GENERAL DESCRIPTION:

Inspection and this Report, which is carried out at the Client's request, is intended to help the Client determine the general overall condition of the property. This Report should be read in its entirety to put the Inspection, its terminology, and its limitations in proper perspective.

The inspection is conducted according to the Standards of Practice of the Canadian Association of Home Inspectors. It is not a building code or by-law compliance inspection Report.

The overall condition of the home is based on typical repairs and recommended for buildings of similar age. ***A minimum of 2% - 3% of the value of the building should be set aside for unforeseen repairs, beyond what is mentioned in this report.***

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. GCC Home Inspections inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported, as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items.

(Pictures just for sample report)

The inspected property consisted of a two and half story wood-framed structure with *brick veneer and stucco siding that was* occupied at the time of the inspection. The age of the home, as reported by the real estate agent, was said to be 10X-year-old (192X).

The approximate temperature at the time of the inspection was 13 to 18 degrees Celsius, and the weather was mostly cloudy. The utilities were on at the time of the inspection. The client was present during the inspection.



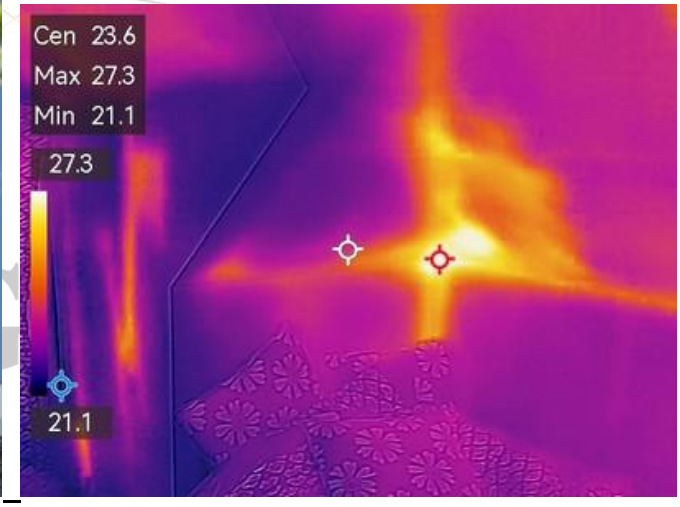
The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. The front and backyard of the house were covered with bushes and vegetation/climbing vine. It is recommended to trim or remove the bushes, vegetation and vine to prevent it from covering soffit vents and damaging siding and windows.


There were visual indications of **loose mortar** on the chimney top. Contact licensed contractor for further evaluation and repair. The bird mesh from one of the chimney outlet was out of its place. The absence of bird screen allows birds or other small animals to penetrate into channels.

Cracks were observed on the exterior side of chimney unit separating away from the structure. It is recommended to caulk the joints to prevent penetration of water inside the structure.



A bow with signs of mould was observed under the front deck ceiling. Moisture was tested with moisture meter which was within the limits.

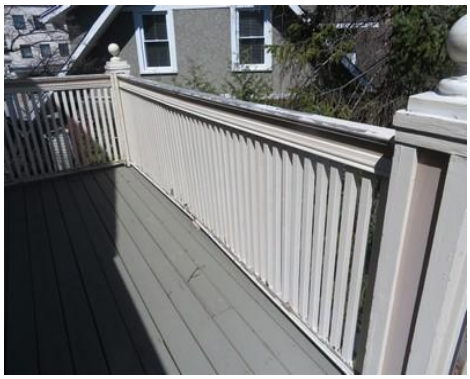



Soffit boards at the top left corner of the house **was damaged and formed a gap**. The gap should be repaired to prevent animals or birds from penetrating to the attic. Thermal image from inside the top room shows thermal leakage, primarily due to damage to the insulation inside the attic.

Hair line cracks were observed in the the stucco at various locations.It is advised to caulk the cracks to prevent penetration of water into the structure. There were no major visual defects on the visible portions of the siding.

Monitoring for potential wood decay and instability of deck structure is advisable.

The concrete window wells appeared to be broken/cracked. Damaged window wells can lead to flow of water into the basement windows or movement of soil into the wells thus blocking the weeping tiles drainage system.

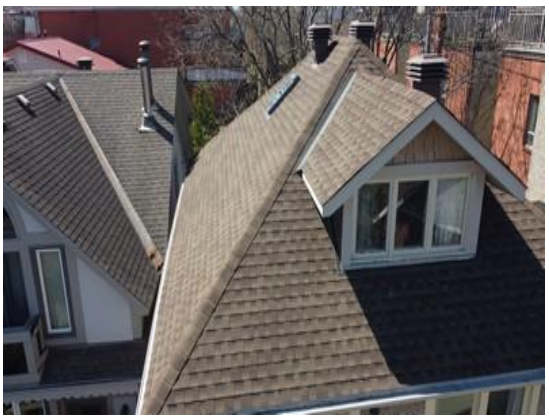




Signs of wood rot and deterioration were observed on the handrails of the deck. One of the span of handrails was longer than 6 feet and without the post in between it.

GARAGE:


The detached garage was designed for one car with access provided by one overhead-style door. *Store items obscured most areas of the garage floor and walls.*

ROOF STRUCTURE:

The roof was a gable design covered with architectural shingles. Observation of the roof surfaces and flashing was performed by drone camera. The age of the roof covering, as reported by the owner, was six years.

There were no curling and no surface wear observed on the visible portion of roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

The **roof drainage system** consisted of aluminum gutters and downspouts, which appeared to be functional. Gutters and downspouts should receive routine maintenance to prevent premature failure. The flat deck on the first level had separate drainage system.

<u>There were no gutters on the right side of the roof.</u>

There were no major visual defects observed on the visible portions of the gutters or downspouts.

FOUNDATION:

The foundation was constructed of **large aggregates poured foundation also known** as “Poured concrete rubble foundation”. There were **signs of deterioration and erosion** observed on the small visible portion of foundation (near sump pit). Due to the age of this type of foundation, it is very likely that some flaking of the mortar has occurred.

But the exposed wall area was generally in **satisfactory condition**. There was no sign of shifting or settlements, cracks and holes did not appear to have structural significance at the time of inspection. **Given its age, the foundation appears to be in satisfactory condition**.

(Exterior inspection alone is inconclusive and the interior foundation walls should be thoroughly inspected for cracks that extend from the outside.) Note that an inspection cannot be conclusive on Basement / foundation walls that have interior finishing, insulation or interior parging.

There were no major visual defects observed on the visible portions of the foundation.

FLOOR STRUCTURE:

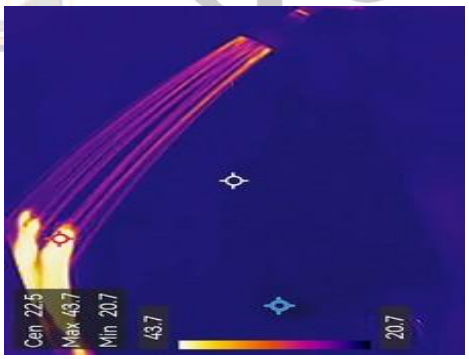
The visible floor structure consisted of a wooden plank subfloor; supported by two-inch by eight-inch wood joists spaced sixteen inches on center.

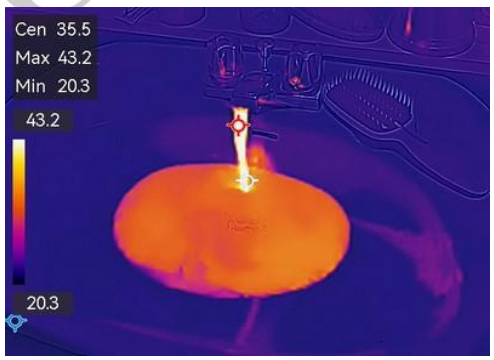
Because the basement was partially finished, it was impossible to determine materials and design of overall floor structure and subfloor as well as location and materials of additional beams and posts for load bearing support.

There were no major visual defects observed in the visible portions of the floor.

PLUMBING:

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of ABS Plastic. The home was connected to a public sewer system.





All plumbing fixtures permanently attached to a household appliance were operated and inspected for visible leaks.

Main sewer cleanout was not found, it appeared to be behind the bulkhead in the basement bathroom, Verification and installation of access door is advisable.

GCC Home Inspections *does not use the volume of water required to test the overflow devises in bathtubs and sinks.* Water flow throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

The flushing crank for the toilet in the basement was not working properly. Consulting a licensed plumber is advised.

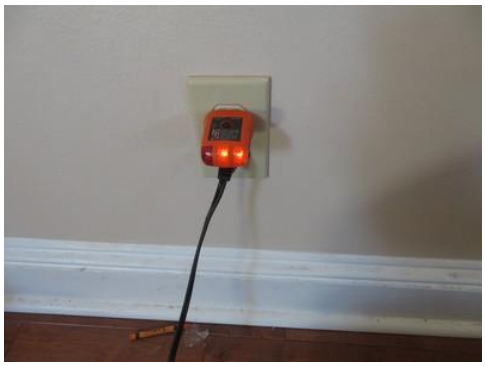
The **gas meter** was located on the exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was an owned, 50 gallon gas **water heater** located in the basement. The water heater was manufactured by Rheem. Information on the water heater indicated that it was manufactured 13 years ago. ***Theoretical life expectancy for natural gas water heaters is approximately 12-15 years. Inspection by License Plumber and possible replacement is recommended.***

The water heater was functional.

ELECTRIC SERVICE:

The electric meter was located near to electric panel inside the basement with disconnect of 100 amps capacity. The service wire entered a “CUTLER HAMMER” multi-functional service panel, located on the basement wall with 200 amps and 120/240 volt rated capacity. The branch circuits within the panel were cooper and the house wiring was mostly cooper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the old and new Romex type and appeared to be in fair condition.




A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within 1.5 m of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested.
All GFCI receptacles and arc fault circuit interrupter (AFCI) should be tested monthly. AFCI's are designed to sense an arc, which is an electrical "leak" caused when a hot wire touches a neutral or ground but doesn't trigger the circuit breaker.
There were GFCI protected circuits located in the basement bathroom. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS:


There was functional battery operated smoke alarms found in the house. **For safety reasons, the smoke alarms should be installed in all levels of the house and tested upon occupancy.** The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter. No smoke alarm was observed in the basement.

WINDOWS, DOORS, WALLS AND CEILINGS:

A number of accessible windows and doors were not operated due to their age and paints on the hinges and thus their functionality cannot be checked. The primary windows were constructed of wood framed- side hung casement style with insulated glass manufactured in 1984.

Some of the windows started showing signs of ***seal deterioration***, which leads to condensation inside the windows. The original insulated windows should be monitored and replaced/repaired in the future. *Contact Window Company for estimated cost of glazing units' replacement or repair.* All exterior doors were operated and are found to be functional.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

LOWER LEVEL - BASEMENT:

The basement was partially finished (recreation room, bedroom and full bathroom, and contained the following mechanical systems: furnace, water heater, and humidifier.

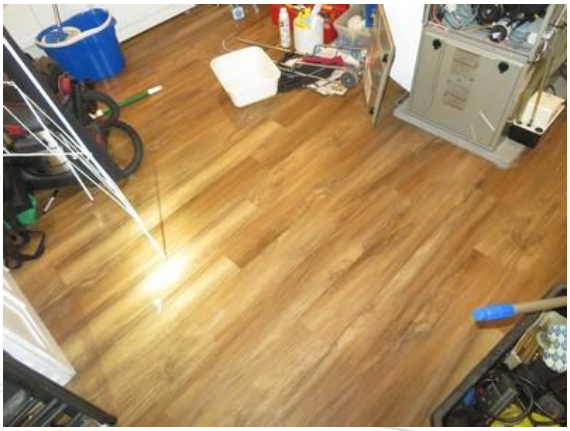


Stored items obscured some areas of the basement floor and walls.


The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. *However, there was no actual moisture observed at the time of inspection.*



There was a sump pump located in the sump pit in the basement and was connected to house weeping tiles that run into the sump pit. The **s**ump pump discharge pipe appeared to be discharging below soil level outside to an unknown location. Verification is advisable. There was **c**heck-valve installed in the drainpipe. The **sump pit's cover** shall be installed in a fashion when it would resist possible **removal by children.** *Contact Licensed Plumber for routine inspection.*



No floor drain was observed in the basement. It is assumed that sump pump acting as floor drain.

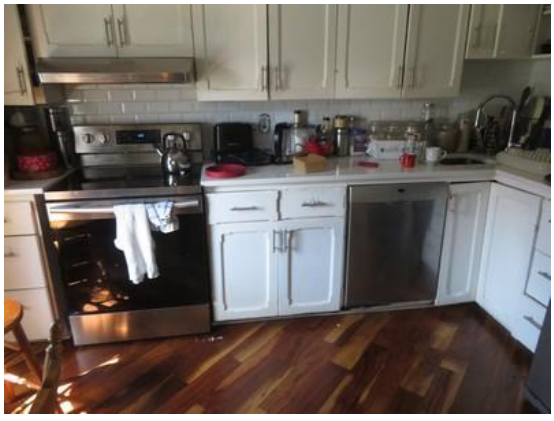
There were no major visual defects observed in the basement.

FIRST LEVEL:

The first level consisted of Foyer, two bedrooms and a bathroom. GCC Home Inspection inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.

SECOND LEVEL:

The second level consisted of living room, kitchen, dining room and a front deck.



GCC Home Inspection inspects evidence of structural failure and safety concerns only. The cosmetic

condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. The visible portions of the cabinets and counter tops were in aged condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances: rangehood, stove, refrigerator, microwave, dishwasher.

There were signs of structural changes in the living area in the past. It is advised to keep a copy of building permits.

<u>The floor of the living area and the kitchen was observed to be out of level and sloped in one direction.</u>

The vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

THIRD LEVEL:

Third level of the house consisted of attic space room with skylight window, with bathroom and kneewall attic hatch. There were no major visual defects observed on the third level.

FIREPLACE:

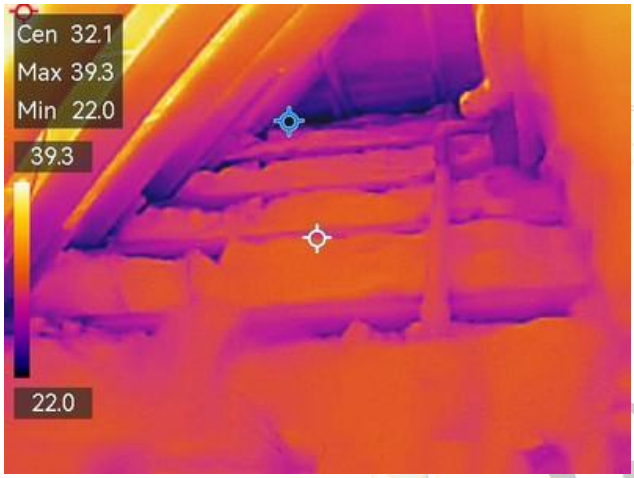
A wood-burning fireplace was located in the family room. ***For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected by WETT certified technician as there may be hidden defects, not fully visible at the time of the inspection.*** The fireplace was not tested for operation or function.

ATTIC STRUCTURE:

The third level of the home is completely located in the attic space of the house. This is typical of older homes. Because this space is finished and insulated there is no access to the rafters and sheathing for the roof. There was no unusual cracking or deflection noted in the ceilings, walls or floors.



The attic was accessed through a kneewall hatch on the top floor. The attic space was insulated with fiberglass insulation (variable thickness), Ventilation throughout the attic was provided by soffit and roof vents.



There was insufficient ventilation in the attic - **not enough intake capacity.** There were some areas on the back portion of the attic where **air channels from the soffit were blocked** by insulation. These air channels should be open for air circulation. (*Regular snow removal in winter time and installation of baffles is advisable*.)
There were **multiple indications of mouse droppings** observed on the interior of the house: in the basement, on the attic, etc. It is recommended to consult pest control contractor for further evaluation.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and wooden planks sheathing.

Because of the configuration of the trusses and framing, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.

There were no major visual defects observed in the attic or roof structure.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by master-inspector. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by “Bryant” natural gas high efficiency forced air furnace, that is 8 years old**.** The unit was located in the basement of the home.

NOTE: 1.Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

2. Termination of HVAC condensate lines was discharged in the condensing pump. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The heating system was found to be functional.

AIR CONDITIONER:

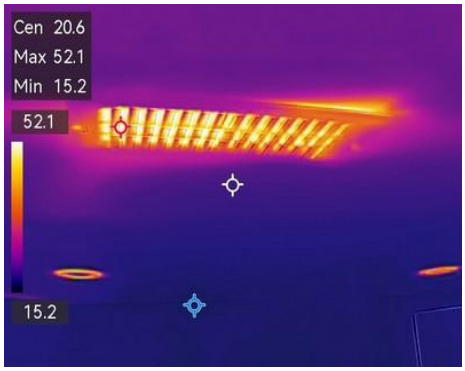
The unit is located on the back side of the home. <u>The unit is approximately 24 -year-old.</u> Periodic preventive maintenance is recommended to keep this unit in good working condition. **Theoretical life expectancy for Air Conditioner is approximately 12-15 years. <u>*Inspection by License HVAC Technician is recommended before occupancy. Replacement is advisable.*</u>**

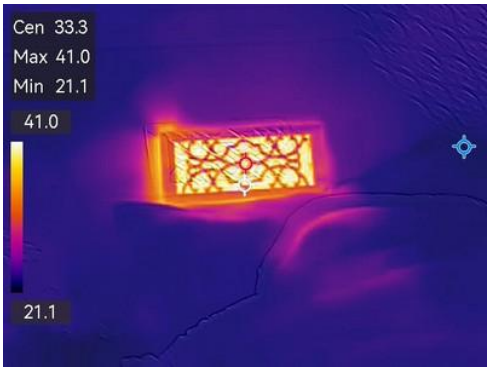
The condensing unit was **installed on the soil** (there was no visible support) and **was positioned on the ground level**, which will cause water penetration and premature deterioration. The control wires and pipes were partially buried underground. The condensing unit should be raised above the ground level and installed on the proper support and its pipes and wires must be run above the ground as well.

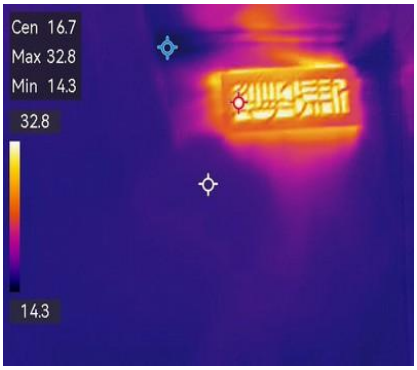
The insulation on the suction line and return line of the A/C unit was missing. Restoring insulation is recommended.

The cooling system was NOT tested due to outside temperature.

DUCTWORK:







Airflow throughout the house may be balanced by adjusting dampers in supply ducts, or by adjusting supply registers. Proper air returns should be located throughout the air-conditioned living spaces.

There was *no cold air return duct* in the basement. Recommend installation of a cold air return duct in the basement to promote normal air circulation.

The foyer has unit space heater installed in addition to HVAC duct, which appears to be operational.

We do not determine the adequacy of the air-distribution and air-handling systems. Ductwork should be cleaned every three to five years during normal home activities. In multi-level homes, there will be normal temperature variations from room to room and level-to-level which is most noticeable during the heating and/or cooling seasons.

FILTER TYPE:

Air filter was found to be of adequate size. The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS:

The control for the heating and air conditioning system was a 24-volt programmable thermostat located on the hallway of the home. The thermostat was (EMERSON) found to be in working order.