



Inspection Report

Bruce Treacy

Property Address:
23 McDonald Court
Flamborough ON



BLT Home Inspections

Bruce L Treacy 0094-2361-1101-3717
23 McDonald Court
Flamborough, On L9H 7C3
905 902-7786



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Date: 18/01/2013	Time: 09:00 AM	Report ID:
Property: 23 McDonald Court Flamborough ON	Customer: Bruce Treacy	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Moulds are fungi and there are more than 270 species of mould that have been identified in our homes. **The presence of mould can only be verified by laboratory tests.** Moulds can grow indoors in wet or damp areas, including wallpaper, ceiling tiles, carpets (especially jute backing), insulation material, wood and drywall. Most moulds are generally not harmful to healthy individuals. However, exposure to mould can cause reactions depending on overall health, age and time exposure. The home inspector makes every effort to visually detect health and safety hazards and advises the client to control household humidity. The home inspector also advises the client to repair any exterior condition that may direct water towards the foundation. The inspector also advises the client to seal all ceiling fixtures including bathroom exhausts that may allow warm air leakage into the attic space. In addition, the inspector advises the client to improve attic ventilation, soffits and roof. If mould is discovered during the inspection, the home inspector advises the client to consult an air quality specialist who will sample the air and send the sample to a laboratory for testing to determine the type of mould. Mould remediation by a professional contractor maybe suggested by the air quality specialist following the laboratory results.

Asbestos, due to its strength, durability and fire resistance **was used in the construction business prior to 1985 and especially before the 1970's.** A variety of products contained asbestos including insulation and ceiling tiles. Because asbestos was often mixed with other substances, it is difficult to visually identify. The only way to verify products containing asbestos is to sample the products and submit the sample to a properly accredited asbestos laboratory. Asbestos is a potential health hazard when the fibres are disturbed, released into the air and then inhaled. Building products that may contain and may be at risk of releasing fibres into the air are: asbestos cement roofing, roofing felt, shingles and siding, vermiculite insulation, vinyl asbestos, asphalt and rubber floor tiles, including the backing and adhesives, acoustical ceiling tiles, steam pipes, furnace ducts, hot water tanks and boilers insulated with asbestos blanket or paper tape, cement sheet, millboard and paper used to insulate furnaces and wood burning stoves, soundproofing or decorative material on walls and ceiling, patching and joint compounds for walls and ceilings, textured paints, door gaskets in furnaces wood, and coal stoves, artificial ashes and embers used in gas fireplaces. When under taking renovations in older homes of this vintage consult a professional under "asbestos abatement/removal" services.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

over 60 yrs

Temperature Approximate:

minus 10 C to 0 C

Ground/Soil surface condition:

Snow covered

Rain in last 3 days:

No

Weather:

Sunny

Commercial:

no

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

<p>Roof Coverings: Asphalt</p>	<p>Viewed roof covering from:</p>	<p>Roof Inspection Prevented: Snow/Ice Height</p>
<p>Roof Inspection Limited: Snow/Ice Height</p>	<p>Sky Light(s):</p>	<p>Chimney (exterior):</p>
<p>Downspouts & Gutters: Aluminum Discharge Below Grade</p>		

Items

1.0 ROOF COVERINGS

Comments: Not Inspected

1.1 FLASHINGS

Comments: Not Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Not Inspected

1.3 DRAINAGE SYSTEMS, DOWNSPOUTS

Comments: Inspected, Repair or Replace

The downspout(s) located on the west and east side discharge(s) water below grade. Downspouts should discharge water above grade to assist in preventing water seepage into the basement or crawl space due to drain line blockages. Call a qualified person to extend the downspout at least 6 ft away from the foundation, seal off the drain line extending below ground. Time frame, regular maintenance.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material: vinyl over insulbrick	Exterior Entry Doors: Metal Sliding Glass Storm	Gutters Fascia Soffit: Aluminum gutter, fascia, soffit
Exterior Inspection: Ground Level	Absence of Historical Clues due to New Finishes: No new finishes	Appurtenance: Deck Steps
Land Topography: Flat Low areas west side	Driveway: Asphalt	Restricted Inspection: inaccessible under front porch inaccessible under back deck

Items

2.0 WALL CLADDING, FLASHING, TRIM AND SURFACES, UTILITIES

Comments: Inspected

The original siding appears to be insulbrick and has been covered with vinyl siding. (FYI)



2.0 Item 1(Picture)

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

The installation of the front door, gaps were observed around the perimeter, the door was not in contact with the weather stripping allowing drafts to enter the house, therefore increasing energy costs. Call a licensed door installer for evaluation, possible rehanging or installing a new weather stripping system. Time frame within 6 months.



2.1 Item 1(Picture)

2.2 WINDOWS

Comments: Inspected, Repair or Replace

The basement windows are close and/or at grade level and water entry into the basement area through the windows is possible. I recommend that window wells and covers be installed over the basement windows and the soil depth at least 6 inches below the window sill to assist in preventing water entry into the basement area. This window well cover will keep debris out of the well and reduce the possibility of leakage through the window into the basement. The wells should be secured and caulked to the foundation. Time frame within 2 year.

The basement windows are wood trim and deteriorating, repair is required before further deterioration takes place. Caulking and painting are required around the frame to stop water infiltration into the basement area. Call a qualified person to inspect and repair the windows.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

The original flooring on the front porch appears to have been covered pressure treated boards, further investigation is required. (FYI)

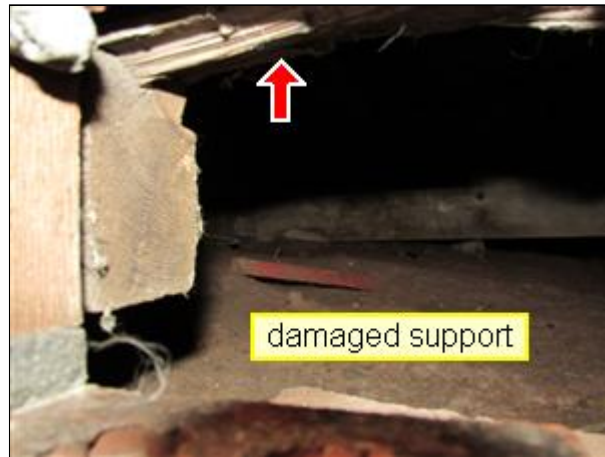
There is a damaged floor joist under the front porch, visible inspection was restricted, further investigation is required in regards to the condition of the wood structure, future renovations maybe required.

The metal railing is not secured at the bottom to the brick column, potential safety hazard. Call a qualified person to secure the railing, time frame within 6 months.

The handrail around the back deck does not have guards for preventing falls from the deck floor, personnel safety hazard. Call a licensed deck installer to install a barrier or vertical guards along the handrail, time frame within 6 months.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

There is a gap between the concrete walkway and the foundation located on the east side, water seepage down and along the foundation is possible, entry through the block foundation into the basement area is also possible. Seal the gap along the foundation with a suitable caulking compound. Time frame within 6 months

The area between the concrete walkway and foundation is filled with stone. The area is not graded away from the foundation, water will be directed down and along the foundation and could possibly seep into the basement area. Create a positive grade directing water away, call a licensed contractor familiar concrete or asphalt for evaluation. Time frame within 1years.

The concrete walkway between the two houses has heaved and may inhibit drainage away from the foundation. Water can seep between the cracks and displaced pieces and could enter the basement area. Call a licensed concrete or asphalt contractor to repair the walkway ensuring a positive grade for drainage, time frame within 2 years.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 GUTTERS, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

Debris from the deciduous tree can block the drainage of the gutter and cause water backups into the soffit area and possibly into the interior ceiling and wall. Over spillage of the gutter system can cause excess water to accumulate close to the foundation, possibly causing seepage into the basement area. Install gutter guards where required. Time frame regular maintenance.

Trim back any branches that are in contact with the siding or roof covering. (FYI)



2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Garage Door Material:

Items

3.0 GARAGE ROOF

Comments:

3.1 EXTERIOR SIDING

Comments:

3.2 GUTTERS AND DOWNSPOUTS

Comments:

3.3 GARAGE CEILINGS

Comments:

3.4 GARAGE WALLS

Comments:

3.5 GARAGE FLOOR

Comments:

3.6 GARAGE DOOR (S)

Comments:

3.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments:

3.8 GARAGE DOOR OPERATORS (Report whether or not doors will reverse)

Comments:

3.9 WOOD BURNING STOVE

Comments:

3.10 GARAGE ATTIC HATCH

Comments:

3.11 GARAGE SHELVING

Comments:

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

<p>Attic: Viewed from Access Hatch</p>	<p>Attic Insulation: Batt Fiberglass Under R 32</p>	<p>Access Not Gained:</p>
<p>Knee Wall Attic:</p>	<p>Knee Wall Insulation:</p>	<p>Air/Vapor Barrier: plastic in attic</p>
<p>Ventilation: Roof Vents Soffit Vents baffles not observed</p>	<p>Exhaust Fans: Recirculating in kitchen</p>	<p>HRV Brand Name:</p>
<p>HRV Heat Recovery Ventilation:</p>	<p>Dryer Power Source: 240v Electric</p>	<p>Dryer Vent: Metal</p>
<p>Floor System Insulation:</p>	<p>Basement Walls:</p>	<p>Basement Entrance:</p>
<p>Crawl Space:</p>	<p>Crawl space wall insulation:</p>	<p>Floor above crawlspace:</p>
<p>Crawl space heated:</p>	<p>Crawl space vented:</p>	

Items

4.0 ATTIC HATCH

Comments: Inspected, Repair or Replace

The attic hatch is not insulated, the hatch requires insulating to stop heat loss into the attic space. I recommend insulating the attic hatch and ensuring the hatch seal around the perimeter in is good condition to prevent warm air escaping into the attic. Time frame 6 months.



4.0 Item 1(Picture)

4.1 DOOR TO WALK IN ATTIC

Comments: Not Present

4.2 INSULATION IN ATTIC

Comments: Inspected

4.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected, Repair or Replace

The insulation appears to be covering the existing soffit vents and no baffles were visible resulting in poor air flow. Increase soffit and roof venting to improve air flow ventilation and reduce heat build up which can reduce shingle life and possibly damage roof sheathing. Call a licensed insulation or roofing contractor for evaluation and repair. Time frame within 1 year.



4.3 Item 1(Picture)

4.4 INSULATION IN KNEE WALLS

Comments: Not Present

4.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

4.6 VAPOUR RETARDERS IN KNEE WALLS

Comments: Not Present

4.7 VENTING OF KNEE WALLS

Comments: Not Present

4.8 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected, Repair or Replace

The floor headers are not insulated, heat loss and drafts through the headers is an area of concern when considering overall house energy efficiency. Insulate the headers to conserve energy, call a licensed insulation contractor for evaluation. Time frame within 2 years.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

4.9 INSULATION BASEMENT WALLS

Comments: Not Present

4.10 VAPOUR RETARDERS (ON GROUND IN CRAWLSPACE, BASEMENT AND ATTIC)

Comments: Inspected

4.11 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace

The bathroom on the main floor does not have an exhaust fan. Exhaust fans assist in removing excess moisture and odours from the home helping to create a healthy environment. Excess moisture in the home can create a habitat for mould formation. Exhaust fans are desirable in addition to window ventilation. Call a licensed electrician to evaluate and install an exhaust fan. Time frame, discretionary item.

The kitchen does not have an exhaust fan to eliminate moist air to the exterior. Excessive moisture in the house can cause air quality and mould issues, damage the interior cosmetic appearance of the building envelope. Call a licensed electrician to install a kitchen exhaust fan exhausting to the exterior. Discretionary item. Recirculating fans may also be installed, however, they will not expel odours and moisture to the exterior. Time frame discretionary item.

The drier vent is excessive in length, efficiency in removing the drier air maybe compromised and lint buildup is more likely. Shorten the vent length to approximately 10 ft, relocation of the drier maybe required. Call a qualified person to perform the work, time frame is within 6 months.

The drier vent connector is secured with screws, screws can collect lint and create a buildup of lint. The buildup of lint can produce a fire hazard, remove the screws and secure the connections with aluminum duct tape. Time frame within 6 months.



4.11 Item 1(Picture)



4.11 Item 2(Picture)



4.11 Item 3(Picture)

4.12 HEAT RECOVERY VENTILATION (HRV)

Comments: Not Present

4.13 CRAWL SPACE

Comments: Not Present

4.14 INSULATION CRAWL SPACE

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Masonry block</p>	<p>Exterior Wall Structure: Wood Frame Original siding not visible</p>	<p>Floor Structure: 2 X 10</p>
<p>Columns: Supporting walls</p>	<p>Roof Structure: 2 X 6 Rafters Plywood Sheathing</p>	<p>Roof-Type: Gable</p>
<p>Ceiling Structure: 6" or better</p>	<p>Basement/Crawl space water leakage: Evidence of leakage foundation paint peeling</p>	<p>Home Configuration: Basement</p>
<p>% of Interior Foundation Wall Not Visible: 10</p>		

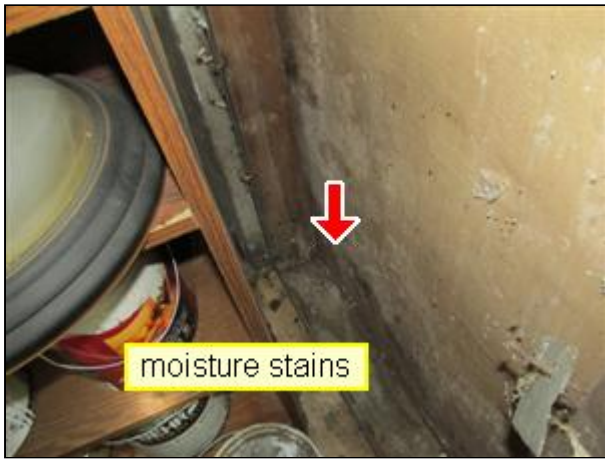
Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES, CRACKS IN FOUNDATION (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Repair or Replace

The basement walls show signs of moisture seepage, peeling paint on the walls, moisture stains on the wood bottom plates.

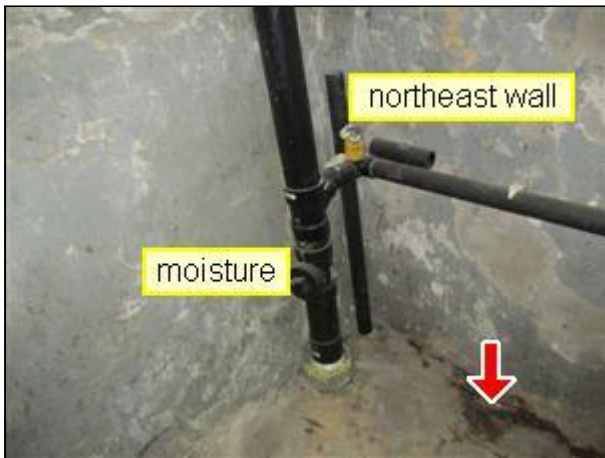
There was water seepage in the basement, check the outside drainage, downspouts discharge above ground, seal any gaps around the perimeter of the foundation ensure grading and concrete walkways have positive drainage and do not allow water to seep below grade. Call a licensed basement contractor for further evaluation, time frame prior to performing any renovations.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)

5.1 WALLS (Structural)

Comments: Inspected, Repair or Replace

The stud wall located in the basement, no visible gasket material was observed. A separation between the bottom plate and concrete is required to stop moisture from migrating from the concrete to the wall plate, wood rot and mold formation are possible. Call a qualified person to repair the stud wall and install gasket material under the bottom plate.



5.1 Item 1(Picture)

5.2 COLUMNS**Comments:****5.3 FLOORS (Structural)****Comments:** Inspected, Repair or Replace

The floor joist located in the basement has been damaged (cracked), structural integrity of the floor maybe compromised in that area, sistering of the existing joists maybe required if sagging is observed or cracking of any ceramic tile or grout. Call a licensed carpenter for evaluation, time frame unpredictable.



5.3 Item 1(Picture)

5.4 CEILINGS (structural)**Comments:** Inspected**5.5 ROOF STRUCTURE AND ATTIC****Comments:** Inspected**5.6 ROOF STRUCTURE AND KNEE WALL****Comments:** Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Interior freshly painted:

No

Ceiling Materials:

Drywall/Plaster

Wall Material:

Drywall/Plaster

Floor Covering(s):

Carpet

Laminated

Ceramic/Quarry Tile

Basement walls:

Basement Floor:

Floor drain visible

% of Basement floor covered:

not covered

Interior Doors:

Hollow core

Raised panel

Window Types:

Casement

Sliders

Window Glazing:

Double

Cabinetry:

Wood

Veneer

Countertop:

Laminate

Party Walls:

Not applicable

Items

6.0 CEILINGS

Comments: Inspected

6.1 WALLS

Comments: Inspected

6.2 FLOORS

Comments: Inspected, Repair or Replace

The floor slopes toward the inside as does the floor joist supporting the floor. The 2x6 and 2x4 wall in the basement appear to be structural supports to prevent further sagging. Consult a licensed carpenter familiar with structural support if the ceramic tiles crack or prior to removal of the installed stud walls.



6.2 Item 1(Picture)

6.3 BASEMENT FLOORS**Comments:** Inspected**6.4 WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Inspected, Repair or Replace

Caulk the gap around the window to prevent drafts from entering the house, visually inspect all interior windows for gaps, caulk all gaps, time frame regular maintenance.

Some basement windows have been covered with plywood on the interior and exterior, drafts were evident resulting in an increase in energy costs and cool basement area. Install basement windows or seal the existing windows preventing drafts from entering the basement area. Call a licensed window contractor for evaluation, time frame within 2 years.



6.4 Item 1(Picture)

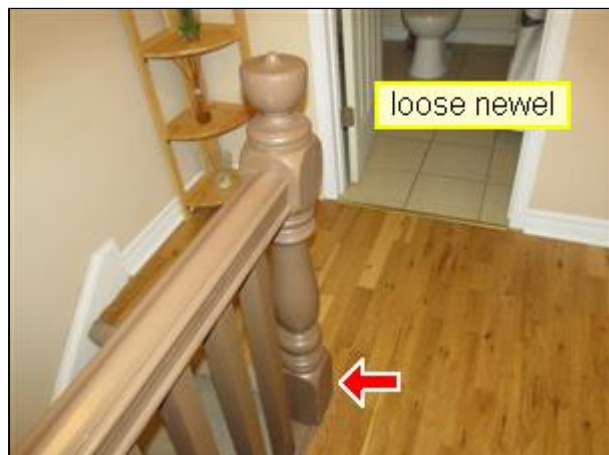


6.4 Item 2(Picture)

6.5 DOORS (REPRESENTATIVE NUMBER)**Comments:** Inspected**6.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Comments:** Inspected, Repair or Replace

The newel located on the second floor is loose resulting in a loose handrail/guard protecting the stairway, stair safety and personnel injury are a concern. Call a qualified person to secure the newel. Time frame within 6 months

The stairway from the main floor to the basement does not have a handrail. Handrails are required for stair safety and assist in preventing falls and personnel injury. Call a qualified person to install a hand rail. Time frame within 1 year.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.7 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

6.8 COLD CELLAR

Comments: Not Present

6.9 PARTY WALLS

Comments: Not Present

6.10 LAUNDRY ROOM

Comments: Not Present

6.11 GAS STOVE

Comments: Not Present

6.12 GAS DRYER

Comments: Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Lead	Main Shut Off Valve-Location: Basement south side
Plumbing Water Distribution (inside home): Copper	Plumbing Waste: ABS	Water Heater Power Source: Gas (quick recovery)
Water Heater Manufacturer: Rheem	Water Heater Capacity: 151 Litres	Estimated Age: 12 yrs
Water Heater Probability of Failure: Medium	Water Heater Location: Basement	Water Pressure: Typical for Neighborhood

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected, Repair or Replace

The pipe that supplies the water to this house from the municipal water system is made of lead or lead bearing material. Lead pipes leach lead into the water supply. Lead can cause medical problems, particularly for infants and children. I recommend replacing the lead supply pipe with a 3/4 inch copper pipe, or installing a lead filtration system, time frame within 1 year.



7.1 Item 1(Picture)

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES,VENTS, GAS PIPING, ELECTRICAL SUPPLY CABLE

Comments: Inspected, Repair or Replace

The material ABS used for the exhaust vent for power vented water heaters is a concern, structural stability is a concern, cracking is an issue, safety is an issue and the presence of CO fumes escaping. Call a licensed HVAC technician to inspect the exhaust material, changing the vent material maybe required. Time frame, prior to use.



7.2 Item 1(Picture)

7.3 SUMP PUMP

Comments: Not Present

7.4 SEWAGE PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Ensuite Bathroom

Styles & Materials

Shower Stall:

Sink:

GFI:

Bathtub/Shower enclosure:

Bathtub/shower diverter:

Soaker tub:

Bidet:

Whirlpool Bath:

Exhaust fan:

Flooring:

Items

8.0 Ensuite Bathroom/second floor bathroom

Comments:

9. Hall Bathroom

Styles & Materials

Bathtub/shower diverter: Yes	Whirlpool tub/shower diverter:	Soaker tub/shower:
Soaker tub:	Shower:	Sink: One
GFI: One Yes	Exhaust fan: No Desirable	Flooring: Ceramic tile

Items

9.0 Hall Bathroom/second floor/loft

Comments: Inspected

The connection between the bathtub and floor should be monitored for cracks, gaps to prevent water seepage to the underlying ceiling, resulting in cosmetic damage. In addition, monitor all caulking and grout for cracks or gaps, repair all cracks or gaps. Regular maintenance item.

The caulking and grout should be monitored for cracks, gaps which will allow water to penetrate into the floor and wall system causing cosmetic and structural damage. Repair any cracks or gaps in the caulking and grout. Regular maintenance.

There is a gap between the diverter the ceramic tile wall. Water can infiltrate into the wall cavity through the gap and cause damage to the wall structure and possibly form mould. Caulk around the diverter. Time frame within 6 months.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

10. Main Floor Bathroom

Styles & Materials

Bathtub/shower:

Sink:

GFI:

Flooring:

Soaker tub:

Shower:

Exhaust fan:

Whirlpool:

Items

10.0 Main Floor Bathroom

Comments:

11. Powder Room Bathroom

Styles & Materials

Sink:	GFI:	Exhaust fan:
Flooring:	Shower stall:	Toilet:

Items

11.0 Powder Room Bathroom

Comments:

11.1 Second level bathroom

Comments:

12. Basement Bathroom

Styles & Materials

Shower stall:

Bathtub/shower:

Bathtub:

Toilet:

Exhaust fan:

Sink:

GFI:

Flooring:

Heated floor:

Whirlpool tub:

Items

12.0 Basement Bathroom

Comments:

13. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors and Cable:

Overhead service

Location of Service Panel:

southeast corner in basement

Service Panel Rating:

125

120/240 volts

Service Size:

100 AMP

Main Disconnect Cover:

Not Removed

System Grounding:

Water Pipe

Copper

Panel Type:

Circuit breakers

Auxiliary Panels/Location:

Electric Panel Manufacturer:

SIEMENS

Branch wire 15 and 20 AMP:

Copper

Distribution Wire:

Romex Non-Metallic Sheathed

Outlets:

Grounded

Arc/Ground Fault Circuit Interrupter:

Service Panel

Exterior

Bathroom(s)

Kitchen

Smoke Detectors:

not visible

C.O. Detectors:

not visible

Items

13.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected

13.1 MAIN AND DISTRIBUTION PANELS

Comments: Inspected

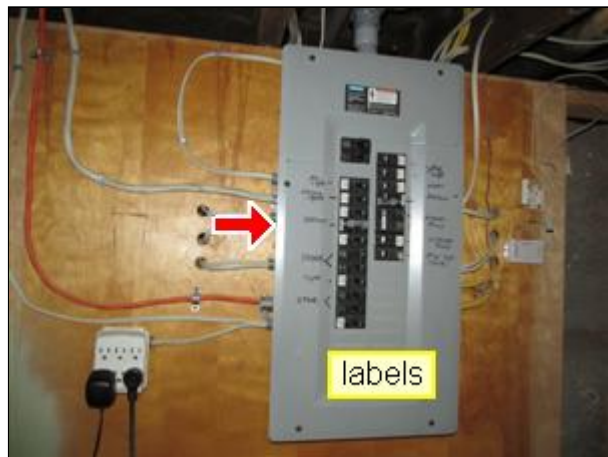
13.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS, BONDING

Comments: Inspected

13.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Repair or Replace

Panel labels, (identification) should be checked and verified for safety purposes.



13.3 Item 1(Picture)

13.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

The light fixture is not properly secured to the junction box, secure the fixture, call a qualified person to perform the work.

The exterior lights, gaps were visible between the light base and the wall. Water (moisture) penetration into the junction box is possible causing the corrosion and possibly an electrical short circuit. Caulk around all exterior light bases to seal the gap. Time frame within 1 year.

There are electrical switches and junction boxes that do not have a covers, live electrical connections are exposed, electrical safety hazard. Install an electrical cover, ASAP.

Pull chain lights are not allowed in damp locations, electrical safety hazard. Replace the pull chain with a switch controlled light, call a licensed electrician. Time frame within 6 months.

An Arc Fault Circuit Interrupter is a breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. AFCI were introduced into the electrical code in 2002, and are required in all circuits that feed outlets in the bedrooms. (FYI)

There are live electrical connections that are not contained in a junction box, electrical safety and personnel injury at risk. All electrical connections are required to be secured in an electrical junction box for safety, call a licensed electrician to perform the necessary repairs, time frame immediate.



13.4 Item 1(Picture)



13.4 Item 2(Picture)



13.4 Item 3(Picture)



13.4 Item 4(Picture)



13.4 Item 5(Picture)



13.4 Item 6(Picture)



13.4 Item 7(Picture)



13.4 Item 8(Picture)

13.5 POLARITY, NEUTRAL AND GROUNDING OF RECEPTACLES AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

13.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) AND ARC FAULT

Comments: Inspected, Repair or Replace

The GFI located in the back has no power, further investigation is required by a licensed electrician. Time frame within 6 months.



13.6 Item 1(Picture)

13.7 SMOKE AND CARBON MONOXIDE DETECTORS

Comments: Inspected, Repair or Replace

Ensure all living floors have working SMOKE and CARBON MONOXIDE (CO) DETECTORS. Hard wired CO and SMOKE DETECTORS should have a battery backup in case of electrical outages and expiration dates should be checked ASAP and replacement undertaken immediately if outdated.

Smoke detectors were not visible during the inspection.

Carbon monoxide detectors were not present.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Chimney Liner:	Heat System Brand: LUXAIRE (York)
Energy Source/Efficiency: Natural gas	Furnace Input/Output: in 60 out 55 x 1000 BTU	Estimated age of Furnace: 6 yrs
Furnace Probability of Failure: Low	Filter Type: Disposable	Ductwork:
Furnace summer heat test procedure:	Fireplaces:	Central Air Manufacturer:
Number of AC Only Units:	Cooling Equipment Energy Source:	Air Conditioning:
Heat Pump:	Estimated Age of Air Conditioner:	Air Conditioner Capacity Estimate:
Air Conditioner Probability of Failure:	Air Handler:	

Items

14.0 CHIMNEYS, FLUES AND VENTS (for fireplaces, heat systems)

Comments: Inspected, Repair or Replace

The material ABS used for exhaust systems with high efficiency furnaces should be inspected by a licensed HVAC technician for structural stability, cracking is an issue, safety is a concern, CO fumes escaping, the material should be changed to the current acceptable material. Time frame, prior to use



14.0 Item 1(Picture)

14.1 NORMAL OPERATING CONTROLS, THERMOSTAT

Comments: Inspected

14.2 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

The furnace was visually inspected and there were no visible signs of a maintenance schedule detailing repairs or service. Service is recommended by a licensed HVAC technician prior to use to ensure safe operation, check for CO leakage and efficient operation.



14.2 Item 1(Picture)

14.3 AUTOMATIC SAFETY CONTROLS, SAFETY SWITCH

Comments: Inspected

14.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

14.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

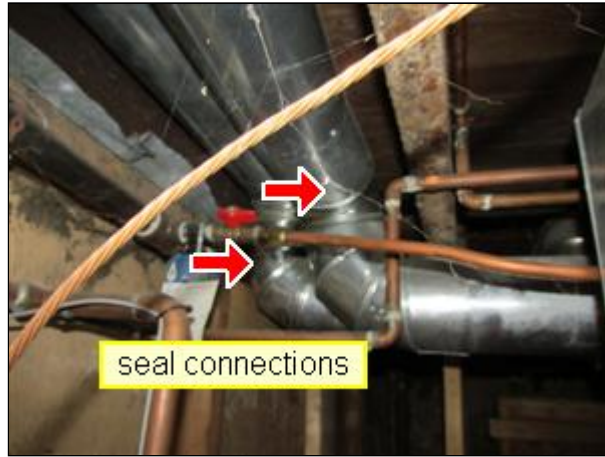
Comments: Inspected, Repair or Replace

The heating and cooling ducts, plenums, the connections are loose, gaps maybe present and they are not sealed. Air flow will escape through the connections, efficiency will be affected. Seal all visible duct and plenum connections with aluminum duct tape to ensure more efficient air flow. Regular maintenance item. Regular maintenance item.

The furnace filter is dirty, dirty filters can reduce furnace and air conditioning efficiency, increase energy costs and create mechanical strain on the blower motor. Change the filter on a regular time basis based upon filter inspection.



14.5 Item 1(Picture)



14.5 Item 2(Picture)



14.5 Item 3(Picture)

14.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

14.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

14.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

14.9 NORMAL OPERATING CONTROLS, THERMOSTAT

Comments: Not Present

14.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



BLT Home Inspections

**23 McDonald Court
Flamborough, On L9H 7C3
905 902-7786**

Customer
Bruce Treacy

Address
23 McDonald Court
Flamborough ON

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.3 DRAINAGE SYSTEMS, DOWNSPOUTS

Inspected, Repair or Replace

The downspout(s) located on the west and east side discharge(s) water below grade. Downspouts should discharge water above grade to assist in preventing water seepage into the basement or crawl space due to drain line blockages. Call a qualified person to extend the downspout at least 6 ft away from the foundation, seal off the drain line extending below ground. Time frame, regular maintenance.

2. Exterior

2.1 DOORS (Exterior)

Inspected, Repair or Replace

The installation of the front door, gaps were observed around the perimeter, the door was not in contact with the weather stripping allowing drafts to enter the house, therefore increasing energy costs. Call a licensed door installer for evaluation, possible rehanging or installing a new weather stripping system. Time frame within 6 months.

2.2 WINDOWS

Inspected, Repair or Replace

The basement windows are close and/or at grade level and water entry into the basement area through the windows is possible. I recommend that window wells and covers be installed over the basement windows and the

2. Exterior

soil depth at least 6 inches below the window sill to assist in preventing water entry into the basement area. This window well cover will keep debris out of the well and reduce the possibility of leakage through the window into the basement. The wells should be secured and caulked to the foundation. Time frame within 2 year.

The basement windows are wood trim and deteriorating, repair is required before further deterioration takes place. Caulking and painting are required around the frame to stop water infiltration into the basement area. Call a qualified person to inspect and repair the windows.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

The original flooring on the front porch appears to have been covered pressure treated boards, further investigation is required. (FYI)

There is a damaged floor joist under the front porch, visible inspection was restricted, further investigation is required in regards to the condition of the wood structure, future renovations maybe required.

The metal railing is not secured at the bottom to the brick column, potential safety hazard. Call a qualified person to secure the railing, time frame within 6 months.

The handrail around the back deck does not have guards for preventing falls from the deck floor, personnel safety hazard. Call a licensed deck installer to install a barrier or vertical guards along the handrail, time frame within 6 months.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

There is a gap between the concrete walkway and the foundation located on the east side, water seepage down and along the foundation is possible, entry through the block foundation into the basement area is also possible. Seal the gap along the foundation with a suitable caulking compound. Time frame within 6 months

The area between the concrete walkway and foundation is filled with stone. The area is not graded away from the foundation, water will be directed down and along the foundation and could possibly seep into the basement area. Create a positive grade directing water away, call a licensed contractor familiar concrete or asphalt for evaluation. Time frame within 1years.

The concrete walkway between the two houses has heaved and may inhibit drainage away from the foundation. Water can seep between the cracks and displaced pieces and could enter the basement area. Call a licensed concrete or asphalt contractor to repair the walkway ensuring a positive grade for drainage, time frame within 2 years.

2.5 GUTTERS, SOFFITS AND FASCIAS

Inspected, Repair or Replace

Debris from the deciduous tree can block the drainage of the gutter and cause water backups into the soffit area and possibly into the interior ceiling and wall. Over spillage of the gutter system can cause excess water to accumulate close to the foundation, possibly causing seepage into the basement area. Install gutter guards where required. Time frame regular maintenance.

Trim back any branches that are in contact with the siding or roof covering. (FYI)

4. Insulation and Ventilation

4.0 ATTIC HATCH

Inspected, Repair or Replace

The attic hatch is not insulated, the hatch requires insulating to stop heat loss into the attic space. I recommend insulating the attic hatch and ensuring the hatch seal around the perimeter in is good condition to prevent warm air escaping into the attic. Time frame 6 months.

4.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected, Repair or Replace

The insulation appears to be covering the existing soffit vents and no baffles were visible resulting in poor air flow. Increase soffit and roof venting to improve air flow ventilation and reduce heat build up which can reduce shingle life and possibly damage roof sheathing. Call a licensed insulation or roofing contractor for evaluation and repair. Time frame within 1 year.

4.8 INSULATION UNDER FLOOR SYSTEM

Inspected, Repair or Replace

The floor headers are not insulated, heat loss and drafts through the headers is an area of concern when considering overall house energy efficiency. Insulate the headers to conserve energy, call a licensed insulation contractor for evaluation. Time frame within 2 years.

4.11 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

The bathroom on the main floor does not have an exhaust fan. Exhaust fans assist in removing excess moisture and odours from the home helping to create a healthy environment. Excess moisture in the home can create a habitat for mould formation. Exhaust fans are desirable in addition to window ventilation. Call a licensed electrician to evaluate and install an exhaust fan. Time frame, discretionary item.

The kitchen does not have an exhaust fan to eliminate moist air to the exterior. Excessive moisture in the house can cause air quality and mould issues, damage the interior cosmetic appearance of the building envelope. Call a licensed electrician to install a kitchen exhaust fan exhausting to the exterior. Discretionary item. Recirculating fans may also be installed, however, they will not expel odours and moisture to the exterior. Time frame discretionary item.

The drier vent is excessive in length, efficiency in removing the drier air maybe compromised and lint buildup is more likely. Shorten the vent length to approximately 10 ft, relocation of the drier maybe required. Call a qualified person to perform the work, time frame is within 6 months.

The drier vent connector is secured with screws, screws can collect lint and create a buildup of lint. The buildup of lint can produce a fire hazard, remove the screws and secure the connections with aluminum duct tape. Time frame within 6 months.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES, CRACKS IN FOUNDATION (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

The basement walls show signs of moisture seepage, peeling paint on the walls, moisture stains on the wood bottom plates.

There was water seepage in the basement, check the outside drainage, downspouts discharge above ground, seal any gaps around the perimeter of the foundation ensure grading and concrete walkways have positive drainage and

5. Structural Components

do not allow water to seep below grade. Call a licensed basement contractor for further evaluation, time frame prior to performing any renovations.

5.1 WALLS (Structural)

Inspected, Repair or Replace

The stud wall located in the basement, no visible gasket material was observed. A separation between the bottom plate and concrete is required to stop moisture from migrating from the concrete to the wall plate, wood rot and mold formation are possible. Call a qualified person to repair the stud wall and install gasket material under the bottom plate.

5.3 FLOORS (Structural)

Inspected, Repair or Replace

The floor joist located in the basement has been damaged (cracked), structural integrity of the floor maybe compromised in that area, sistering of the existing joists maybe required if sagging is observed or cracking of any ceramic tile or grout. Call a licensed carpenter for evaluation, time frame unpredictable.

6. Interiors

6.2 FLOORS

Inspected, Repair or Replace

The floor slopes toward the inside as does the floor joist supporting the floor. The 2x6 and 2x4 wall in the basement appear to be structural supports to prevent further sagging. Consult a licensed carpenter familiar with structural support if the ceramic tiles crack or prior to removal of the installed stud walls.

6.4 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Caulk the gap around the window to prevent drafts from entering the house, visually inspect all interior windows for gaps, caulk all gaps, time frame regular maintenance.

Some basement windows have been covered with plywood on the interior and exterior, drafts were evident resulting in an increase in energy costs and cool basement area. Install basement windows or seal the existing windows preventing drafts from entering the basement area. Call a licensed window contractor for evaluation, time frame within 2 years.

6.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

The newel located on the second floor is loose resulting in a loose handrail/guard protecting the stairway, stair safety and personnel injury are a concern. Call a qualified person to secure the newel. Time frame within 6 months

The stairway from the main floor to the basement does not have a handrail. Handrails are required for stair safety and assist in preventing falls and personnel injury. Call a qualified person to install a hand rail. Time frame within 1 year.

7. Plumbing System

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected, Repair or Replace

The pipe that supplies the water to this house from the municipal water system is made of lead or lead bearing material. Lead pipes leach lead into the water supply. Lead can cause medical problems, particularly for infants

7. Plumbing System

and children. I recommend replacing the lead supply pipe with a 3/4 inch copper pipe, or installing a lead filtration system, time frame within 1 year.

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES, VENTS, GAS PIPING, ELECTRICAL SUPPLY CABLE

Inspected, Repair or Replace

The material ABS used for the exhaust vent for power vented water heaters is a concern, structural stability is a concern, cracking is an issue, safety is an issue and the presence of CO fumes escaping. Call a licensed HVAC technician to inspect the exhaust material, changing the vent material maybe required. Time frame, prior to use.

13. Electrical System

13.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

Panel labels, (identification) should be checked and verified for safety purposes.

13.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

The light fixture is not properly secured to the junction box, secure the fixture, call a qualified person to perform the work.

The exterior lights, gaps were visible between the light base and the wall. Water (moisture) penetration into the junction box is possible causing the corrosion and possibly an electrical short circuit. Caulk around all exterior light bases to seal the gap. Time frame within 1 year.

There are electrical switches and junction boxes that do not have a covers, live electrical connections are exposed, electrical safety hazard. Install an electrical cover, ASAP.

Pull chain lights are not allowed in damp locations, electrical safety hazard. Replace the pull chain with a switch controlled light, call a licensed electrician. Time frame within 6 months.

An Arc Fault Circuit Interrupter is a breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. AFCI were introduced into the electrical code in 2002, and are required in all circuits that feed outlets in the bedrooms. (FYI)

There are live electrical connections that are not contained in a junction box, electrical safety and personnel injury at risk. All electrical connections are required to be secured in an electrical junction box for safety, call a licensed electrician to perform the necessary repairs, time frame immediate.

13.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) AND ARC FAULT

Inspected, Repair or Replace

The GFI located in the back has no power, further investigation is required by a licensed electrician. Time frame within 6 months.

13.7 SMOKE AND CARBON MONOXIDE DETECTORS

Inspected, Repair or Replace

Ensure all living floors have working SMOKE and CARBON MONOXIDE (CO) DETECTORS. Hard wired CO and SMOKE DETECTORS should have a battery backup in case of electrical outages and expiration dates should be checked ASAP and replacement undertaken immediately if outdated.

13. Electrical System

Smoke detectors were not visible during the inspection.

Carbon monoxide detectors were not present.

14. Heating / Central Air Conditioning

14.0 CHIMNEYS, FLUES AND VENTS (for fireplaces, heat systems)

Inspected, Repair or Replace

The material ABS used for exhaust systems with high efficiency furnaces should be inspected by a licensed HVAC technician for structural stability, cracking is an issue, safety is a concern, CO fumes escaping, the material should be changed to the current acceptable material. Time frame, prior to use

14.2 HEATING EQUIPMENT

Inspected, Repair or Replace

The furnace was visually inspected and there were no visible signs of a maintenance schedule detailing repairs or service. Service is recommended by a licensed HVAC technician prior to use to ensure safe operation, check for CO leakage and efficient operation.

14.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

The heating and cooling ducts, plenums, the connections are loose, gaps maybe present and they are not sealed. Air flow will escape through the connections, efficiency will be affected. Seal all visible duct and plenum connections with aluminum duct tape to ensure more efficient air flow. Regular maintenance item. Regular maintenance item.

The furnace filter is dirty, dirty filters can reduce furnace and air conditioning efficiency, increase energy costs and create mechanical strain on the blower motor. Change the filter on a regular time basis based upon filter inspection.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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