YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
251 Driftwood Avenue
Toronto, ON M3N 2N6

PREPARED FOR:
KARLA WARDLE
EMIR DICKSON

INSPECTION DATE:
Friday, September 5, 2025

TIP THE INSPECTION PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

September 6, 2025

Dear Karla Wardle and Emir Dickson,

RE: Report No. 8537
251 Driftwood Avenue
Toronto, ON
M3N 2N6

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a certified multi-inspector award-winning company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a Certified Master Inspector and member of the International Association of Certified Home Inspectors (CPI # NACHI07020704)
"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."
-Adam

BUYERS -
An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer.
The fee for this service is only $295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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HIGHLIGHTS:

This 1964 solid masonry home on poured concrete foundations is in average condition overall compared to homes of similar age and style. The roof covering features asphalt shingles, which are in good condition overall.
No recent upgrades to major systems or components were observed, and various finishes and components will require updating.
As is typical for homes of this age, there is a mix of newer and older systems and components.

IMPORTANT NOTES ABOUT THIS REPORT
This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

It is not possible for a home inspector to predict the future. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance. This applies to any property you may consider.
Things will wear out, break down, and fail without warning. This is a normal part of home ownership.

This inspection was performed in accordance with the most recent CAHPI Standards of Practice.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.
NOTE: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER $1000.
NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

During a home inspection, we evaluate all visible systems and components. Hundreds of potential minor issues exist in every home old or new. This inspection is not a technical audit. (A technical audit can be performed at an additional cost.)
The focus of this inspection was to identify major issues with major systems and components.
For clarity, major issues generally fall into four categories:

1) OBSERVABLE STRUCTURAL DEFECTS
2) OBSERVABLE WATER LEAKAGE OR DAMAGE -- Roofing, Plumbing, and Basement.
3) OBSERVABLE ELECTRICAL DEFECTS
4) LIFESPAN SYSTEMS -- Roof Covering, Heating, Cooling, Windows

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.

For approximate cost guidance on common home components, click here:
http://www.inspectionlibrary.com/costs.htm

Structure

ROOF FRAMING \ Sheathing (roof/attic)
Condition: • Delaminated
Implication(s): Weakened structure | Chance of structural movement
Location: Throughout Attics
Task: Replace sheathing at next roof replacement
Cost: $150-$300 per sheet installed

Condition: • Mold / Fungi - localized area(s)
Observed at localized areas of sheathing. Mold assessment is outside our scope of work. Consult specialist or contact us for list of service providers.
Photos show 2 examples
Location: Attics
Task: Further evaluation / Remediate
Time: Discretionary / As needed
Cost: Consult specialist

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop
Condition: • Branches / vines interfering with wires
Implication(s): Damage to wire | Electric shock | Interruption of electrical service
Location: Front Exterior
Task: Correct
Time: As Soon As Possible and Ongoing

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)
Condition: • Old
Implication(s): Life safety hazard
Location: Various
Task: Replace
Time: Immediate
Cost: Minor

Heating

FURNACE \ Ducts, registers and grilles
Condition: • Disconnected ducts
Return ducting not secured. Entire section loose
Implication(s): Increased heating costs | Reduced comfort
Location: Basement Furnace Area
Task: Correct
Time: As Soon As Possible

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Near end of life expectancy
Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 10 years old and was functional.
Implication(s): Equipment failure | Reduced comfort
Location: Exterior
Task: Replace
Time: When necessary / Unpredictable
Cost: $3,500 - and up

Plumbing

WATER HEATER \ Life expectancy
Condition: • Near end of life expectancy
Typical life expectancy is 10-15 years. The current unit is 12 years old
Implication(s): No hot water
Location: Basement Water Heater
Task: Replace
Time: When necessary / Unpredictable
Cost: Rental $35-$55 monthly. Purchase $2000 - and up

WATER HEATER - GAS BURNER AND VENTING \ Venting system
Condition: • Poor slope
Implication(s): Equipment not operating properly | Hazardous combustion products entering home
Location: Basement Furnace Room
Task: Correct
Time: As Soon As Possible
Cost: Minor

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Leak
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building
Location: Upper Bathroom
Task: Repair
Time: Before using
Cost: Minor

Interior

RECOMMENDATIONS \ General

Condition: • OVERALL - Flaws were noted on floors, walls, ceilings, fixtures, and finishes typical of an older home. Renovations are a major expense, highly dependent on personal preferences. The focus of this inspection was to identify defects with major systems and components and does not list every flaw with cosmetics/finishes.
Location: Various
Task: Upgrade
Time: Discretionary
Cost: Too many variables - consult with specialist

WINDOWS \ General notes

Condition: • Aging
The windows are old and deteriorated. Additionally the exterior trims/frames are in poor condition. Full replacement (brick to brick) is recommended.
Location: Throughout
Task: Upgrade
Time: As soon as practical
Cost: Major $60 - $100 per square foot

WINDOWS \ Glass (glazing)

Condition: • Cracked
Implication(s): Physical injury
Location: Front First Floor
Task: Replace
Time: As Soon As Possible
Cost: $300 - $600

APPLIANCES \ Oven

Condition: • Gas leak
A strong natural gas odor was present upon entering the home. Investigation determined that a burner on the kitchen gas range was left in the "on" position without flame. The burner was shut off, the house ventilated, and the odour dissipated. Listing agent was notified. While this appears to have been accidental, recommend further evaluation by a licensed HVAC/gas contractor to confirm no other leaks are present.
Implication(s): Fire or explosion
Location: Basement kitchen
Task: Confirm safe operation with HVAC/gas specialist
Time: Immediate/Prior to occupancy

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials
In homes of this age, it was common to wrap floor registers and vent penetrations (such as around a water heater or furnace vent passing through ceilings or walls) with insulation to reduce heat transfer. These wraps may contain asbestos; however, confirming asbestos content is outside the scope of a home inspection. Health Canada advises that suspected asbestos materials be left undisturbed. If renovations are planned or if there are concerns, consult a qualified specialist for testing and recommendations.

Implication(s): Health hazard
Location: Various where water heater vent enters ceiling and various heat registers.
Task: Test / Remove if confirmed
Time: Before disturbing material
Cost: $150 - $250 per register if asbestos is present

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a home inspection. These may have to be adjusted based on the findings of specialists.

http://www.inspectionlibrary.com/wtgw.htm

Descriptions

Sloped roofing material:

• Asphalt shingles -- Good condition

1. *Asphalt shingles -- Good condition*

2. *Asphalt shingles -- Good condition*

3. *Asphalt shingles -- Good condition*

4. *Asphalt shingles -- Good condition*

Approximate age: • 0-5 years

Typical life expectancy: • 15-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

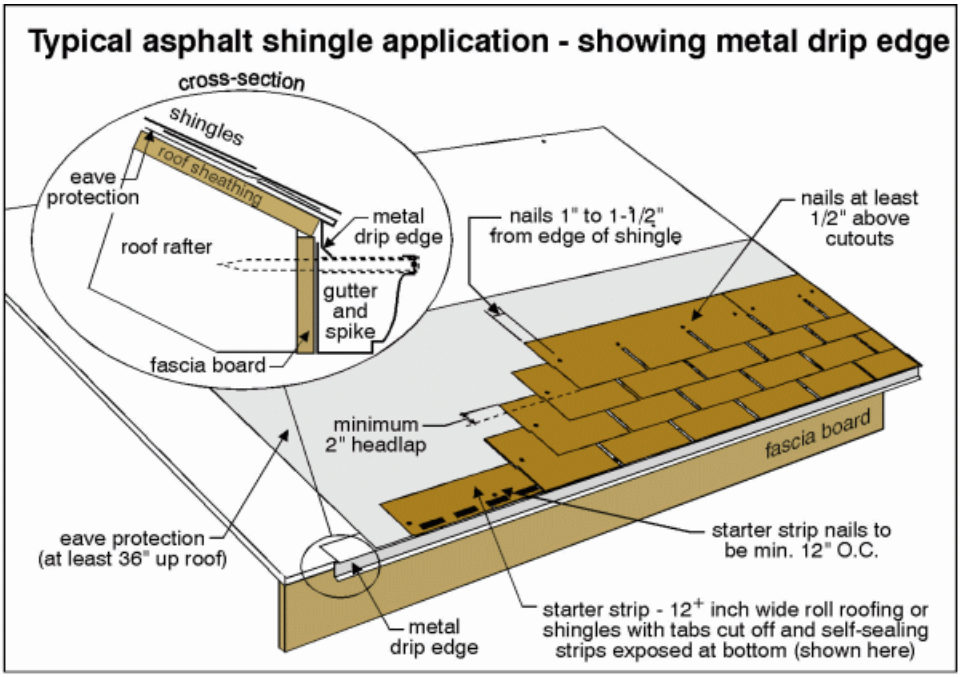
Condition: • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

RECOMMENDATIONS \ Overview

Condition: • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.
Location: Exterior Roof
Task: Inspect annually
Time: Ongoing

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • Missing
Implication(s): Chance of water damage to structure, finishes and contents
Location: Exterior
Task: For Your Information



5. *Missing*

Inspection Methods and Limitations

General and Best Practices: • Most roofs are susceptible to ice damming under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather • • Roof replacement best practices - Strip Roof Covering when replacing. When replacing a roof covering, it is best practice to remove the old layer before installing the new one. While adding a new layer over the existing roof is sometimes done to reduce costs, it can conceal damaged roof boards, flashings, or other components. Installing a third layer is not recommended. Hidden defects are often only discovered during the tear-off process.

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Towards building • Flat

Wall surfaces - masonry: • Brick

Garage: • Attached

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, personal safety, shortened life expectancy of materials, and material deterioration

ROOF DRAINAGE \ Downspouts

Condition: • Damage

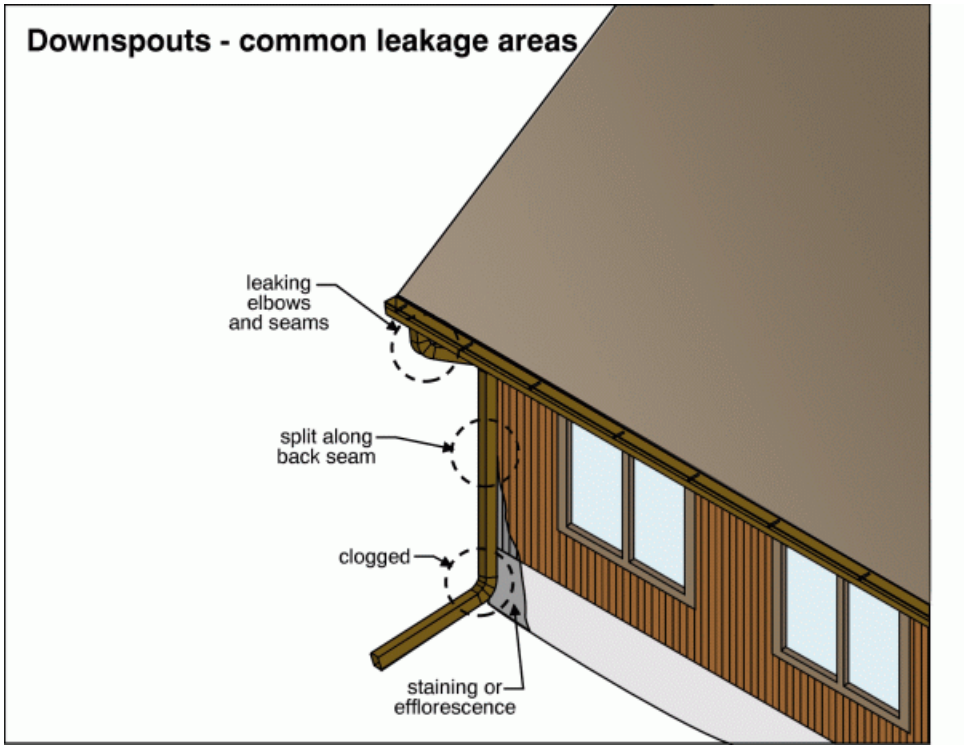
Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior

Task: Replace

Time: Less than 6 months

Cost: Consult contractor



6. *Damage*

7. *Damage*

Condition: • Should discharge 6 feet from building

This is an improvement recommendation for all homes.

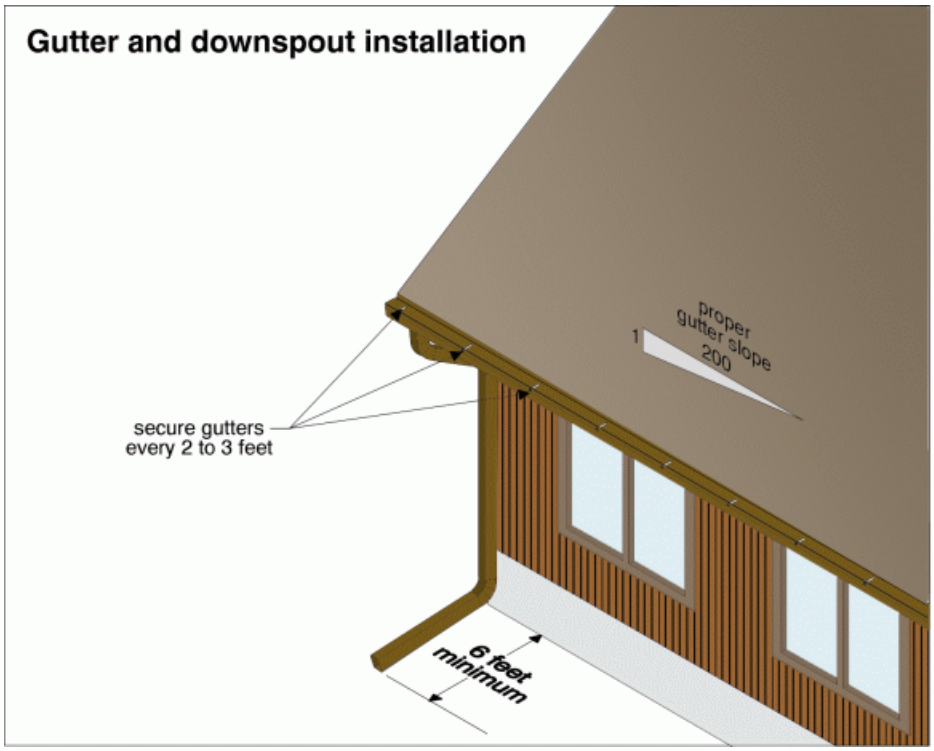
Implication(s): Chance of water damage to structure, finishes and contents

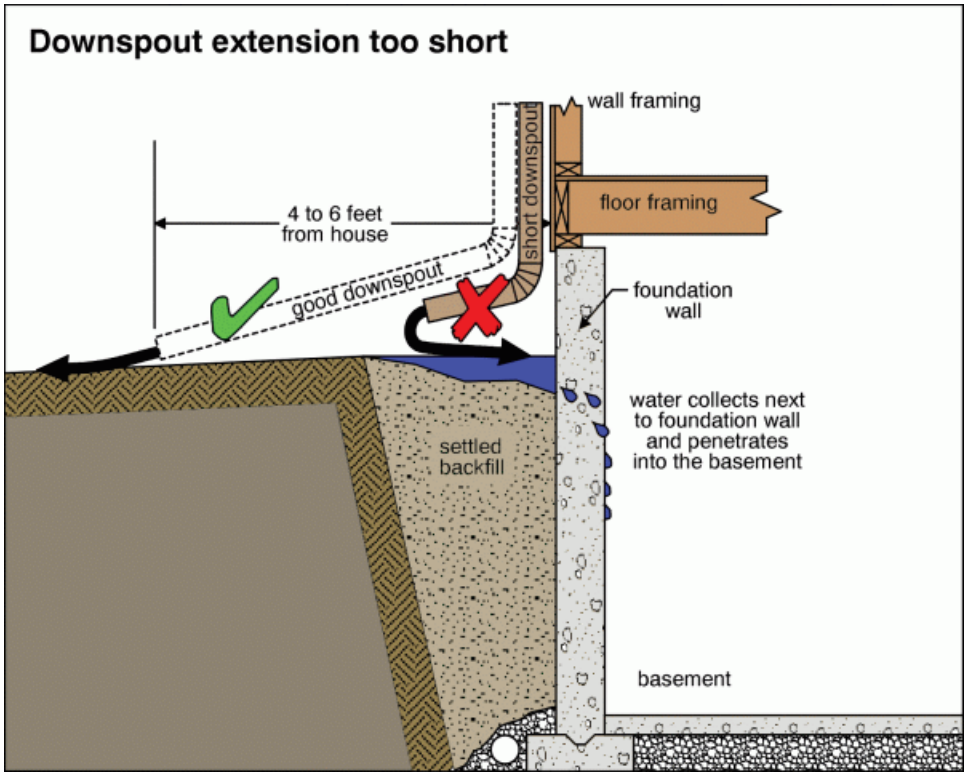
Location: Throughout Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor Regular maintenance item





8. *Should discharge 6 feet from building*

Condition: • Too few

Improvement recommendation - good building practice. See illustration.

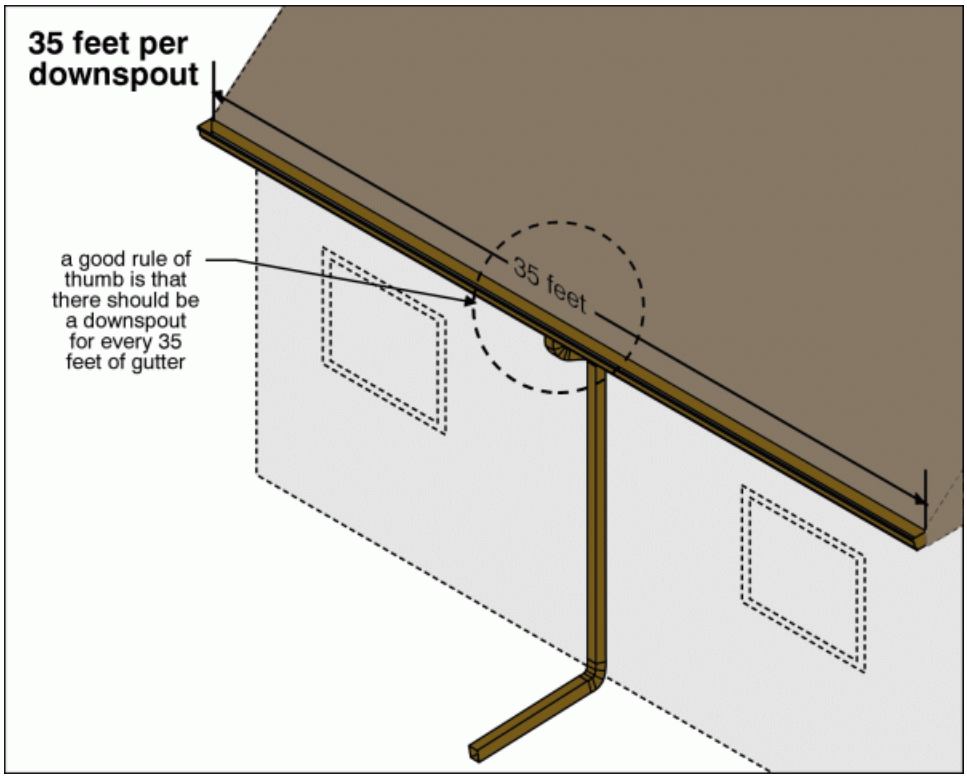
Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Exterior near corner

Task: Provide additional downspout

Time: Less than 1 year

Cost: Minor



WALLS \ Flashings and caulking
Condition: • Caulking missing or ineffective
Spray foam is not a suitable long term solution for sealing wall penetrations or gaps.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Various Exterior
Task: Correct
Time: Less than 1 year

9. *exampple*

Condition: • FOR ALL HOMES - Caulking around windows, doors, and wall penetrations should be inspected regularly and improved as needed to prevent moisture entry and air leakage.

WALLS \ Masonry (brick, stone) and concrete

Condition: • FOR ALL HOMES - Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

Condition: • Masonry and/or mortar deterioration
Tuckpoint / Repoint mortar and patch/repair spalled masonry. This is typical maintenance for a home of this age. Photos show a sampling.
Location: Various Exterior
Task: Repair
Time: Ongoing Regular maintenance

10. *Masonry and/or mortar deterioration*

11. *Masonry and/or mortar deterioration*

12. *Masonry and/or mortar deterioration*

13. *Masonry and/or mortar deterioration*

14. *Masonry and/or mortar deterioration*

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Damage

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior

Task: Replace throughout when replacing windows

15. *example*

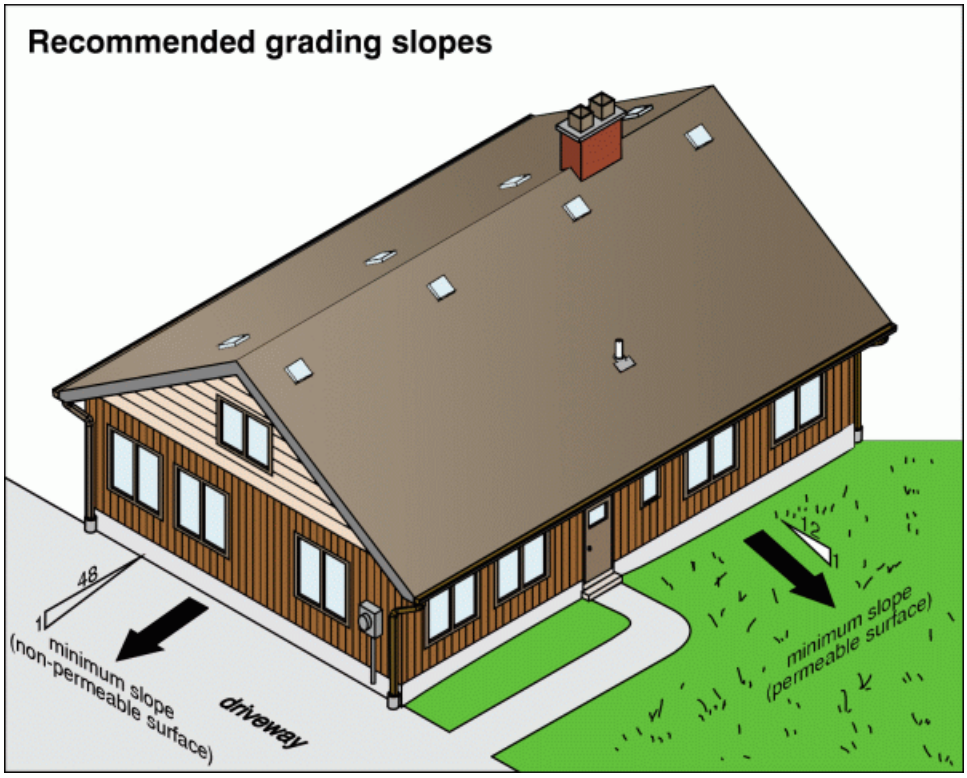
16. *example*

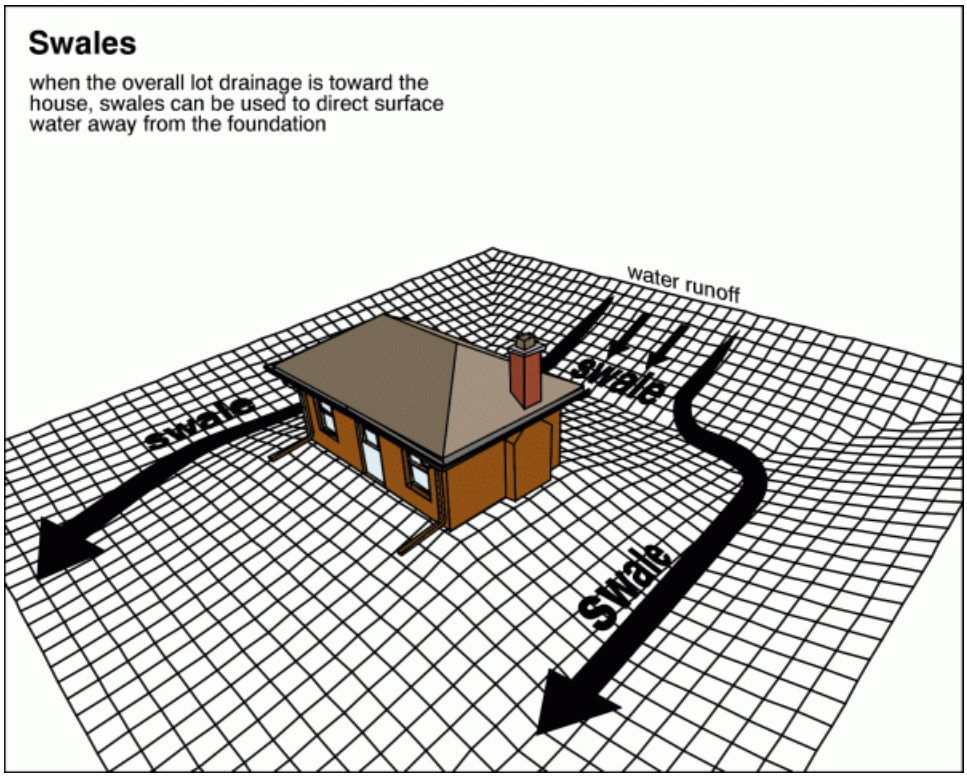
LANDSCAPING \ Lot grading

Condition: • Improper slope or drainage

Areas of grading near the home are sloping toward the home. A very important factor in preventing moisture intrusion is to maintain the grading that is nearest the home to promote good drainage away from the home. "Water management" is an important role for all homeowners. Improve all low areas and grading so that water drains away from the home for at least 6 to 12 feet.

Implication(s): Chance of water damage to structure, finishes and contents
Location: Left side exterior
Task: Correct
Time: Less than 1 year / Regular maintenance
Cost: Labor intensive work





17. *Improper slope or drainage*

18. *Improper slope or drainage*

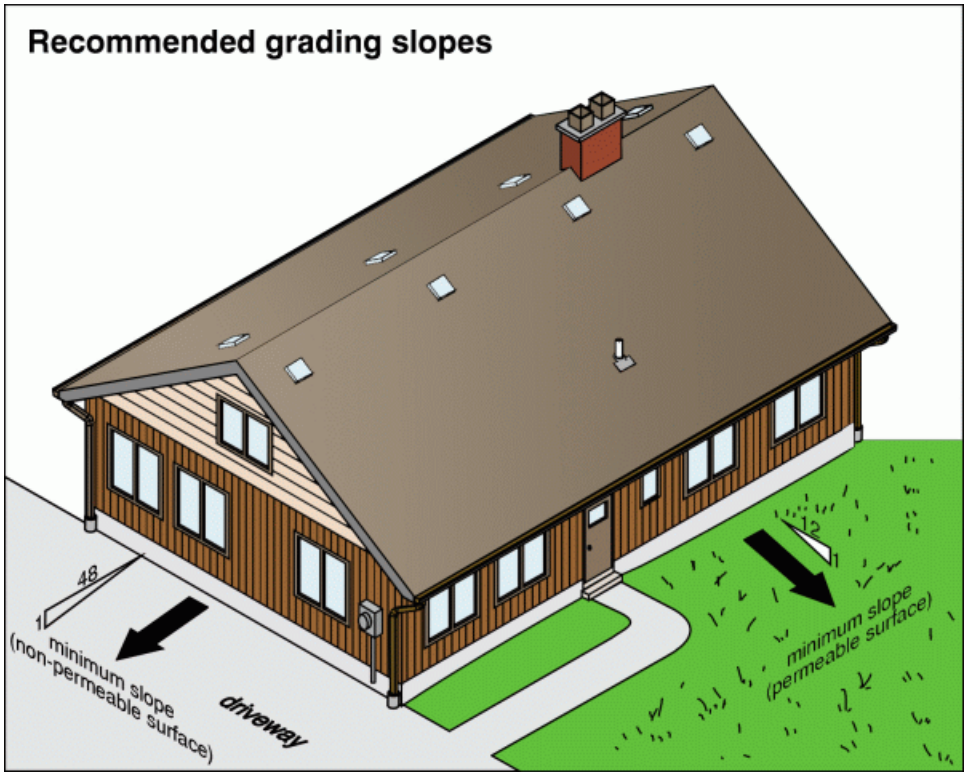
Condition: • FOR ALL HOMES - During rainfall, walk the perimeter of the home to observe whether any areas allow water to drain toward the foundation. Improve grading in those areas as needed to promote proper drainage away from the structure.

LANDSCAPING \ Walkway
Condition: • Improper slope or drainage
Implication(s): Chance of water damage to structure, finishes and contents

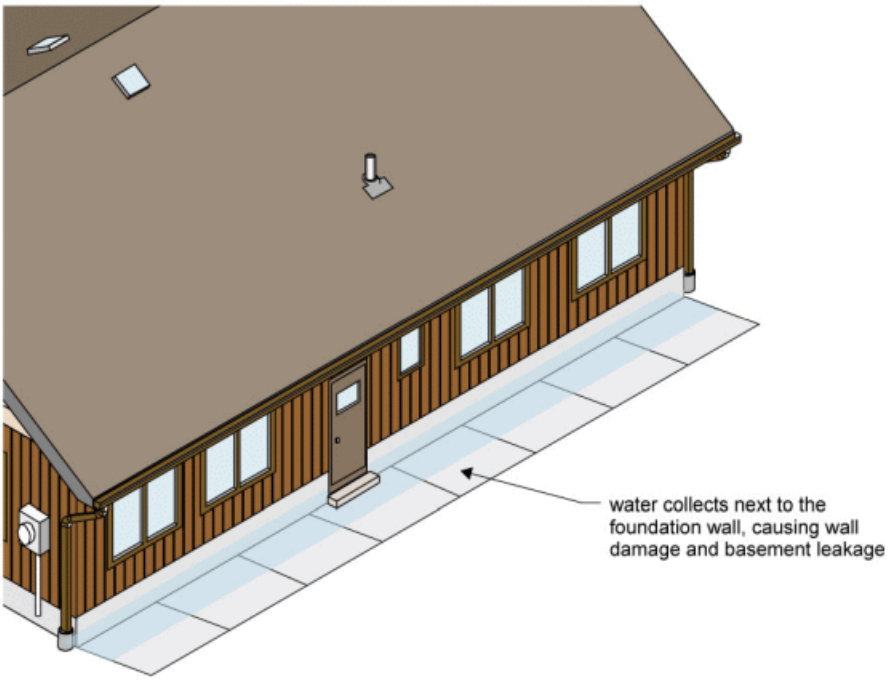
Location: Right Side Exterior

Task: Correct

Time: As soon as practical



Walk/patio sloping towards house



19. *Improper slope or drainage*

20. *Improper slope or drainage*

GARAGE \ Ceilings and walls

Condition: • Not gastight

Seal / Repair all openings. The garage walls that are adjacent to the house must be gastight. (for carbon monoxide and other possible chemicals that might be present in the garage

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Seal

Time: As soon as possible

Cost: Minor

21. *Not gastight*

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor exterior deficiencies and upkeep items noted during the inspection. These are

common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration or moisture intrusion:

• Window trims require paint/stain and caulking (however full replacement of window system is recommended as noted in report)
• Step rise at front steps too low or not uniform
• Damaged vent at rear wall. Replace
• Caulking required around exterior vents and HVAC vents
• Keep tree branches trimmed back 3 feet from roof line.
• Window screens torn
• Sealant missing where gas line enters wall

Location: Various Exterior
Task: Repair or Replace or Improve or Monitor
Time: Regular maintenance / Routine upkeep

22. *windows trims*

23. *front step rise not uniform*

24. *trim trees*

25. *damaged vent*

26. *provide caulking*

27. *Caulking missing*

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories

Descriptions

Configuration: • Basement • Crawlspace

Foundation material: • Poured concrete

Floor construction: • Joists • Subfloor - plank

Exterior wall construction: • Masonry

Roof and ceiling framing: • Rafters

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

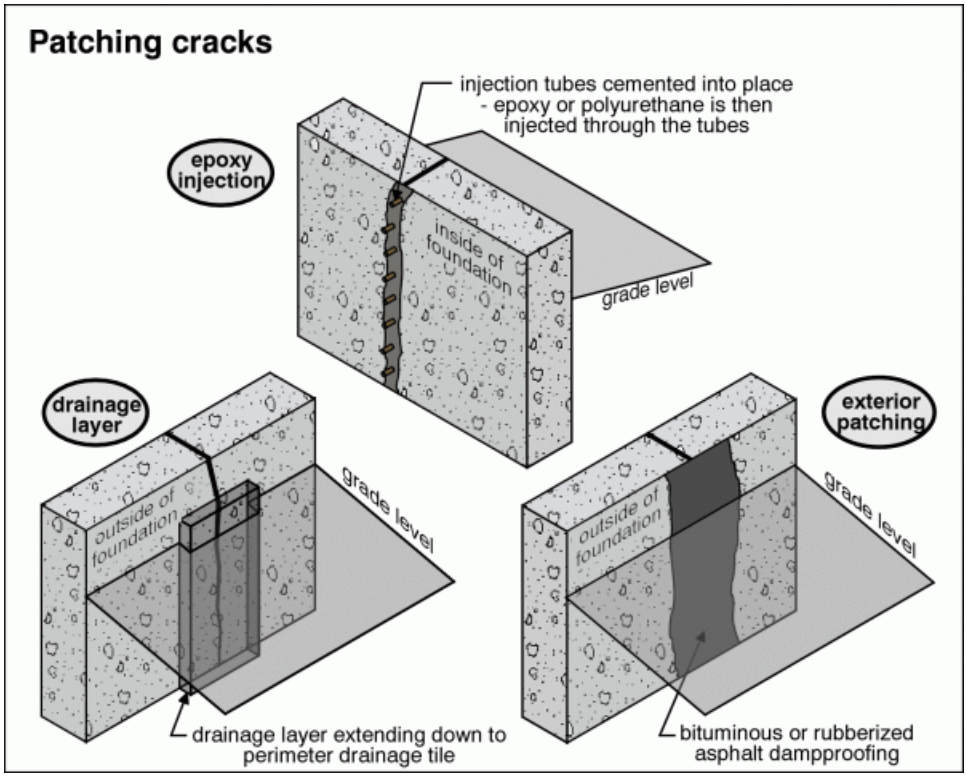
Almost all houses with poured concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Implication(s): Chance of water entering building

Location: Various Exterior Wall

Task: Monitor / Repair

Time: ongoing / if necessary



28. *Typical minor cracks example*

Condition: • Typical Wedge Cracks
These types of corner cracks (also known as wedge cracks) are VERY COMMON. Patch / Repair to prevent water entry and further damage.
Location: Rear corner
Task: Patch
Time: Less than 2 years
Cost: Regular Maintenance

29. *Typical Wedge Cracks*

30. *Typical Wedge Cracks*

WALLS \ Solid masonry walls
Condition: • Masonry too close to grade
Good building practice requires that the foundation extend above grade by 4-6 inches to help prevent water damage/intrusion and/or damage to bricks. We often find patios/walkways/landscaping that have been built up above the foundation. When/if landscaping around the home, regrade to where the foundation is projecting above grade by 4-6

inches and ensure ground is sloping away from house.
Implication(s): Chance of damage to structure
Location: Various Exterior Wall
Task: Correct
Time: When/if landscaping or as necessary

31. *example at rear*

ROOF FRAMING \ Sheathing (roof/attic)
Condition: • Delaminated
Implication(s): Weakened structure | Chance of structural movement
Location: Throughout Attics
Task: Replace sheathing at next roof replacement
Cost: $150-$300 per sheet installed

32. *Delaminated*

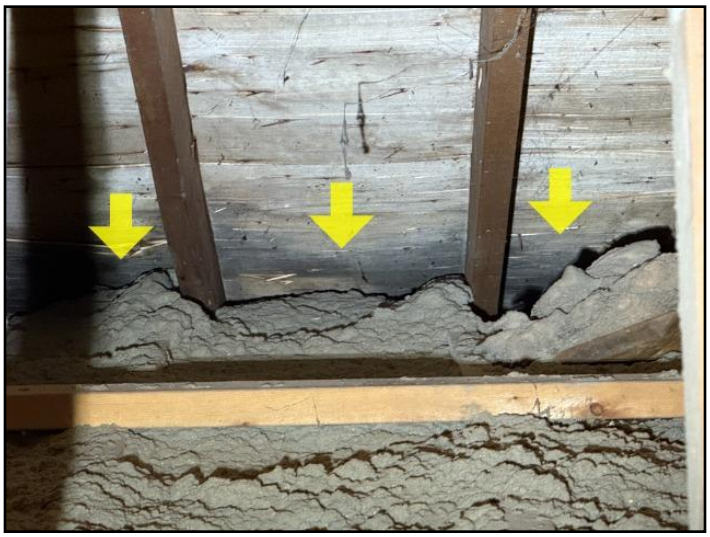
33. *Delaminated*

34. *Delaminated*

35. *Delaminated*

Condition: • Mold / Fungi - localized area(s)
Observed at localized areas of sheathing. Mold assessment is outside our scope of work. Consult specialist or contact us for list of service providers.
Photos show 2 examples
Location: Attics
Task: Further evaluation / Remediate
Time: Discretionary / As needed
Cost: Consult specialist

36. *Mold / Fungi - localized area(s)*



37. *Mold / Fungi - localized area(s)*

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components.

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 100 Amps (240 Volts)

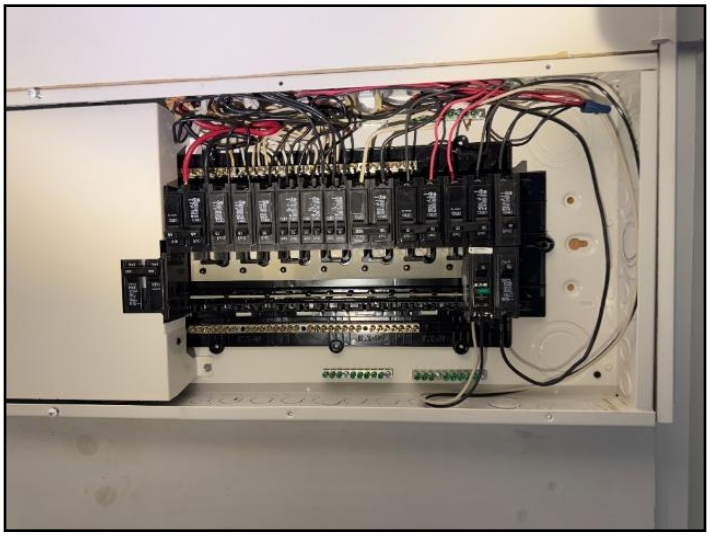
Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

• Breakers - basement

Good condition overall



38. *Breakers - basement*

Distribution panel rating: • 125 Amps

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Smoke alarms (detectors): • None noted • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire and shock hazards. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • Branches / vines interfering with wires

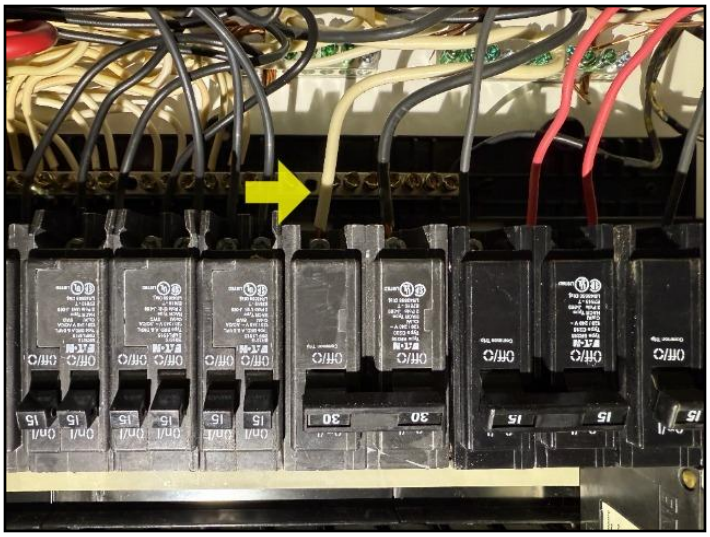
Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Front Exterior

Task: Correct
Time: As Soon As Possible and Ongoing

39. *Branches / vines interfering with wires*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires
Condition: • White wires connected to breakers not identified as hot/live/ungrounded
White wire used as hot wire not marked
Location: Basement Panel
Task: Correct
Time: Less than 1 year
Cost: Minor



40. *White wires connected to breakers not...*

DISTRIBUTION SYSTEM \ Wiring (wires) - installation
Condition: • Open splices

Additionally, wiring is not secured
Implication(s): Electric shock | Fire hazard
Location: Basement Cold Room
Task: Correct
Time: As Soon As Possible
Cost: Minor

41. *Open splices*

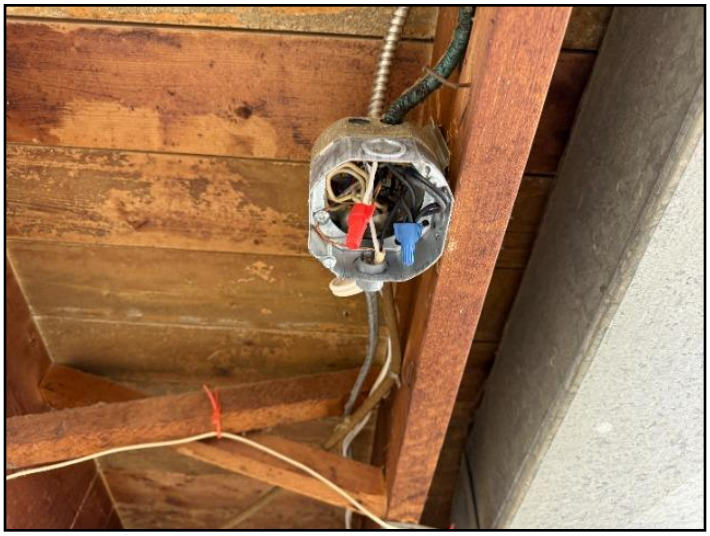
Condition: • Abandoned wire
Implication(s): Electric shock
Location: Basement furnace room and kitchen
Task: Correct - Remove or provide junction box
Time: Less than 6 months
Cost: Minor

42. *Abandoned wire*

43. *Abandoned wire*

DISTRIBUTION SYSTEM \ Junction boxes
Condition: • Cover missing
Implication(s): Electric shock, Fire hazard
Location: Basement Furnace Room
Task: Provide Covers
Time: As Soon As Possible
Cost: Minor

44. *Cover missing*



45. *Cover missing*

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

Condition: • Within 6 ft. of the outer edge of a sink, shower or bathtub
Implication(s): Electric shock
Location: Kitchens and bathrooms
Task: Upgrade to GFI outlets
Time: As Soon As Possible
Cost: Minor

DISTRIBUTION SYSTEM \ Lights

Condition: • Damage
Implication(s): Electric shock | Fire hazard
Location: Garage
Task: Remove
Time: Before using
Cost: Minor

46. *Damage*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old
Implication(s): Life safety hazard
Location: Various
Task: Replace
Time: Immediate
Cost: Minor

Condition: • General safety reminder for ALL homes -
This is a standard note included in every inspection report:
Smoke and carbon monoxide (CO) detectors should be installed on every floor level. Smoke detectors should be located near all sleeping areas, and CO detectors should be present near fuel-burning appliances, fireplaces, or attached garages.

These devices are not tested during the home inspection. Regardless of visible condition, detectors should be tested regularly and replaced every 10 years. If the age is unknown, replacement is recommended as a precaution. Batteries should be changed annually.

Inspection Methods and Limitations

System ground: • Quality of ground not determined

Descriptions

Heating system type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 69,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 13 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Fireplace/stove: • None • Gas fireplace

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Set up annual service plan which includes coverage for parts and labour.
Location: Basement Furnace Room
Task: Service annually
Time: Ongoing
Cost: Regular maintenance item

FURNACE \ Humidifier

Condition: • Condensate tube missing
Location: Basement Furnace Area
Task: Service humidifier and provide condensate tube
Time: Before using
Cost: Minor

47.

FURNACE \ Ducts, registers and grilles

Condition: • Disconnected ducts

Return ducting not secured. Entire section loose

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Area

Task: Correct

Time: As Soon As Possible

48. *Disconnected ducts*

49. *Disconnected ducts*

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • Condensate problems

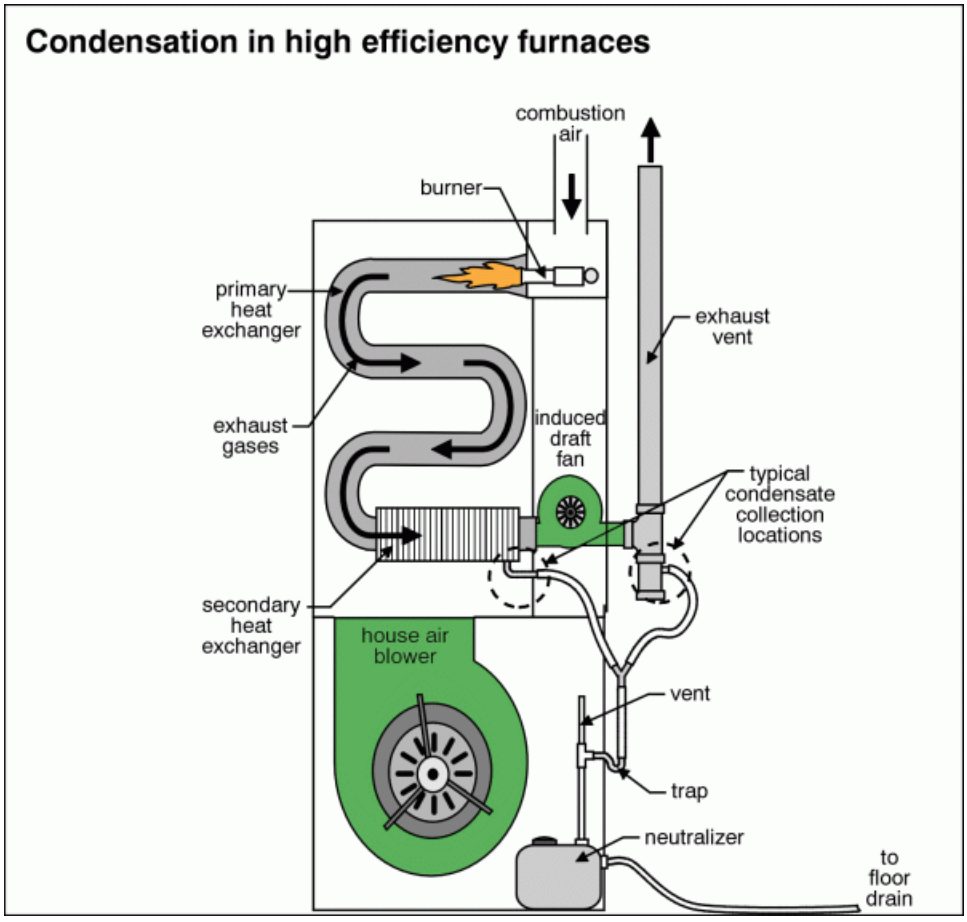
Various areas of rust and evidence of prior condensate leak noted inside furnace cabinet. Dry at time of inspection. Unknown if issue is resolved, active or intermittent. Have HVAC technician service the unit and check all interior components including heat exchanger for rust.

Implication(s): Chance of water damage to structure, finishes and contents | Reduced system life expectancy

Location: Basement Furnace

Task: Service

Time: Less than 6 months

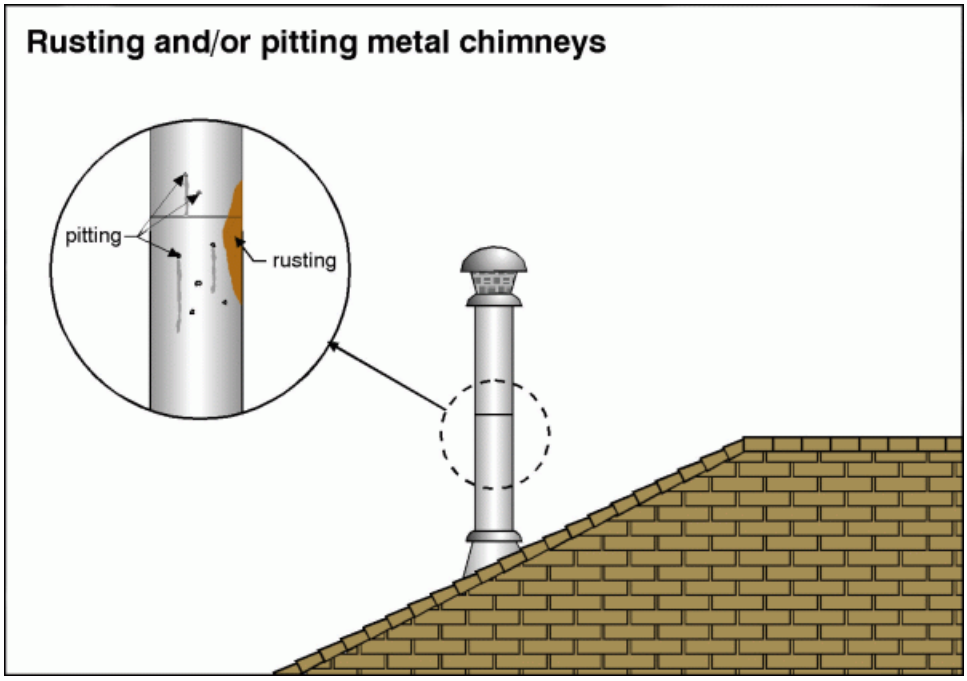


50. *Condensate problems*

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • Chimney walls rusting and treated with rust-proof type application

The metal chimney shows signs of prior rusting but appears to have been treated with rust-inhibiting paint to slow further deterioration.
Implication(s): Chance of movement | Hazardous combustion products entering home
Location: Exterior Roof
Task: For your information/Monitor/Improve
Time: Ongoing



51. *Chimney walls rusting and treated with...*

FIREPLACE \ Gas fireplace or gas logs
Condition: • A specialist should inspect the gas fireplace prior to use. These units vary widely by manufacturer and model, each with specific installation and service requirements. We recommend the fireplace be covered under a

maintenance contract that includes regular service

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Descriptions

Air conditioning type: • Air cooled

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 10 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 10 years old and was functional.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: $3,500 - and up

Inspection Methods and Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

Descriptions

Attic/roof insulation material:

• Cellulose

Cellulose fiber blown in over top original Glass fiber

52. *cellulose fiber*

Attic/roof insulation amount/value: • R-32

Attic/roof air/vapor barrier: • Kraft paper • Spot Checked Only

Attic/roof ventilation: • Roof and soffit vents

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Below current standards of R-60 (as of 2016).

Implication(s): Increased heating and cooling costs

Location: Throughout Attics

Task: Upgrade

Time: Discretionary

Cost: $2000 and up each attic

ATTIC/ROOF \ Hatch/Door

Condition: • Not weatherstripped

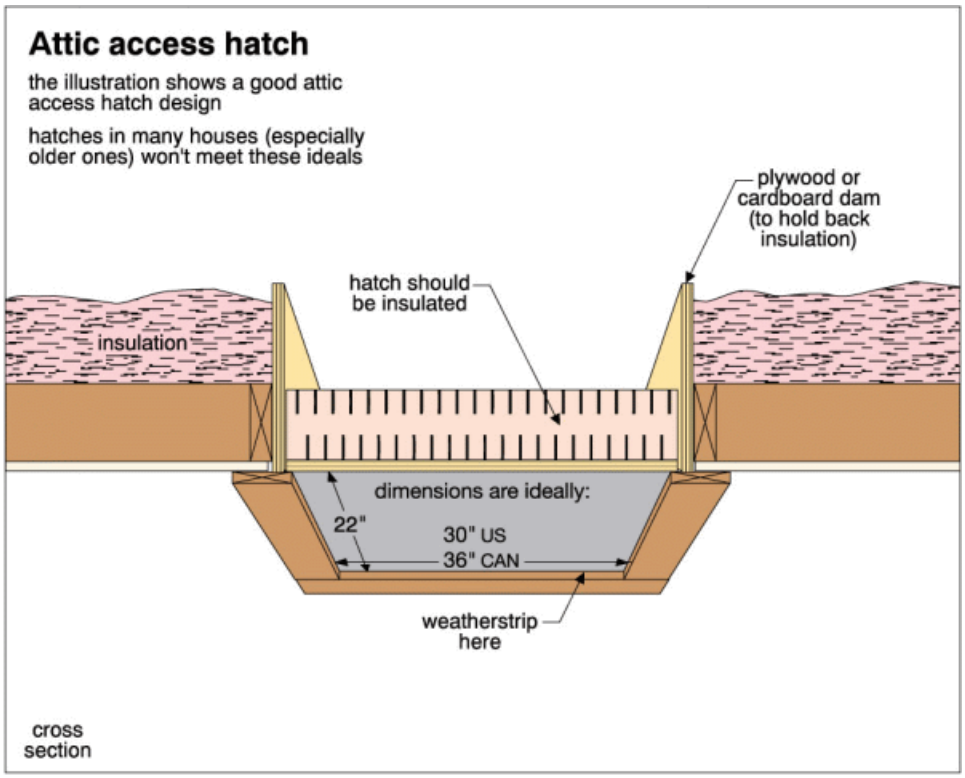
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Attics

Task: Improve

Time: Less than 1 year

Cost: Minor



Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • Copper

Supply piping in building: • Copper • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Main water shut off valve - Basement

53. *Main water shut off valve - Basement*

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 40 US gallons • 151 liters

Water heater approximate age: • 12 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic • Copper

Floor drain location: • Near water heater

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure, no hot or cold water, leakage, possible hidden damage, health hazards.

GAS SUPPLY \ Gas piping

Condition: • Inadequate support

Implication(s): Equipment not operating properly | Fire or explosion

Location: Basement Furnace Room

Task: Correct

Time: As Soon As Possible

54. *Inadequate support*

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy
Typical life expectancy is 10-15 years. The current unit is 12 years old
Implication(s): No hot water
Location: Basement Water Heater
Task: Replace
Time: When necessary / Unpredictable
Cost: Rental $35-$55 monthly. Purchase $2000 - and up

WATER HEATER \ Hot/cold piping

Condition: • PEX (cross-linked polyethylene) is connected directly to the water heater. Some water heater manufacturers require that 18" lengths of copper pipe or threaded metal are installed between the water heater and the PEX piping. Verify with water heater manufacture
Location: Basement Water Heater
Task: Further evaluation / Correct
Time: If necessary

55. *PEX (cross-linked polyethylene) is connecte...*

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Poor slope

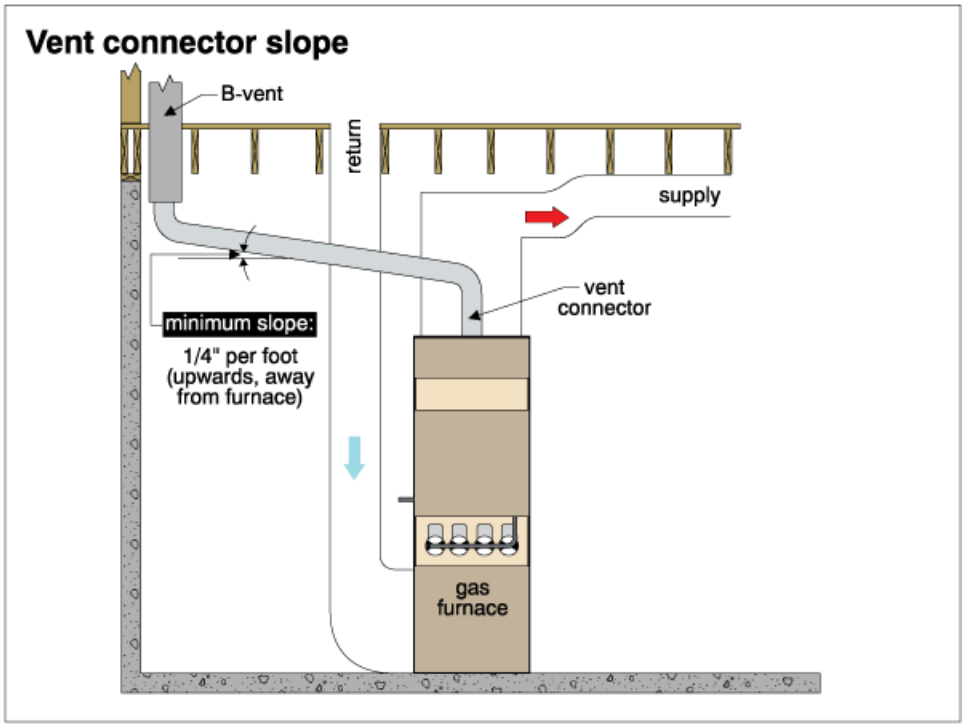
Implication(s): Equipment not operating properly | Hazardous combustion products entering home

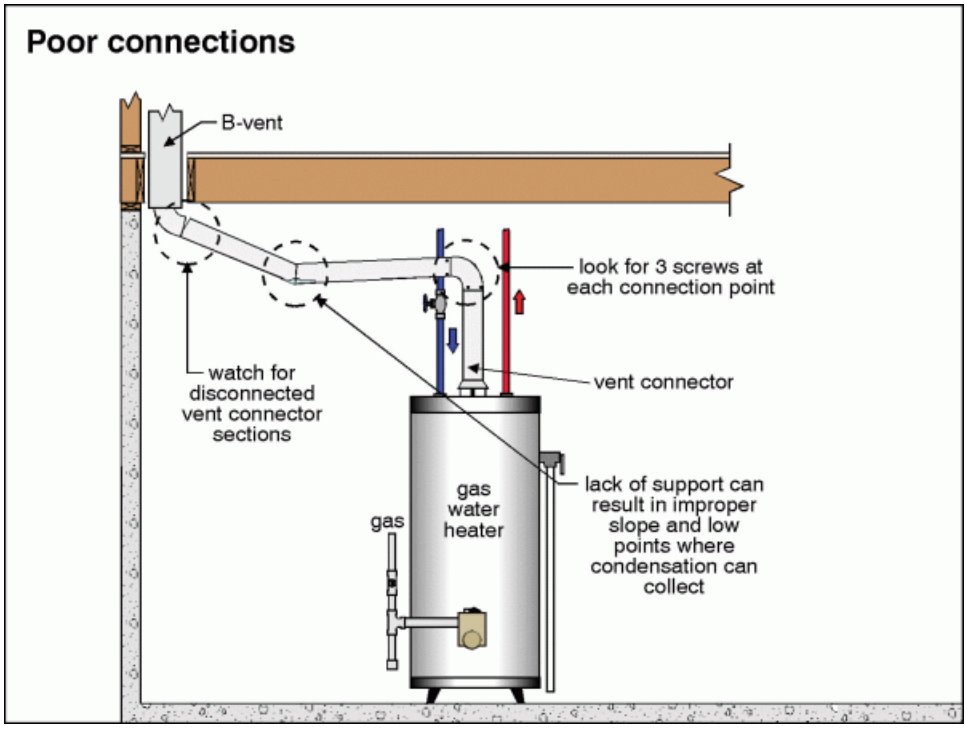
Location: Basement Furnace Room

Task: Correct

Time: As Soon As Possible

Cost: Minor





56. *Poor slope*

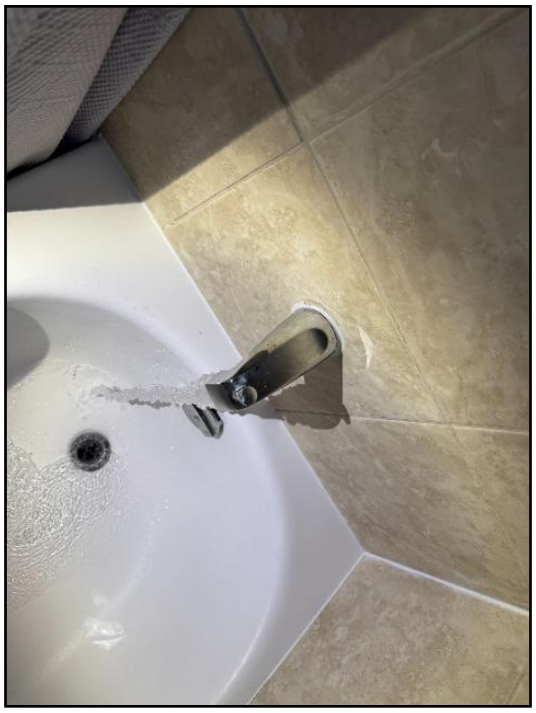
WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes
Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be

roughly $200 to $400, however many companies will rebate the cost if work is to be completed.

FIXTURES AND FAUCETS \ Faucet
Condition: • Loose
spout is not secured
Implication(s): Equipment failure
Location: Bathroom spout
Task: Secure and seal
Time: Prior to first use



57. *Loose*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Leak
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building
Location: Upper Bathroom
Task: Repair
Time: Before using
Cost: Minor

58. *Leak*

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Unprotected window

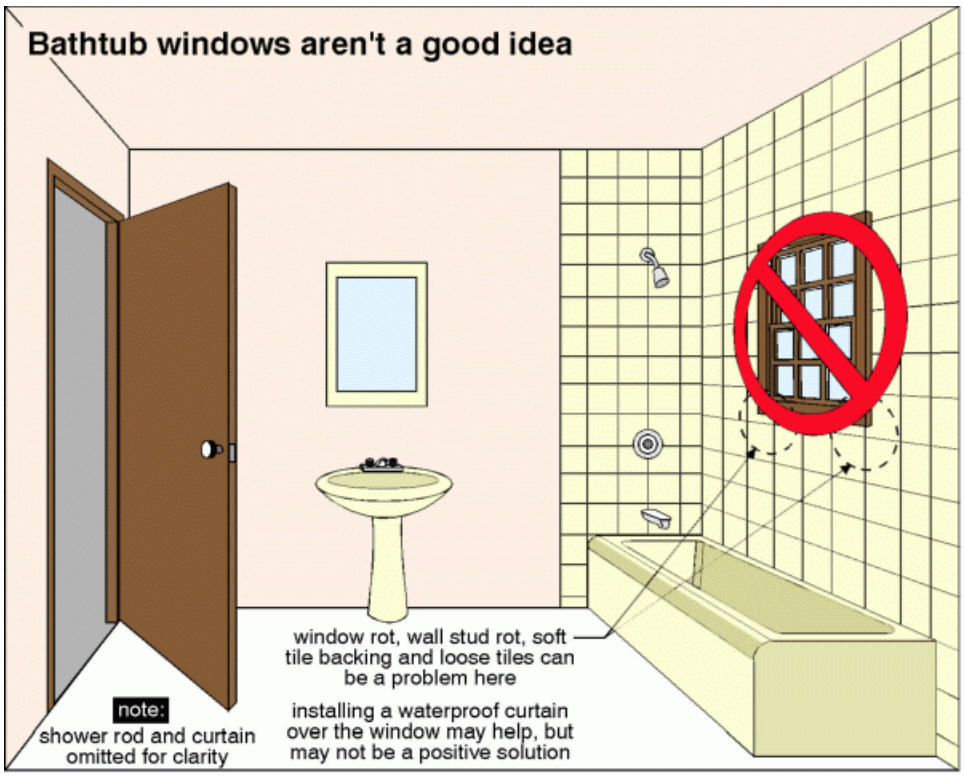
Windows in bathtub area were common when this house was originally built. These windows are vulnerable to water damage. Shower Curtain can provide temporary protection. Ensure grout and caulking are maintained regularly

Implication(s): Chance of damage to finishes and structure

Location: Bathroom

Task: Protect

Time: Ongoing



FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

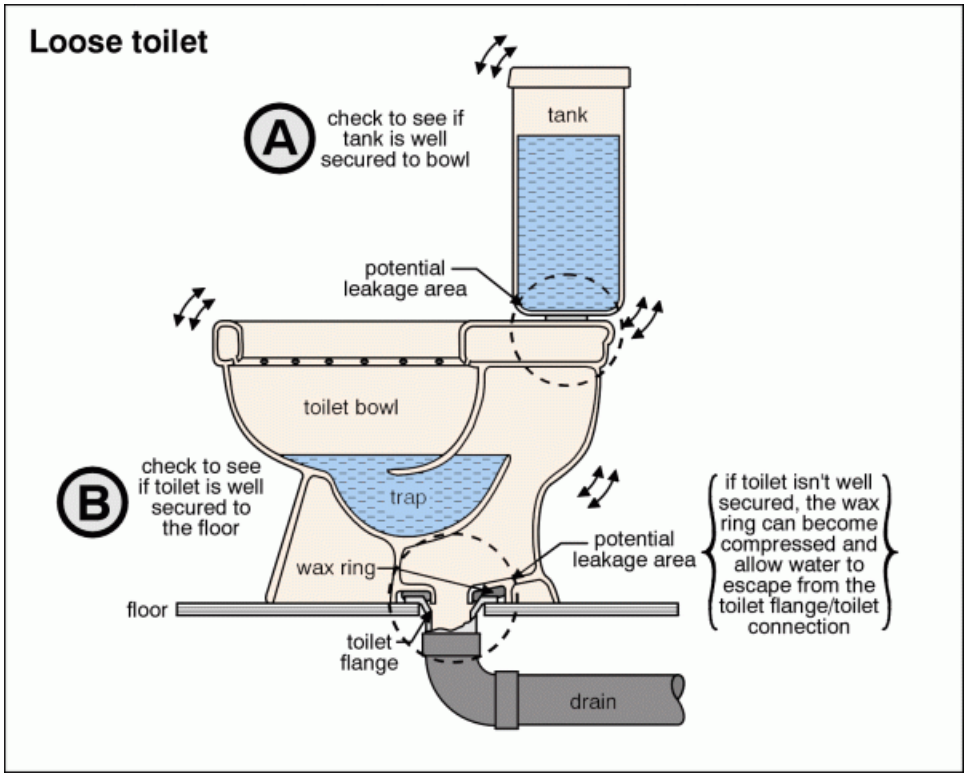
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Upper Bathroom

Task: Correct

Time: As Soon As Possible

Cost: Regular maintenance item



Inspection Methods and Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Descriptions

Major wall and ceiling finishes: • Plaster/drywall • Paneling • Stucco/texture/stipple

Windows: • Fixed • Sliders

Glazing: • Single • Primary plus storm

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

Condition: • OVERALL - Flaws were noted on floors, walls, ceilings, fixtures, and finishes typical of an older home. Renovations are a major expense, highly dependent on personal preferences. The focus of this inspection was to identify defects with major systems and components and does not list every flaw with cosmetics/finishes.
Location: Various
Task: Upgrade
Time: Discretionary
Cost: Too many variables - consult with specialist

WALLS \ General notes

Condition: • Water stains
Various stains noted at basement which are very common in homes of this age. Tested with moisture meter and dry at time of inspection. In general, prudent to monitor for moisture intrusion ongoing
Implication(s): Chance of water damage to structure, finishes and contents
Location: Various Basement
Task: Monitor for moisture / water intrusion

59. *Water stains*

FLOORS \ General notes

Condition: • Worn

Implication(s): Material deterioration

Location: Various hardwood and ceramic areas

Task: Replace

Time: When remodelling or when desired

Cost: Major

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • Tiles cracked

Implication(s): Cosmetic | Trip or fall hazard

Location: Several locations

Task: Replace

Time: When remodelling

Cost: Consult contractor

WINDOWS \ General notes

Condition: • Aging

The windows are old and deteriorated. Additionally the exterior trims/frames are in poor condition. Full replacement (brick to brick) is recommended.

Location: Throughout

Task: Upgrade

Time: As soon as practical

Cost: Major $60 - $100 per square foot

WINDOWS \ Glass (glazing)

Condition: • Cracked

Implication(s): Physical injury

Location: Front First Floor

Task: Replace

Time: As Soon As Possible

Cost: $300 - $600

60. *Cracked*

DOORS \ Hardware

Condition: • Broken

Door knob only operates when turning one way.

Implication(s): System inoperative or difficult to operate

Location: Front door knob

Task: Replace

Time: Regular maintenance

CARPENTRY \ Cabinets

Condition: • Stained, worn, damaged

Implication(s): Material deterioration

Location: Various Kitchens

Task: Replace

Time: When remodelling

STAIRS \ Handrails and guards

Condition: • Missing

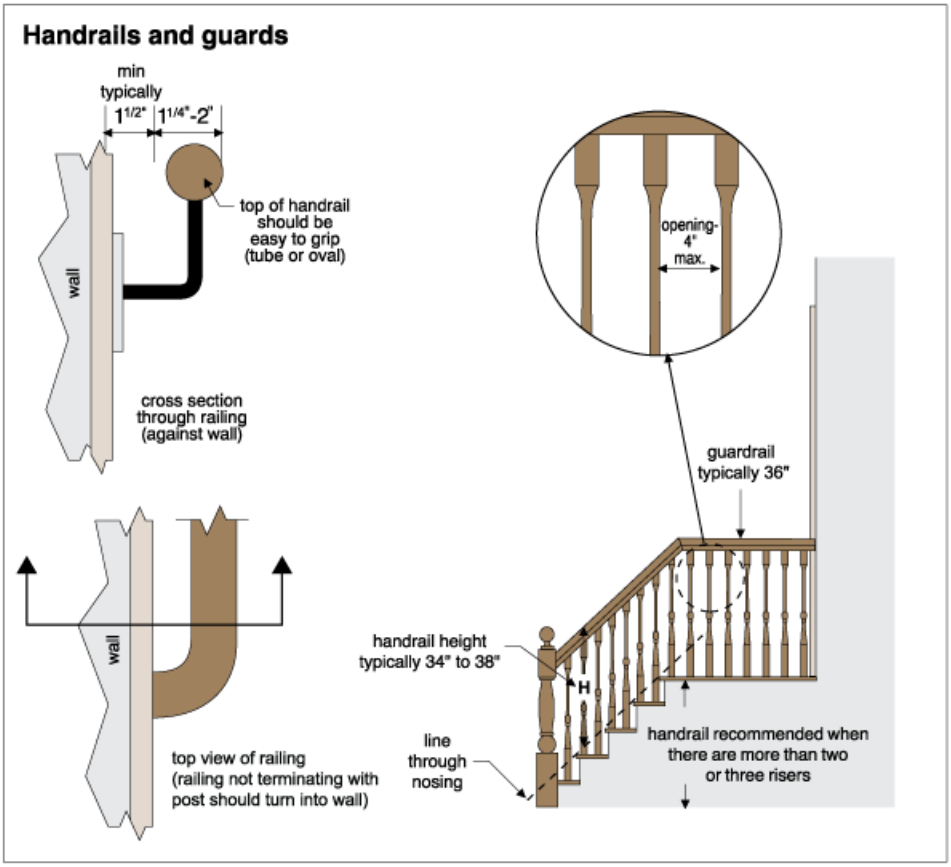
Implication(s): Fall hazard

Location: Staircase

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor



61. *Missing*

EXHAUST FANS \ Duct

Condition: • Not insulated in unconditioned space

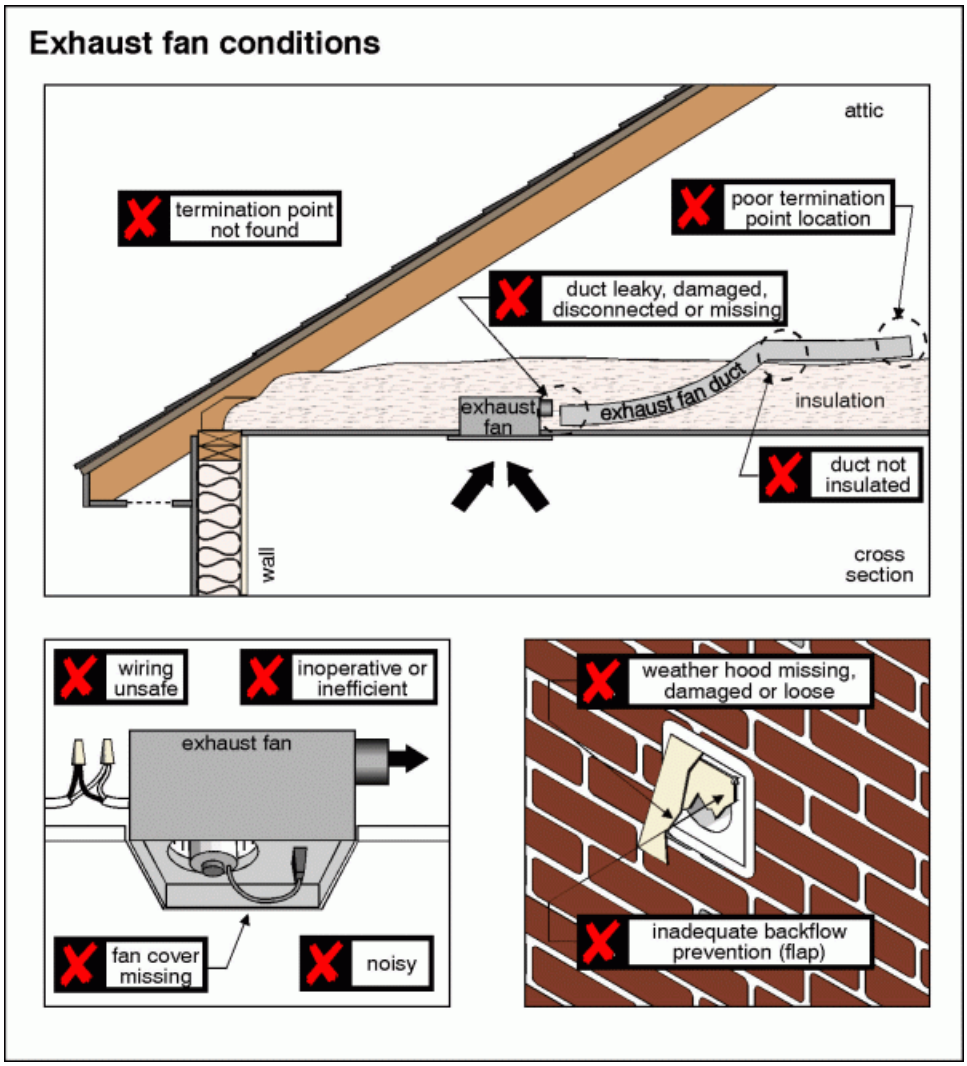
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Correct

Time: Less than 1 year

Cost: Minor



62. *Not insulated in unconditioned space*

EXHAUST FANS \ Kitchen range exhaust system (range hood)
Condition: • Not vented to exterior
Venting to the exterior was not standard when home was originally built.
Implication(s): Chance of condensation damage to finishes and/or structure
Location: First Floor Kitchen
Task: Upgrade
Time: When remodelling
Cost: Depends on work needed

Condition: • Missing
Range hoods are important for fire prevention, as they offer protection to nearby cabinets in the event of pot fires. Additionally, range hoods are crucial for proper kitchen ventilation, helping to remove smoke, odors, and excess heat.
Implication(s): Hygiene issue
Location: Basement Kitchen
Task: Provide
Time: Prior to first use
Cost: $750 and up

BASEMENT \ Leakage
Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $400 to $600 per crack or hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $500 to $600 per crack or $300 per hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

CRAWLSPACE \ Wet crawlspace - evidence

Condition: • Water marks

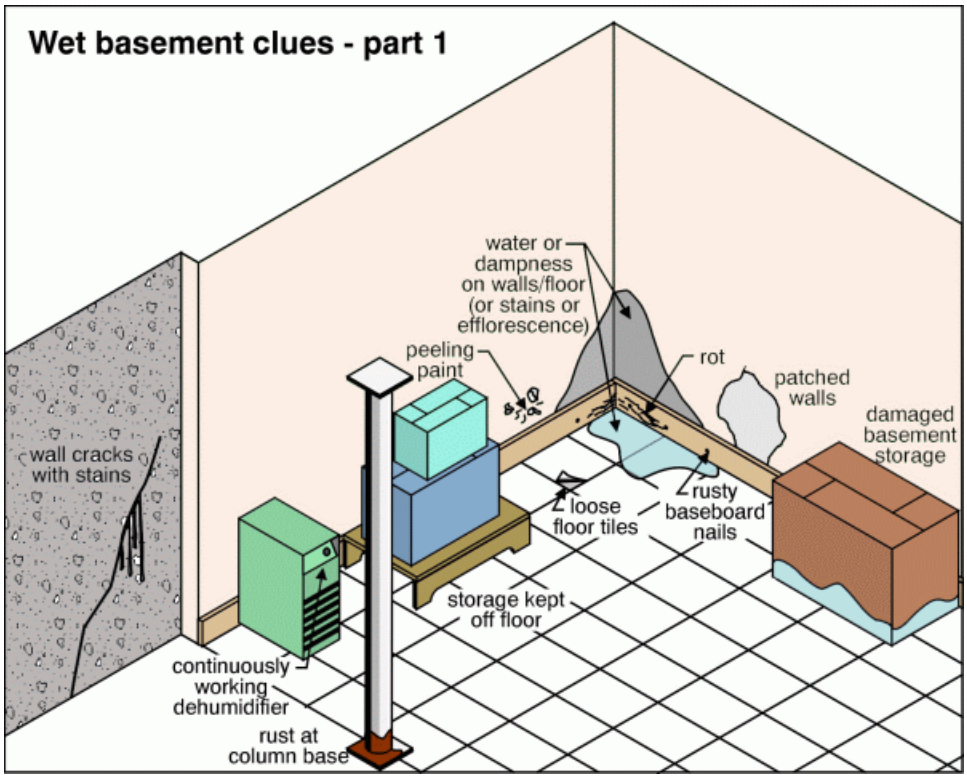
Evidence of prior water stains and efflorescence. It is very common to find stains and efflorescence in crawlspaces. Some have likely been present for decades. Prudent to monitor ongoing and view after heavy rainfalls.

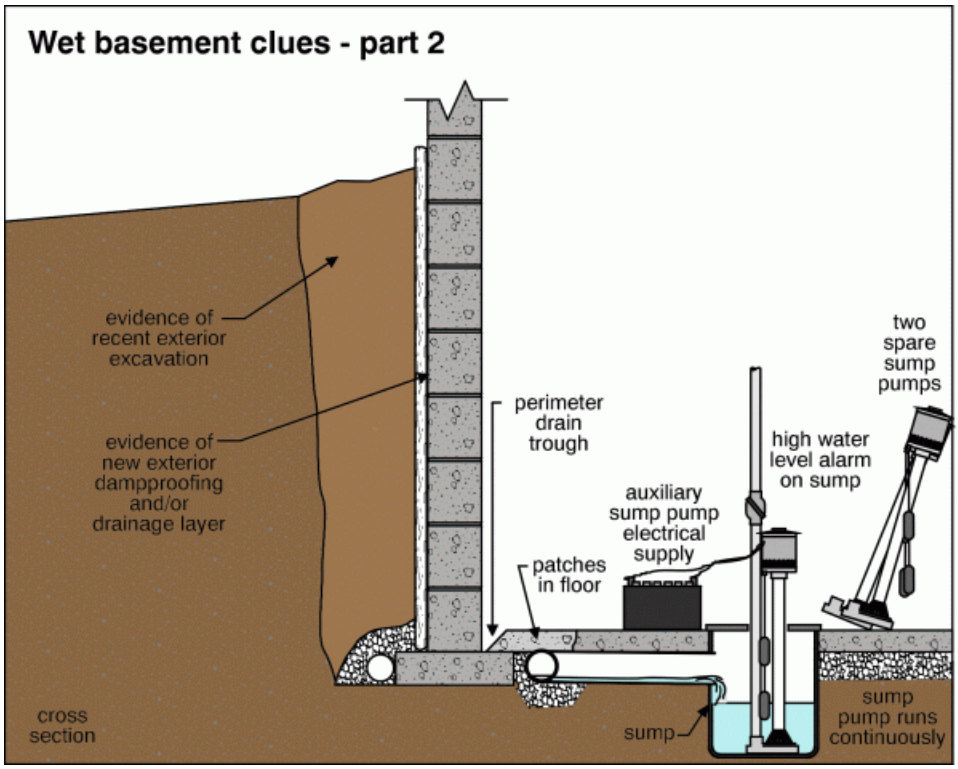
Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout Crawl Space

Task: Monitor for moisture / water intrusion

Time: Unpredictable / Ongoing





63. *Water marks*

APPLIANCES \ Oven

Condition: • Gas leak

A strong natural gas odor was present upon entering the home. Investigation determined that a burner on the kitchen gas range was left in the "on" position without flame. The burner was shut off, the house ventilated, and the odour dissipated. Listing agent was notified. While this appears to have been accidental, recommend further evaluation by a licensed HVAC/gas contractor to confirm no other leaks are present.

Implication(s): Fire or explosion

Location: Basement kitchen
Task: Confirm safe operation with HVAC/gas specialist
Time: Immediate/Prior to occupancy

POTENTIALLY HAZARDOUS MATERIALS \ General notes
Condition: • Possible asbestos containing materials
In homes of this age, it was common to wrap floor registers and vent penetrations (such as around a water heater or furnace vent passing through ceilings or walls) with insulation to reduce heat transfer. These wraps may contain asbestos; however, confirming asbestos content is outside the scope of a home inspection. Health Canada advises that suspected asbestos materials be left undisturbed. If renovations are planned or if there are concerns, consult a qualified specialist for testing and recommendations.
Implication(s): Health hazard
Location: Various where water heater vent enters ceiling and various heat registers.
Task: Test / Remove if confirmed
Time: Before disturbing material
Cost: $150 - $250 per register if asbestos is present

64. *Possible asbestos containing materials*

65. *Possible asbestos containing materials*

Inspection Methods and Limitations

General: • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco / stipple ceilings, glue, insulation around heating ducts and registers, plaster and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

Inspection limited/prevented by: • New finishes/paint

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

Basement leakage: • Storage in basement limited inspection • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof 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.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components.

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions.

Standards of Practice: • This document sets out what a professional home inspection should include, and guides the activities of our inspectors.
This inspection was performed in accordance with the most recent CAHPI Standards of Practice. Click the blue link above to view the full document.

END OF REPORT

This is a copy of our home inspection contract and outlines the terms,

limitations and conditions of the home inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection

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

Click on any link to read about that system.