure following by treatment application to preserve the remaining life expectancy and rot. It is recommended to consult with a specialized contractor for proper applications along with all associated costs.

• Loose and insecure guard rails were noted on the rear deck. The inspector also observed a missing door during the inspection. This is considered a safety hazard, and it should be corrected to enhance safety.


Uneven step noted


Uneven/loose step

Loose guardrail

Missing door

11. Porch Condition

Material: Concrete

Observations & Recommendations:
• The front porch is made of concrete and it is in acceptable condition. No signs of settlement or major cracks noted at the time of the inspection (Hair line cracks are typical on all concrete floors).

12. Exterior Comments

• An effective water management program is required for all buildings. This includes maintaining all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. The buyer is advised that while there may not be evidence of any water intrusion into the structure at the time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

• Damaged/old caulking around doors, windows, penetrations etc. needs to be repaired to prevent water infiltration and further damages.

13. Limitations of Exterior Inspection

• Swimming pools are beyond the scope of a home inspection.

• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions or environmental hazards.

• Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Type of the foundation

Poured concrete

2. Condition of the exterior foundation

Observations & Recommendations:

• (Minor cracks) Overall acceptable considering the age of the building; however, the presence of hairline and minor cracks was observed on portions of the foundation. Although these cracks are common and typical, they require close monitoring and are recommended to be treated with "Epoxy" or "Urethane" injection by a qualified contractor to prevent water infiltration.
(Please note that all foundations do have cracks; however, they are not always verifiable due to the fact that they are mostly buried under the ground and are not accessible).

• Missing cement parge coat noted on the right portion of the building. Corrections recommended as necessary.

Minor foundation crack (left side)

Minor crack

Minor crack (right side below window)

Foundation crack and damaged parging noted

Minor crack (right side)

3. Condition of the interior foundation

Observations & Recommendations:

• Visible portion: Less than 10% due to interior finishing. (Inspection limitation)

• The interior portion of the foundation was not fully verifiable due to interior finishing. However, no signs of any water infiltration was noted at the time of the inspection.

4. Notes and comments

• The inspection of the foundation is limited only to the visible and accessible areas only. Although large portion of the foundation is not verifiable due to interior finishing, no signs of major failure and no signs of water infiltration was noted during the inspection.
However, this condition may change over time. Close monitoring is required.

• Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Water control around the foundation is extremely important to prevent seepage and intrusion.

• General note: Almost all foundation develop cracks over time, especially within first few years of the construction, however these cracks are not always verifiable due to the fact that large portion of the foundation is buried into the ground and interior finishing, and they should be treated with Epoxy or urethan injections to prevent water infiltration along with close monitoring for any new developed settlement and/or movement.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. ***Note*** that *walking on a roof voids some manufacturer's warranti*es.Every roof will wear differently relative to its age, the quality of the material, the method of the application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of the maintenance.
We do our best to inspect the roof system within the time allotted. It is virtually impossible for an inspector to detect a leak except as it occurs at the time of the inspection. Even water stains on ceilings or the framing within attics could be old and will not necessarily confirm an active leak is present without corroborative evidence. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do.
We recommend that you ask the sellers to disclose information (age, history, etc.) about the roof and that you include comprehensive roof coverage in your home insurance policy.

1. Methods Used to Inspect Roof

• The roof was inspected from the ground level with binoculars due to the height and rainy weather (Inspection limitation).

2. Roof Type and Materials

• Complex roof structure
• Asphalt Shingles

3. Roof Surface Conditions

• The age of the roof: 2018 (Declared by the owner)

• The average life expectancy of an asphalt shingled roof is between 15 to 25 years. Life expectancy depends upon the quality of shingles, installation & maintenance, ventilation, weather conditions, building orientation and many other factors.

4. Drainage Condition

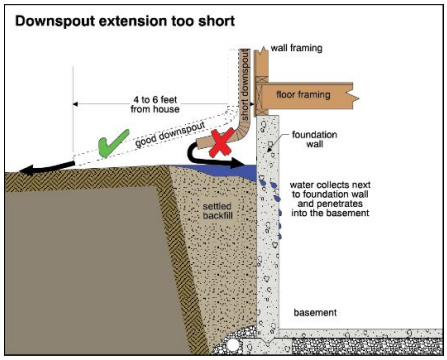
Type/Materials: Gutters and Downspouts, Made of aluminum

Observations & Recommendations:
• The downspouts were missing extensions. Due to the negative slope, water can easily go back towards the foundation. It is recommended to provide extensions to the downspout minimum of 6 feet in order to keep the water away from the foundation.

• Gutters may be overflowing; there were clues on the left and right sides. Recommend to repair/fix.

• Eaves troughs and downspouts are not maintenance-free. They should be cleaned and examined at least twice a year. Connect the downspouts of the top levels, if there are any, to the lower ones to prevent premature wear and tear of the asphalt shingles.

• Note:
Quebec is receiving more water now than previously. It makes sense to increase the capacity of the gutters and grow the size of the downspouts to maximize the drainage capacity. Keep water away from the foundation as a rule.
For proper downspout drainage, gutters should always discharge away from the foundation.
Water can infiltrate in the basement if left along the side of the foundation.



Downspout needs an extension

Downspout needs an extension

Extension required

Gutter overflow

Overflowing gutters

Water from gutter overflow

5. Condition of the Roof Ventilation

Type: A total of two (2) maximum vent type.

Observations & Recommendations:

• Visually usable, however the accuracy of calculation for proper ventilation is beyond the scope of this inspection.

Minor damage on maximum vent

6. Condition of the Flashing and Fascia

Type & Material
• The fascias are made of wood, covered by aluminum.
• The soffits are made of standard perforated aluminum type.

Observations & Recommendations:
• Acceptable where visible, no signs of defects noted. Maintenance including close monitoring and application of caulking around the flashing is part of regular maintenance to prevent water infiltration.

7. Roof Comments

• Annual and semiannual maintenance required. This generally consists of repatching all possible areas that are prone to water infiltration, including flashing, gaps, corners, etc.

• All gutters require regular cleaning, maintenance and adjustment for proper drainage.
All extensions should extend a minimum of 6 feet to drive the water away from the foundation.

• General note: Snow and icicles may accumulate on the edge of the building and create a dam. This condition could lead to water infiltration and/or premature failure. Please note that this condition is not always verifiable. Constant maintenance and snow removal is recommended during winter.

• In general, shingles that are installed in the valleys are more exposed to snow accumulation and water drainage, therefore they often wear in a faster speed. Close monitoring is required on those vulnerable areas for any signs of defects or leaks.

• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

8. Limitations of Roof Inspection

• We did not access the roof due to its height and weather condition, making it not safe for inspector to climb. We observed the roof from ground level with binoculars and give our very best opinion from this vantage point. Only an expert roofer who climbs onto the roof can verify any defects not visible from our vantage point at ground level, this includes all related components (vents, skylights, flashing, gutters, drip moldings), and should be done before finalizing your purchase.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.
While in the attic, I try to reach all areas, inspect all accessible roof framing, visually inspect heating and cooling equipment and distribution ducts, look closely at the roof sheathing, document possible roof penetration leaks, make recommendations to upgrade the ventilation to allow the attic area to breathe. I make every effort to reach areas where bathroom, kitchen, furnace and laundry ventilation piping-ducts are installed, to make sure they are installed correctly and terminate above the roof properly. Any visible electrical connections which are not installed correctly are considered latent hazards and are reported as such.

1. Methods Used to Inspect

- The attic in the master bedroom was inspected from the access hatch. The home-owner did not want the inspector to walk in the attic. (Inspection Limitation)

- Access to the other two attics was restricted. (Inspection Limitation)

2. Framing Condition

Type: Prefabricated trusses

Observations & Recommendations:
- Usable where visible. (No signs of major defects observed at the time of the inspection).

3. Sheathing Condition

Materials: Waferboard / OSB

Observations & Recommendations:
- Usable where visible. (No major defects observed at the time of the inspection).

4. Evidence of leaking

- No signs of any leaks observed at the time of the inspection. A previous leak was mentioned by the owner in D.V. The roof was replaced in 2018 as per D.V.

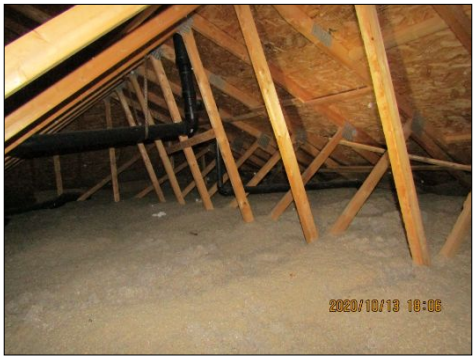
5. Insulation and vapor barrier Condition

Materials:
• Blown cellulose insulation
• Plastic vapor barrier (In inspected areas due to the fact that is actually located under the insulation)

Observations & Recommendations:
• 7 to 8 inches of insulation.

• Recommend adding additional 3-4 inches of insulation to improve the energy efficiency of the house.

7-8 inches of insulation



6. Ventilation Conditions

Type: Soffit vents provided for air inlet • Maximum vents provided for air outlet

Observations & Recommendations:
• Misplaced baffles/card boards were observed in various areas around the soffits. This condition can allow the insulation to move and gradually block the ventilation. Corrections recommended.

• Soffits were open, which allows proper ventilation.

Note: The ideal situation for proper attic ventilation is when the air enters the attic from the lowest point (Soffit) and exits from the highest point (Roof vent). This circle of ventilation could be interrupted by blocked soffits, roof vents being too close to each other and even gable vents. And having inadequate attic ventilation could result in premature failure of roofing member, humidity builds up, rot and even creation of mold.

misplaced waferboards

7. Electrical Conditions

• Access was limited. Attic was inspected from the access hatch, could not able to verify the electrical conditions. (Inspection Limitation)

8. Duct work and connections

• No ducts and/or fans were noted to discharge in the attic.

9. Attic Comments & Limitations

• Access was limited. Attic was inspected from the access hatch, could not able to walk through the attic to inspect it thoroughly. (Inspection Limitation)

• The attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure the development of mold is kept in check. While there may be very little or no evidence of mold build-up in the attic at the time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

• General note: Rotted roof structure and creation of mold can easily be developed with past and present water intrusion, especially with an inadequate amount of ventilation. Therefore, close monitoring and regular maintenance are recommended.

Chimney

1. Chimney type

• Prefabricated metal chimney covered with siding.

2. Chimney Condition

Observations & Recommendations:
• Overall acceptable on visible portion. No signs of degradation were noted at the time of the inspection.

• Not fully verifiable due to limited access, however no signs of any water infiltration were noted at the time of the inspection. For full detailed information regarding all rules and regulations of the insurance companies, a licensed and specialized contractor should be consulted.

• Chimneys are beyond the scope of this inspection, a certified fireplace and chimney expert may be contracted for a complete analysis.

3. Flue Condition

Materials: Metal

Observations & Recommendations:
• This chimney flue is not within the scope of this inspection, since it requires separate licensing and proper equipments. It is recommended to consult with your insurance company for all regulations and conformity that they may have regarding this situation.

4. Flashing Conditions

Materials: Aluminum

Observations & Recommendations:
• Acceptable at the time of the inspection. No signs of any defects or leaks noted, however regular maintenance and monitoring on the condition of the flashings/caulking is required to prevent water infiltration.

5. Spark Arrester/Rain Cap Condition

• Rain Cap Present

6. Chimney Comments & Limitations

• The inspection of the chimney was performed from the ground level with binoculars due to limited access and height.

• The inspection of the chimney is limited only to the exterior and visible portion. A professional specialist should be contacted if further investigation is required including the chimney liner.

• Chimney cleaning is required by professionals once a year preferably after the winter.

• Annual maintenance on the condition of the exterior caulking around the chimney is required to prevent water infiltration.

• Limitations of inspecting fireplaces and chimneys:
The inspection of fireplaces, stoves and/or chimneys are beyond the scope of this inspection.
A "CPA" certified inspector in accordance with new insurance standards should be hired, and the equipment should be inspected before contracts are signed if any doubt and/or faulty indications are suspected.

Contact your insurance company (before the signing at the notary) for more information/regulations concerning the chimney.

Fireplace

1. Fireplace Location

Location:
• Gas burning fireplace located in the main living room. Propane tank was outside on the left side of the house.

2. Fireplace Style

• Gas burning with wall mounted thermostat.

3. Fireplace Comments

• Acceptable on the visible portion. (The inspection of the interior flue and all rules and regulations according to the safety/fire codes and insurance companies are outside the scope of this inspection. Please be advised that these items may only be lawfully inspected by a certified specialized inspector for their conditions and compatibilities of all components as per the standards of insurance companies. For all detailed information and investigation, it is recommended to consult with a specialist).

• Limitations of inspecting fireplaces and chimneys :
The inspection of fireplaces, stoves and/or chimneys are beyond the scope of this inspection.
A "CPA" certified inspector in accordance with new insurance standards should be hired, and the equipment should be inspected before contracts are signed at the notary if any doubt and/or faulty indications are suspected.
Contact your insurance company (before the signing at the notary) for more information/regulations concerning the fireplace/flue/chimney.

• For safety reasons, we recommend installing smoke and carbon monoxide detectors. Consult a chimney/fireplace expert to determine where and how many should be installed.

Propane tank

Fireplace

Garage

1. Garage Type

- Double car garage

2. Garage Floor Condition

Materials: Concrete

Observations & Recommendations:
- The inspection was limited due to the storage but overall acceptable (visible portion) considering the age of the building. Hairline cracks are common on all concrete floors, and they are recommended to be sealed to prevent water infiltration and further damages. (This is a part of regular maintenance and it should be done as necessary).

3. Floor drain condition

- Not verifiable due to the presence of personal belongings (Inspection limitation).

Could not be able to inspect the drain due to the storage (Limitation)

4. Garage Door Condition

Type: Metal insulated

Metal Insulated garage door

Could not be able to open the second garage door due to the storage (Limitation)

Tape and loose frame noted

5. Garage Door Opener Condition

• Automatic, left door was tested for regular functionality. Right door was not able to operate due to storage.

• Door opener is wired with an extension cord. Ideally, garage door openers should be powered by a dedicated receptacle. Client should consider installation of a dedicated receptacle as a safety upgrade. All repairs/upgrades should be performed by a licensed electrician to ensure safety.

• Adjust reverse tension, the force to execute a return is greater than 15 pounds, see owner's manual for the opener, to find out where the adjustment can be done.

Return mechanism not properly working

Return mechanism not properly working, misplaced light cover

Extension cord

6. Fire Door Condition

Type: Fire Rated

Observations & Recommendations:
• Self closer requires adjustment for proper closing. (This is to prevent carbon monoxide or smoke entering the building). Corrections recommended.

Not properly closed (garage door to basement)

7. Fire Wall Condition

• Not verifiable due to interior finishing and restricted access entry.

8. Walls and Ceiling Condition

Materials: Drywall

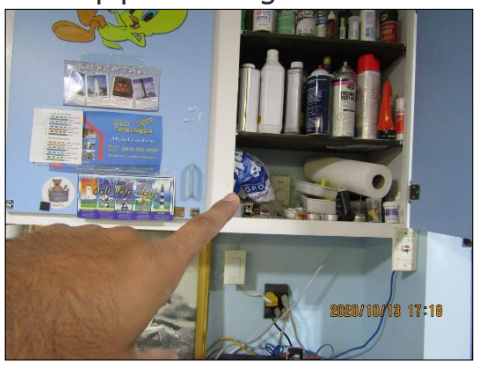
Observations & Recommendations:
• Acceptable where visible. (No signs of defects and water infiltration noted at the time of the inspection).

9. Heating Condition

Type/Location: Electric baseboard heater with wall mounted thermostat (in the closet)

Observations & Recommendations:
• Functional during the inspection. The thermostat was tested for regular functionality. The thermostat was hidden in the closet, it is recommended to relocate the thermostat.

• It is recommended to keep the heat of the garage at minimum 10 degrees C during winter with electrical baseboard heaters to prevent pipe freezing.



Thermostat is in the closet (not an ideal location)

10. Garage Comments

• The inspection of the garage was limited due to storage of personal property.

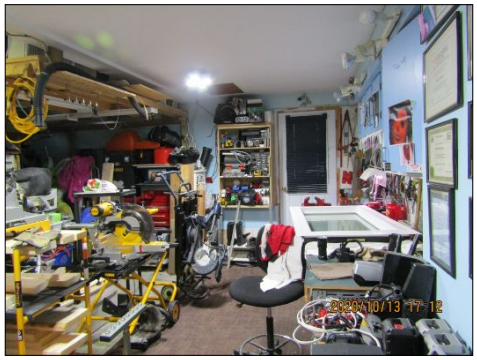
• The attic space over the garage was not inspected due to no accessibility (Inspection limitation).

• In the case where gas-powered devices are present:
Carbon monoxide (CO) and any other gas detectors must also be installed close to fireplaces, garages, gas entrances and other areas with gas-powered appliances or fixtures present. Follow all current municipal regulations. This is very important for the safety of the occupants. Carbon monoxide is an odorless and colourless gas that can lead to a dangerous or fatal situation during a gas leak. Wood, oil and coal combustion, as well as running fuel engines, produce this dangerous gas. All detectors should be regularly verified and replaced according to the manufacturer's recommendations.

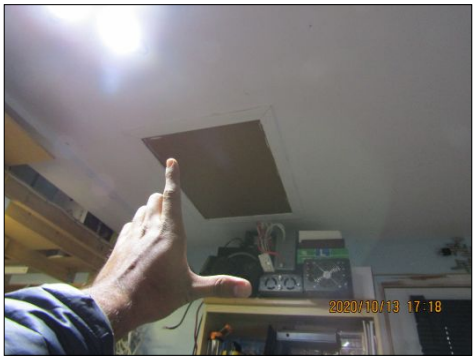
We do not test these devices during our inspection. Be sure that they are present and functional once you take possession of the property, have new batteries installed. Verify the age of all devices and have them replaced according to the manufacturer's recommendations.

• The garage entrance door is opening over the stairs. This is considered a safety hazard. The door should be opened inward. Immediate corrections are recommended.

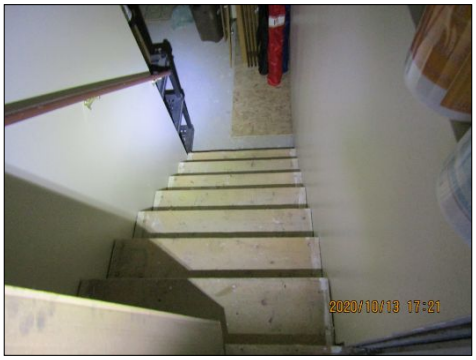
• We did not find any CO detector in the hall and basement (access through the garage). To help prevent dangerous situations, we recommend installing CO detectors in all areas of the house closest to the garage. Install them according to current regulations.



Limitation: Garage storage



Not allowed to open the access hatch. (Limitation)



Door open over the stairs

Entrance, living room, dining room and/or other rooms

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

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

1. Floors Condition

Materials: Ceramic tiles • Hardwood

Observations & Recommendations:
• Usable with normal wear and tear considering the age of the building.

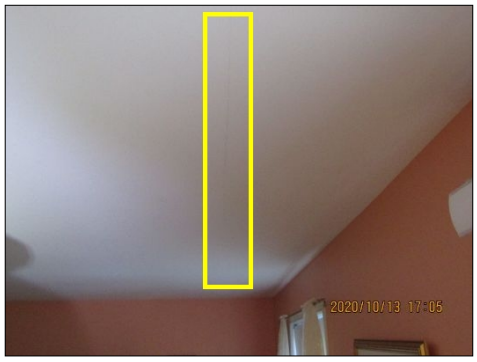
• Minor openings and gaps observed in living area beneath the previous water damage (declared in D.V.)

Previous water leak (declared in D.V.)

2. Walls and Ceiling Condition

Materials: Drywall

Observations & Recommendations:
• Evidence of previous water infiltration was noted on the ceiling (Declared in D.V.). Although, it is dry at the time of the inspection, we recommend monitoring the situation and improve if any leakage noted.



Previous water leak (declared in D.V.)

3. Floor levelling

• All floors are level within 1/2 inch (which is considered typical).

4. Windows Condition

Type and materials:
- Casement windows
- Made with vinyl/PVC framing

Observations & Recommendations:
- (Broken Seal) Overall acceptable considering the age of the building, however the windows (thermal pane seals) are towards the end of their life expectancy, and they will require to be replaced in near future. Failed seals reduce the energy efficiency of the windows.
It is recommended to consult with a qualified contractor for further evaluation of proper replacement along with all associated costs.

Broken seal (throughout the house)

Another example of the broken seal

5. Condition of the interior doors

- Door does not close properly, needs adjustment.

Door does not close properly

6. Balcony Door Condition

Type & Materials: Sliding door • Made with vinyl/PVC framing

Observations & Recommendations:
- We observed the rear door screen was damaged. Improve as required.

Damaged screen

7. Electrical Conditions

• Outlets were grounded during the inspection (Representative sample of switches, dimmers and outlets was verified, usually one or two per room, and they were in working condition).

8. Stairs Condition

• Overall usable considering the age of the building with normal wear and tear.

9. Smoke Detectors

Location: Present; one on each floor

Observations & Recommendations:
• We recommend having smoke/fire detectors in every home. These devices are obliged. Follow all current municipal laws as well as the manufacturer's recommendations. These devices can save lives in the event of a fire or gas leak. We do not test these devices during our inspection. Be sure that they are present and functional once you take possession of the property, have new batteries installed. Verify them at least twice a year, making sure that the batteries are functional. If electrical detectors are present, be sure that their breaker is not turned off. Verify the age of all devices and have them replaced according to the manufacturer's recommendations.

It is strongly recommended to have smoke detectors equipped with long-lasting lithium batteries if they are not installed with a hardwire (electrical source). Be sure to verify all detectors as soon as you take possession of the property.

Kitchen

1. Kitchen Floor Condition

Materials: Ceramic Tile

Observations & Recommendations:
• Usable with normal wear and tear considering the age of the building.

2. Walls/Ceiling Condition

Materials: Drywall

Observations & Recommendations:
• Usable, no cracks and no signs of water infiltration observed.

3. Kitchen Windows Condition

Type: Casement type made with Vinyl/PVC framing

Observations & Recommendations:
• Overall acceptable considering the age of the building, however the windows (thermal pane seals) are towards the end of their life expectancy, and they will require to be replaced in near future. Failed seals reduce the energy efficiency of the windows.
It is recommended to consult with a qualified contractor for further evaluation of proper replacement along with all associated costs.

4. Kitchen Electrical Conditions

• GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

• Presence of a live wiring noted at the bottom of the kitchen cabinet. This is considered a safety hazard. Immediate action should be taken to improve the situation.

Missing GFCI

Live wires noted

5. Kitchen Cabinet Condition

• Usable with normal wear and tear considering the age of the building.

6. Kitchen Counter Top Condition

• Usable with normal wear and tear, considering the age of the building.

7. Kitchen Sink Condition

• Usable, no defects observed.

• Application of silicon recommended around the sink to prevent water damage. (Part of annual maintenance)

8. Kitchen Faucets

• Faucet leak. Improvements required to prevent the water damage.

• Low water flow observed. This problem was observed on many faucets. We recommend consulting a certified plumber for further evaluation.

Leaky faucet

Inadequate flow

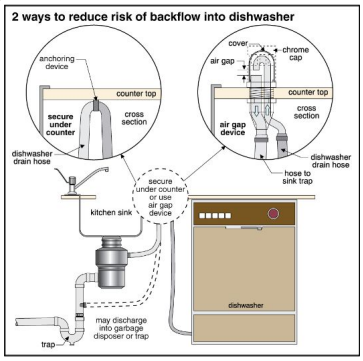
9. Traps/Drains/Supply Condition

• Water stains noted under the sink, however, dry at the time of the inspection. We recommend to monitor the situation and correct if required.

Previous water damage observed, dry at the time of the inspection

10. Dishwasher Condition

• It is recommended to attach the dishwasher drain to the bottom of the counter top (from inside) to prevent back water flow into the dishwasher and contamination in case of blockage of the sink drainage pipes.



11. Hood Fan Condition

Type: Exterior Vented • It appears to be vented to the central.

Observations & Recommendations:
• Cleaning and replacing the filter is recommended on regular basis.

Powder room

1. Powder Room Location

• Main floor near entrance on the left side

2. Floor Condition

Materials: Ceramic Tile

Observations & Recommendations:
• Usable with normal wear and tear considering the age of the house.

3. Walls/Ceiling Condition

Materials: Drywall

Observations & Recommendations:
• Usable, no signs of water infiltration were observed.

4. Electrical Conditions

• GFCI was in place and operational. (The device was tested for regular functionality).

5. Heat Source

Observations & Recommendations:
• No heat source observed.

6. Exhaust Fan Condition

• Functional, during the inspection. Regular cleaning of the ducting system and the fan itself is recommended for maximum ventilation and humidity removal.

Working well at the time of the inspection

7. Sink Condition

• We observed the sink was draining slowly at the time of the inspection. Cleaning/improvements required.

Slow drainage

8. Sink Faucet Condition

- Usable, no leaks observed.

9. Powder Room Comments

- The supply and drainage system of the powder room was verified by opening all the water sources with that powder room at the same time for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned and require corrections. (Minor water pressure variation is common).

Laundry Area

1. Laundry Area Location

• Located on the main floor powder room.

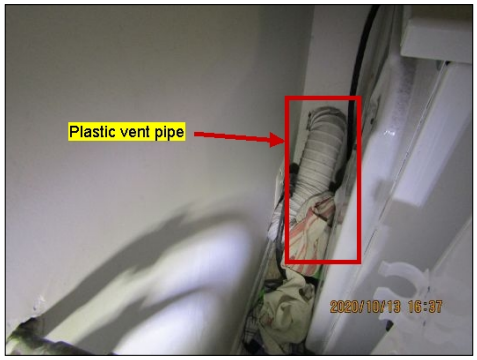
2. Washer Hook-ups

• Usable, no leaks were observed at the time of the inspection.
(It is recommended to properly attach the drainage pipe of the washer machine to the drain pipe stack to prevent backflow and water damages. This is particularly important in laundry rooms located on the upper floors).

3. Dryer Hook-ups

• The dryer vent is made of plastic. These materials may lead to moisture build up and improper ventilation. Upgrading to aluminum type is recommended.

• Modern dryers use higher drying temperatures; this is the reason behind the recommended use of metal piping. Plastic is no longer a suitable product for hot air exhaust.



4. Laundry Comments

• The exterior outlet of the dryer should be clear of all obstacles and requires regular cleaning to prevent blockage.

• LIMITATION, the washer/dryer were limiting the visibility of the hookups.

Office Room

1. Condition of the floor

Materials: Carpet

Observations & Recommendations:
• Usable, no defects were observed in visible areas.

2. Condition of the walls and ceiling

Materials: Drywall

Observations & Recommendations:
• Usable, no signs of defects and water infiltration were observed at the time of the inspection.

3. Condition of the door

Materials: Regular wooden interior doors

Observations & Recommendations:
• Usable, no signs of defects were observed at the time of the inspection.

4. Condition of the windows

Type & Materials:
• Casement window
• Made with Vinyl/PVC framing

Observations & Recommendations:
• Could not able to verify the window's condition due to the storage and height. (Inspection Limitation)

Limitation

5. Electrical Conditions

• Outlets were grounded

6. Other Office Room Comments

• The inspector was not able to inspect the full room due to storage limitations.

• Access to the attic was not granted by the owner. (Inspection Limitation) However, the inspector observed that the heater was venting into the attic. This condition can add to the humidity level of the attic causing structural wood rot and even mold in concealed areas. It is recommended for all vents to be vented to the exterior. We recommend to further evaluate and verify the situation.

Inspection limitation (Storage)

Did not get permission to open the attic access hatch (Inspection Limitation)

Bedroom(s)

1. Number of bedrooms

• 3 bedrooms located on the upper floor

2. Floor Condition

Materials: Hardwood

Observations & Recommendations:
• Usable, no defects were observed in visible areas.

3. Walls and Ceiling Condition

Materials: Drywall

Observations & Recommendations:
• Usable, no signs of defects and water infiltration were observed at the time of the inspection.

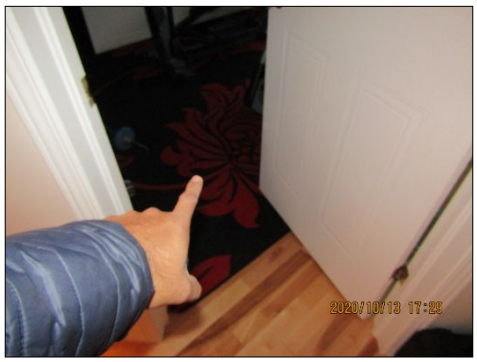
4. Doors Condition

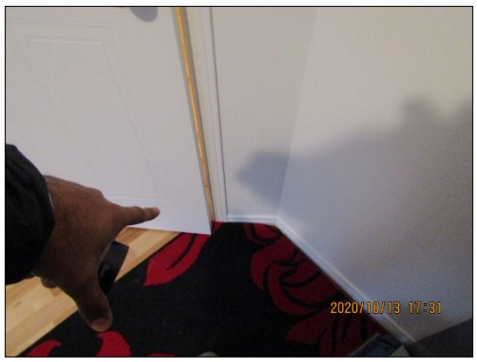
Materials: Regular wooden interior doors

Observations & Recommendations:
• The inspector observed that the door in the first bedroom did not close properly due to the carpet.

• The Master bedroom door did not latch properly, needs adjustment.

• Overall Usable





Did not properly close

Did not close properly

5. Windows Condition

Type & Materials:
• Sliding frame windows
• Made with Vinyl/PVC framing

Observations & Recommendations:
• (Broken Seal) Overall acceptable considering the age of the building, however, the windows (thermal pane seals) are towards the end of their life expectancy, and they will require to be replaced in the near future. Failed seals reduce the energy efficiency of the windows.
It is recommended to consult with a qualified contractor for further evaluation of proper replacement along with all associated costs.

• A representative number of the windows were verified for regular functionality along with moisture check (With the help of a moisture detector). No sign of moisture was noted during the inspection.

One example of broken seal (all bedroom windows have the same issue)

Broken seal example

6. Electrical Conditions

• Outlets were grounded. (Representative sample of lights and switches were verified, usually one or two outlets per room)

7. Other Bedroom Area Comments

• Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

• Lights inside closets should be converted to the required safety fixtures designed for personal safety.

Bathroom(s)

1. Bathroom(s) Location

• One full bathroom on the upper floor attached with the master bedroom.

2. Floor Condition

Materials: Ceramic Tile

Observations & Recommendations:
• Usable, no visible cracks observed.

3. Walls/Ceiling Condition

Materials: Drywall

Observations & Recommendations:
• Usable, no signs of water infiltration observed.

4. Windows Condition

Type and Materials:
• Casement
• Made with Vinyl/PVC framing

Observations & Recommendations:
• (Broken Seal) Overall acceptable considering the age of the building, however the windows (thermal pane seals) are towards the end of their life expectancy, and they will require to be replaced in near future. Failed seals reduce the energy efficiency of the windows.
It is recommended to consult with a qualified contractor for further evaluation of proper replacement along with all associated costs.

Broken seal

5. Electrical Conditions

• GFCI was in place and operational. (The device was tested for regular functionality).

6. Exhaust Fan Condition

• Poor suction noted. This condition may lead to high level of humidity in the bathroom and may lead to mold in concealed areas. Repair/Replacement recommended for proper ventilation.

Clogged, inadequate suction

7. Tub/Whirlpool Condition

• Usable, no defects and cracks were noted.

8. Tub Surround Condition

• Caulking old/damaged.

• Application of silicone is recommended on all corners to prevent water infiltration and damages. (Part of regular maintenance)

Damaged caulking

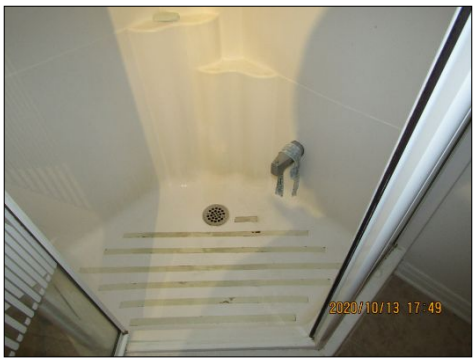
9. Tub Faucet Condition

• Acceptable, no defects and leaks were observed during the inspection.

10. Shower Base Condition

• The shower cabinet was old and yellowish. In the inspector's opinion the base/surround is near the end of its useful life.

Near the end of its life



11. Shower Door Condition

Type: It appears to be tempered Safety Glass

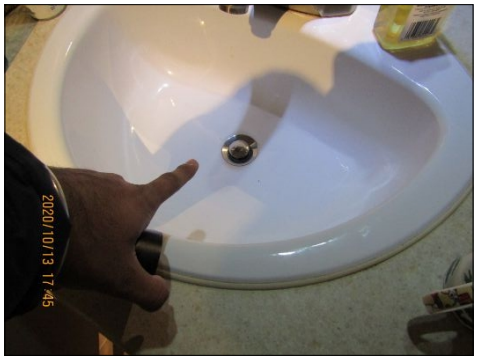
Observations & Recommendations:
• Acceptable, no signs of any damage or leaks noted (The shower was turned on and the door was tested for any signs of leaks to the best of our ability).

12. Shower Faucet Condition

• Acceptable, no defects and leaks were observed during the inspection.

13. Sink Condition

• Inspector observed the sink was draining slowly at the time of the inspection. Cleaning/improvements required.



Slow drainage

14. Sink Faucet Condition

• Low water flow observed. The inspector encountered low water flow on many faucets. Consult with certified plumber to further evaluate and fix the issue.

Poor water pressure

15. Toilet Condition

• Properly secured with proper flushing (The toilet was flushed and verified for regular functionality).

16. Counters/Cabinets Condition

• Usable with normal wear and tear considering the age of the house. (Application of the silicone is part of regular maintenance to prevent water infiltration)

17. Bathroom(s) Comments

• The supply and drainage system of the bathrooms were verified by opening all the water source within that bathroom at the same time for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned and require corrections. (Minor water pressure variation are common).

Basement

1. Basement Access

• Basement stairway from the main floor and garage door.

2. Basement Type

Finished Basement

• (Finished basement) Although different tools were used to perform a thorough inspection to the best of our ability, access to the original foundation walls, floors, and ceilings was not available due to the interior finishing, covered ceilings and floors, etc. As these areas are not visible or accessible to the inspector, they are excluded from this inspection. (Inspection Limitation)

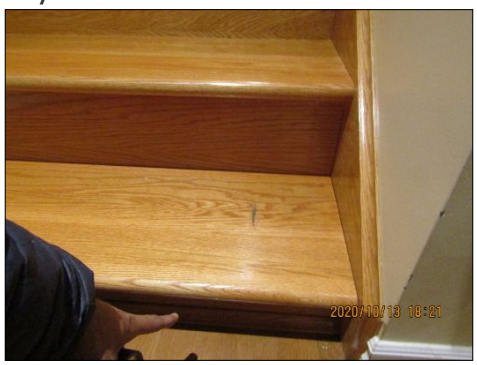
• Inaccessible areas behind walls, ceiling and floor coverings and household materials are not within the scope of this report. It is recommended to review the Seller's Declaration to determine if any issues such as seepage have occurred in the past as this inspection is limited to visually accessible areas only.

• Limited view due to storage of personal property.

3. Basement Stairs Condition

• Material: Hardwood
The stairs were in usable condition.

• Uneven steps were noted. This is often caused by the installation of a floating floor. Corrections are recommended to enhance safety.



Uneven lower step

4. Basement Floors Condition

Materials:
• Hardwood flooring
• Carpet in the bedroom
• Concrete in the mechanical, electrical and cold rooms

Observations & Recommendations:
• Overall usable (where visible) with normal wear and tear.

5. Basement Walls Condition

Materials: Drywall • Concrete (See interior foundation).

Observations & Recommendations:
• Previous leak observed. However, dry at the time of the inspection. We recommend monitoring and repair/improve as required.

Previous water leak was observed

6. Basement Ceilings Condition

Materials: Drywall

Observations & Recommendations:
• Usable (No signs of water infiltration was observed at the time of the inspection).

7. Exterior Doors Condition

Type/Material: Metal insulated

Observations & Recommendations:
• Unable to operate, blocked by personal property at the time of inspection. Suggest confirming proper operation prior to close.

Storage limitation

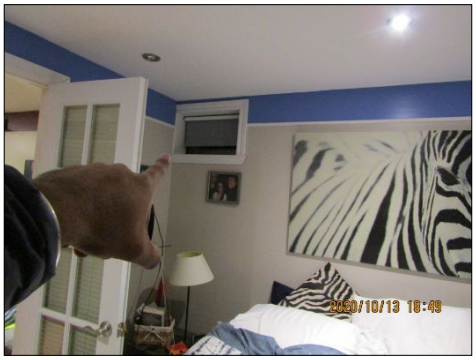
8. Windows Condition

Type and Material
• Sliding Frame
• Made with aluminium/PVC

Observations & Recommendations:
• Could not able to operate (limitation). Frames may have been compressed during installation, and/or damage has occurred. Further evaluation is needed by a specialist.

• It is recommended to open the windows for about one minute a day, or on regular basis to help proper ventilation of the basement.

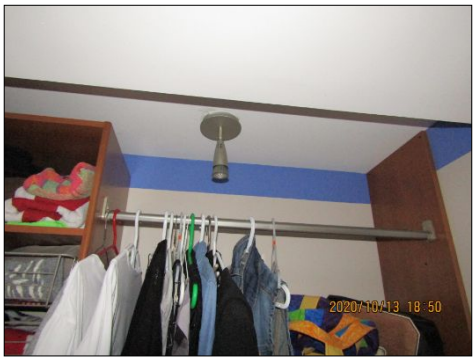
• The window is so small that it can not consider as an egress. The basement should not be used as a bedroom until you increase the size of the window opening. Recommend further evaluation by a specialist.



Limitation

9. Electrical Conditions

• Lights inside closets should be converted to the required safety fixtures designed for personal safety.



10. Insulation Condition

Material: Fiberglass insulation (Visible area)

Observations & Recommendations:
• Usable where observable.

• Not fully accessible for proper inspection due to the interior finishing. (Inspection limitation)

11. Basement Comments

• It is recommended to use the electrical baseboard heater as the primarily heat source of the basement.

• Limited review due to storage of personal property.

• In general, basements of houses are a vulnerable area because it is actually made of foundation walls. A large portion of it is buried into the ground. This condition makes the basement prone to seepage and leakage through holes and cracks that may not be verifiable at the time of the inspection. The humidity level of the basement is being measured with the help of a moisture detector. All exterior walls are also being checked for any signs of moisture/water infiltration when the household equipment and furniture allow us, and any deficiencies will be reported on. However, these conditions can change with time. Close monitoring is required for any high level of humidity smell in the basement and any signs of water infiltration. (Please note that this is a limited visual inspection, and even our equipment have their own limitations as far as how deep behind the walls they can detect without demolition).

• In general, basements have a higher level of humidity and are more prone to water and moisture infiltration. It could be caused by negative slope around the foundation, leaking cracks, missing caulking around exterior doors and windows, and even leaking pipes. These conditions could result in an uncomfortable situation, rotted structure and even the creation of mold. (Moisture is the most important factor influencing mold growth indoors. Controlling indoor moisture helps limit mold growth).
Close monitoring and annual maintenance are highly recommended.
Moisture is conducive to Fungi/Mold, wood rot/decay, and wood-destroying insects.

• Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report. The buyer is recommended to review the Sellers Declaration to determine if any issues such as seepage have occurred in the past as this inspection is limited to visually accessible items only.

• Almost all concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

• The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection if is not visibly accessible. People who have concerns about health effects and allergies of mold exposure should seek the advice of a health care professional and a certified mold inspector prior the possession. People who have concerns about structural damage or the asthenic effects of indoor fungi should seek the services of a qualified contractor.

• The inspection of the basement is limited to a visual review of conditions during the inspection only. Weather conditions, storage of personal property, changing foundation or finished walls, etc. all contribute to inconclusive predictions of foundation performance. While there may not be visible evidence of water intrusion at the time of inspection, the inspector CAN NOT warranty this or any basement against water entry.

Basement Kitchen

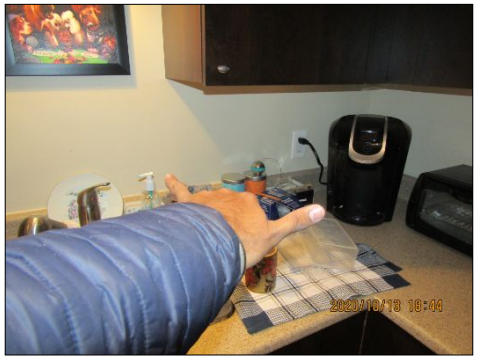
1. Kitchen Electrical Conditions

• GFCI protected receptacles may not have been required when the house was built. We suggest the buyer consider upgrading with GFCI's at all receptacles near water sources.

• No GFCI protection present; suggest installing GFCI protected receptacles for safety.

• Presence of a loose outlet noted above the kitchen sink cabinet. This is considered a safety hazard. Corrections required to enhance safety.

No GFCI



No GFCI

Loose electrical connection noted above the sink cabinet

2. Kitchen Cabinet Condition

• Usable with normal wear and tear considering the age of the building.

3. Kitchen Counter Top Condition

• Usable with normal wear and tear, considering the age of the building.

4. Hood Fan Condition

Ventilation: None. Installation recommended with exterior outlet for humidity control.

Not working properly

Not working properly

Basement Bathroom

1. Bathroom floor Conditions

Materials: Ceramic Tile

Observations & Recommendations:
• Usable with normal wear and tear considering the age of the house.

2. Bathroom Walls/Ceiling Condition

Materials: Drywall

Observations & Recommendations:
• Overall usable considering the age of the building, no major defects and no signs of water infiltration observed.

3. Electrical Conditions

• GFCI was in place and operational. (The device was tested for regular functionality).

4. Heat Source

Observations & Recommendations:
• Usable/functional

5. Bathroom Exhaust Fan Condition

• Exhaust fan was noisy. Upgrading/replacement is recommended.

Noisy fan

6. Shower Base Condition

• Usable, no cracks and defects were observed during the inspection.

7. Sink Faucet Condition

• Low water flow observed.

Low water flow

8. Toilet Condition

• Loose toilet was noted. This condition could result leakage and damages to the subfloor and other components. Corrections are required.

Loose

9. Counters/Cabinets Condition

• Usable with normal wear and tear considering the age of the house. (Application of the silicone is part of regular maintenance to prevent water infiltration)

10. Bathroom Comments

• The panel on the ceiling was screwed tight, could not able to open. (Limitation)

Limitation

Structure

We inspect the readily visible and accessible structural components, including foundation, beams, columns, joists, walls, floors, roof/attic structures etc.
Inspectors are not required to offer an opinion about the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspector to provide any guaranty that the foundation and the overall structure and structural elements of the building are sound.
We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition before making a final purchase decision.
Minor settlement or "hairline" cracks in drives, walks, or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

1. Visible portion

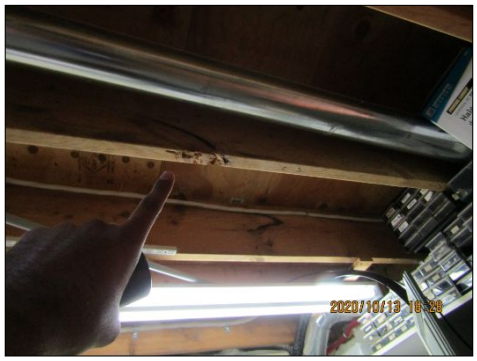
• Less than 5% (The inspection of the structure was mostly not verifiable due to interior finishing and limited access).

2. Joist Condition

Type: Manufactured or engineered floor joists.

Observations & Recommendations:
• Overall acceptable considering the age of the building.

• Poor quality wood joist material observed. No signs of movement/settlement were noted at the time of the inspection. Monitoring recommended and improve as required. The best thing is to replace the damaged/notched joists.



Poor quality wood

3. Beams Condition

Type: Not verifiable due to interior finishing.

4. Support Post Comments

Type: Not verifiable due to interior finishing

5. Notes and comments

• The structural portion of the inspection was limited only to the visible and accessible areas.

• Limited inspection due to the interior basement finishing. Although a large portion of the structure is not verifiable due to interior finishing and limited access, no signs of any active structural movement or failure were noted during the inspection. However, this condition may change with time due to many factors such as water infiltration, high level of humidity, the age of the construction, etc.
Close monitoring is required for all signs of settlement and movement.

• General note: Damages caused by wood-destroying insects, if any, are not always verifiable due to the limitations and nature of this type of inspection. It is recommended to consult with a specialist for further investigation of these types of problems.

• General note: Water and moisture intrusion into the building and condensation around windows could lead to structural rot and the creation of mold. Water control around the building, maintenance of exterior caulking, proper ventilation and moisture control is required.
(All areas with active or past water infiltration may result in wood rot. These areas are not always verifiable due to limited access).

• General note: Water infiltration into the basement, inadequate ventilation, and a high level of humidity can lead to wood rot and the creation of microbiological growth (mold) in hidden areas.

Electrical

We check a representative number of installed lighting fixtures, switches, and receptacles. Due to time limitations, we cannot check all components, receptacles, switches, lights and installation details. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow because an electrician could reveal other problems or recommend repairs. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.
All issues or concerns listed in the Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority and should be made by a licensed electrician.
For safety reasons, we recommend updating the circuits to GFCI and AFCI as per current construction standards and municipal regulations. GFCI and AFCI should be tested monthly using the test button on the device.
The sensors in smoke and carbon monoxide (CO) detectors become less effective over time. In general, these devices have a life expectancy of 7-10 years. We recommend our clients to replace all fire and CO detectors at the time of possession. This way, you will know exactly how old they are. The testing and operation of these detectors are beyond the scope of home inspection.

1. Main Service Drop Condition

Type and location:
- Main Service Drop is overhead.
- From the rear right portion of the building.

2. Method of the inspection

- The main panel was not opened. The client did not want the inspector to open the panel (Limitation). It is recommended to perform a full electrical inspection by a qualified electrician before the possession.

3. Main Panel's Capacity/Type/Location

- The main electrical panel has a maximum capacity of 200 amps.
- The circuit branches are protected with breakers.
- The main panel is located in the basement.
- Voltage: 110/220V
- Could not able to verify the wire material (Limitation).
- The main disconnect is on the panel (breaker).

4. Main Panel Comments

- Opening in the main panel noted. It is recommended to install a plastic cover for security reasons.

Unused opening

5. Main ground connection

• The main ground appears to be connected to the main water entrance, however this was not verifiable due to limited access/visibility.

6. Sub Panel Comments

• 100 Amps sub panel

• The client did not want the inspector to open the sub-panel (Limitation).

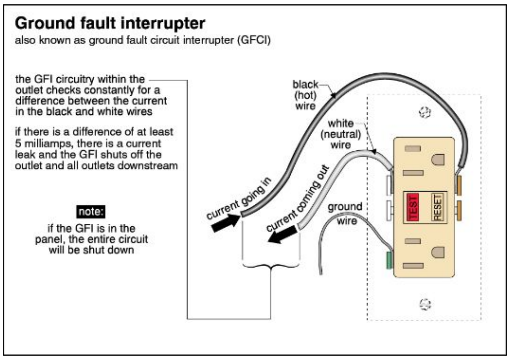
7. Electrical Comments

• A representative number of lights, switches and outlets were verified for regular functionality (usually one or two per room).

• Low voltage systems and alarms are not within the scope of this inspection and are not inspected.
(Due to the specialized nature of these systems, we suggest that you review these systems with the seller).

• Suggesting the client consider upgrading with GFCI's at all receptacles within 5 feet of any water sources inside the home, such as the kitchen, the bathrooms, exterior receptacles etc. to enhance safety. Upgrades should be performed by a licensed electrician.

• GFCI is a device designed for protection in the case of electrocution. All outlets located within the 5 feet of any water source should be protected with GFCI.



8. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.

• Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.

• Only a representative sampling of outlets, switches and light fixtures were tested.

• Furniture and/or storage restricted access to some electrical components which may not be inspected.

• The main panel could not be opened and could not be properly inspected. The client did not want the customer to open the panel. It is recommended to perform proper electrical inspection by a qualified electrician prior the possession (Inspection limitation).

Plumbing

Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. The performance of the water flow can vary during different times of the day, and the performance of the drains during actual usage is undetermined. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.
The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature. *No water testing of any type is performed.* The gas system is not tested for leaks, and any underground or hidden gas lines are specifically excluded from this report. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Determining the operation of sewer ejection systems is excluded from this inspection, and it should be examined by a specialist.
Drain blockage is common in a vacant property. It is advised to have underground drain/sewer lines examined by a specialist with a camera to determine their actual condition.
Please Note: We do not operate water valves during the course of a visual inspection. Valves that are not used or exercised on a daily basis could break or begin to leak from the lack of regular use. Only a plumber equipped with repair material should operate valves in a building. *If you need to turn off all the water to the house in an emergency, we suggest using the main shutoff valve.*

1. Main Shutoff Inlet Pipe; Type and Location

• It appears to be copper; however, this was not fully verifiable due to limited access/visibility (Inspection limitation).

• Located in the basement front wall.

• Since the main shutoff valves are operated infrequently, it is not unusual for them to become defective over time. They often leak or break when operated after a period of inactivity. For this reason, the main shutoff valves are not tested during a home inspection. We suggest caution when operating a shutoff that has not been used for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.

Basement bedroom closet

2. Supply Line Condition

Type: Copper (Inspected areas) • Public Water Supply

Observations & Recommendations:
• Usable, no leaks were observed at the time of the inspection.

3. Waste Line Condition

Material: ABS Plastic (Visible portion) • Connected to the city sewer system

Observations & Recommendations:
• Usable. No leaks were observed at the time of the inspection.

4. Sump Pump Conditions

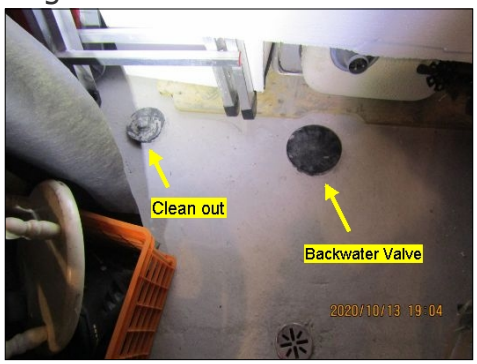
- None

5. Back water valve/clean outs/Floor drain

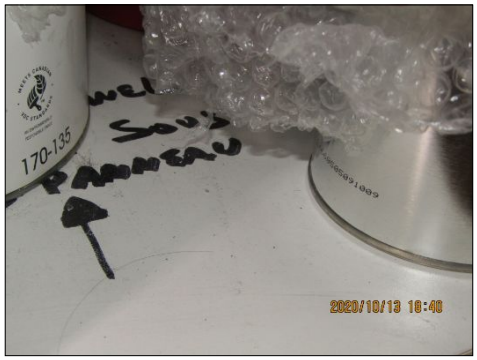
- One Backflow valve was located in the cold room (visible during inspection).

- One of the clean out appears to be located in the basement (mechanical room), next to the furnace, however it was covered with storage and was not accessible. It is recommended to locate the clean out for emergency cases.

- Two floor drains were located in the basement (1st next to the hot water tank, 2nd in cold room). However, the efficiency of the floor drain is not within the scope of this inspection.
Floor drain may dry out over time and letting sewer smell entering the building. Adding water on regular basis is recommended.



backwater valve and cleanout were present in the cold room



Back water valve Not verified (Basement Bathroom). Limitation

Clean out Not verified (Limitation)

Cold room floor drain

Floor drain in mechanical room

6. Venting Conditions

- ABS plastic, through the roof, however their efficiencies are not within the scope of this inspection.

7. Plumbing Comments

• The inspection of the plumbing pipes are only limited to the visible and accessible areas.

• The supply and drainage systems were verified by opening several water sources at the same time within the same locations (bathrooms, for example) for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned with required corrections. (Minor water pressure variations are generally common).

• Underground and exterior pipes (both supply and drainage) are outside the scope of this inspection due to limited access. A specialized plumber with special equipment is required for further investigation of the condition of these pipes. (The cast iron pipes located under the concrete slab may be partially blocked with rust and residues).

Hot Water Tank

1. Type/Age/Capacity/Location

- Type of consumption: Electrical
- Manufacturing date: 2016, and undisclosed in the D.V.
- Capacity: 285 Litters
- Located in the basement (mechanical room).

Mechanical room (basement), Year manufactured: 2016

2. Supply lines Condition

Type: Copper

Observations & Recommendations:
- Usable, no leaks observed at the time of the inspection.

3. Temperature Pressure Release Valve Conditions

- Usable and properly connected, no signs of leaks observed at the time of the inspection.

4. Water Heater Comments

- It is recommended by the insurance companies to change the hot water tanks every 10 years.

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

Heating

The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.
As per SOP, we are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, the solar space heating system, and determine heat or cooling supply adequacy or distribution balance.
We do not operate the system in heat mode when it is hot outside. We do not operate the system in cooling mode when it is too cold out because it can damage the units. *It is essential that any recommendation that we make for service, correction, or repair be scheduled before the close of escrow because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.*
We recommend obtaining maintenance/service records regarding the HVAC system from the previous owners. If the records indicate that the HVAC system hasn't been serviced in the last 12 months, we recommend cleaning/servicing the HVAC system upon possession by a certified HVAC technician. We also recommend the HVAC system be cleaned and serviced annually by a certified HVAC professional.
Note: Health is a deeply personal responsibility. You should have the air quality tested, and the ductwork cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma

1. Heating source and age

- Electric forced air furnace with electric baseboard heaters in the basement.
- Year of installation: 2003

2. Humidifier Comments

None installed.

3. Air Filter Condition

- Acceptable, changing or regular maintenance on the filter on regular basis and according to the manufacture recommendations is required.

Clean at the time of the inspection

4. Thermostat(s) Condition

Location:
- The main thermostat is wall mounted located on the main floor.
- The baseboard heaters in the basement were equipped with wall mounted thermostats.

Obssrvations & Recommendations:
- Functional at the time of the inspection, however thermostats could fail at any time. Replacement as necessary is part of regular usage and maintenance of the building.

5. Distribution Ducting Condition

Type: Ducts and Registers • Electric Baseboards

Obssrvations & Recommendations:
• Duct cleaning is recommended every 5 to 10 years, by Health Canada.

6. Heating Comments

• A representative number of baseboard heaters were tested, and they were generally in working condition.

• Because the furnace is electrical, the review was limited. Most areas were sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.

• It is recommended to use the electric baseboard heaters as a primary heat source of the basement.

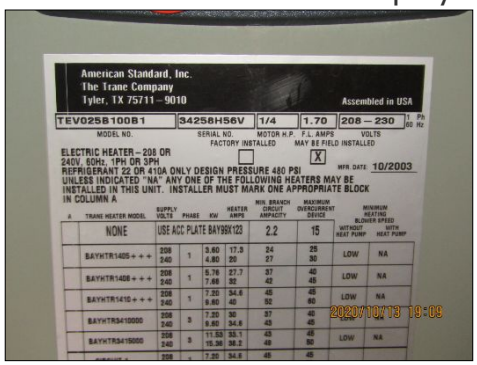
• The furnace was tested using normal operating controls. The unit appeared to operate properly at the time of inspection; however, their efficiency is not within the scope of this inspection.
As with all mechanical equipment, the unit may fail at any time without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate airflow is important to the efficiency of these units. The filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted before closing.

• This was a very limited inspection as the inspector is neither qualified nor authorized to carry out a technically exhaustive inspection of the heating system. The buyer is advised to have this system serviced annually to ensure safe and efficient operation.

• The average life expectancy of electric furnace is between 20 to 30 years.
The age of the unit: 2003

• General note: It is assumed that different registers in different parts of the building may have different performances and temperatures. Therefore, it is very normal that some areas of the building or registers would have different temperature readings.

• Annual contract: Although the general condition of the furnace was acceptable at the time of the inspection, their efficiencies are beyond the scope of this inspection. Therefore, it is recommended to have a yearly contract for proper maintenance and tune-up by a qualified contractor.



Air Conditioning

1. Air Conditioning Comments

Type: Electric forced air

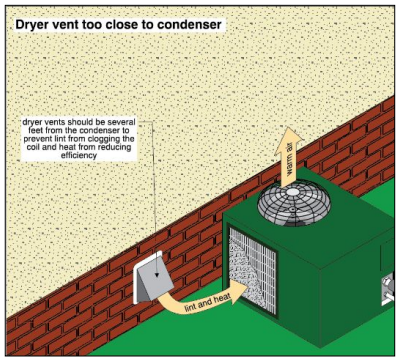
Observations & Recommendations:

• Air conditioning systems did not operate due to outside temperature. Activating air conditioning during cool/cold weather (Generally less than 18 C) can cause severe damage to the system and the exterior compressor. The buyer is advised to verify with the seller the satisfactory operation prior to purchase (Inspection limitation).

• The dryer vent is venting very close to the condensing unit. Lint can clog the fins and heat can reduce the efficiency of the unit. Improvements required.

• The exterior compressor appears to be manufactured in 2004 (as per data plate) and may not have proper efficiency. The average life expectancy of these units is estimated from 10 to 15 years. Any system that is 15 years or older should be regularly maintained. Budgeting for a replacement is recommended. However, you can keep using it until it is working efficiently.

16 years old



Dryer exhaust vent very close to the AC condenser unit

2. Filter

• Replaceable pleated filter installed. It is recommended to replace them according to the manufacturer's recommendation.
(Please pay attention to the direction of the arrows when replacing the filters).

Air exchanger

1. Location of the air exchanger

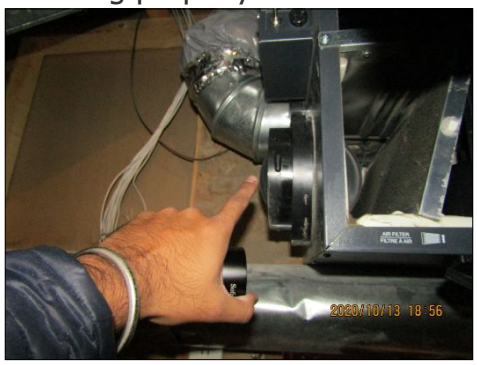
- Located in the basement mechanical room

2. Condition of the air exchanger

- Central air exchanger

- Dirty filters were noted, it is recommended to change the filters.

- The ducts were not connected at the time of the inspection. Also, the unit was not connected to the power supply at the time of the inspection. The inspector was not able to check if the unit is working properly or not.



3. Notes and comments

- As building efficiency is improved with insulation and weatherstripping, buildings are intentionally made more airtight and consequently less well ventilated. Since all buildings require a source of fresh air, the need for an air exchanger has become obvious. While opening a window does provide ventilation, the building's heat and humidity will then be lost in the winter and gained in the summer, both of which are undesirable for the indoor climate and for energy efficiency since the building's HVAC systems must compensate. Air exchangers introduce fresh air to the building and improve
climate control.

- Contact a certified HVAC specialist for estimates of repairs/replacement.

Thank you for hiring Aman Home Inspection

The undersigned inspector affirms that the building inspection was conducted following the InterNACHI Quebec's Standards of Practice to the best of his abilities and has no present or future interest in the intended property. All observations were formulated without any outside influences. No information or Important part of any system was voluntarily omitted or withheld with respect to the customer.

We remain at your service for any related questions or clarifications following the inspection. Please do not hesitate to communicate with us if you have any questions concerning this report or the property inspected.

Yours truly,

Amandeep Singh

Certified Professional Inspector (CPI)

Master's in Civil Engineering (Concordia University)

Infrared Certified (IC)

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