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Kirkland, QC H9J 3Z1  
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## Pre-Purchase Inspection Report



200 Avenue Street  
Town, QC H1H 1H1

## Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Deck: **Wood with steps to grade - Safety railing missing, this is a safety issue that requires immediate correction to prevent personal injuries.**

Deck structure could not be inspected as it was covered up underneath. The inspector could not give an opinion on this component.



2. Grading: **Negative slope observed - Negative grade slope noted on the Left, Right sides and rear. Immediate build up of positive grade slope (1 inch per foot for 6' from the foundation) is required to divert storm water away from the foundation and prevent water infiltration and damage to basement area.**





## Lots and Grounds (Continued)

### Grading: (continued)



3. Vegetation: **Trees, Hedges** - Trees planted too close to structure rubbing against exterior finished walls causing premature wear. Removal / trimming is required.



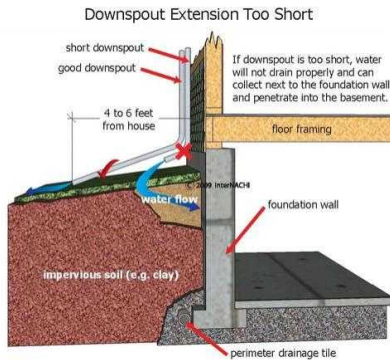
## Exterior Surface and Components

4. Downspouts: **Metal** - Under ground extension pipes noted. The under ground sections are prone to freeze and block the drainage and causing gutters to overflow. Recommend installing above ground extensions as shown on the attached illustration.



## Exterior Surface and Components (Continued)

### Downspouts: (continued)



5. Window Sills: **Brick** - Brick sills are prone to leak and damage. Recommend covering with a metal clad / flashing to prevent water infiltration and damage to framing wood.



6. Basement Windows: **Vinyl sliding type**. Burglar bars are locked which restrict exits in case of emergency. Immediate removal is required to allow for safe emergency escape.



7. Exterior Lighting: **Surface mount** - Light bases not caulked (weather proofed). Caulking required to prevent water infiltration & damage to wood structure behind.





## Summary (Continued)

### Garage/Carport

8. : Attached Garage Service Doors: **Fire rated, Wood - Self closing mechanism not functioning properly.**  
**Repairs / adjustment required.**

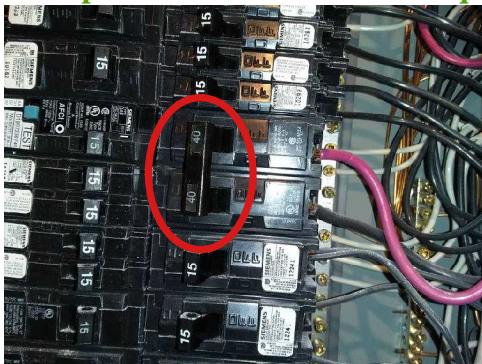


9. : Attached Garage Floor: **Poured concrete - Typical shrinkage cracks observed. Future monitoring required and repair as needed.**



### Electrical

10. 240 VAC Branch Circuits: **Copper - AC or heat pump breaker must be 35 amp max. The one installed is 40 amp. Immediate correction required to prevent damage to the unit.**



## Summary (Continued)

### Plumbing

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11. : Basement Water Heater Water Heater Operation: **To be replaced - The 11 year old water heater is functional at the time of inspection but at the end of its useful life. Immediate replacement required to prevent failure & water damage.**



### Finished /Partially Finished Basement

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12. : Playroom Living Space Basement Stairs/Railings: **Wood stairs - Missing guardrail and hand railing for fall protection safety. This is a safety concern that needs immediate correction to prevent personal injuries.**





## Summary (Continued)

### Laundry Room/Area

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13. : Basement Laundry Room/Area HVAC Source: **None installed** - **No permanent heating installed in the bathroom. Recommend installing an electric baseboard heater to prevent water pipes from freezing..**



### Kitchen

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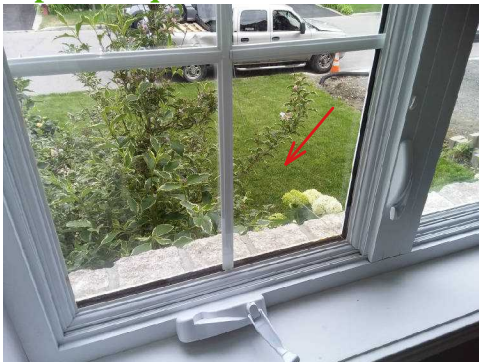
14. : Ground Floor Kitchen Dishwasher: **Loose** - **Dish washer not properly secured to counter/base cabinets. Proper anchoring is required.**



### Living Space & Hallways

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15. : Entrance / Hallway / Living Room Area Living Space Windows: **Vinyl casement** - **Cracked glass noted, Repairs required.**



## Summary (Continued)

### Bedrooms

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16. : 2nd Floor bedroom 2 Bedroom Windows: **Vinyl casement - Cracked glass noted, Repairs required.**





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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair, servicing or further investigation by specialty trade.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety Hazard	Item is a safety hazard that needs an immediate action.
Concern	Item indicates concerns to be further addressed by the proper technicians.
New Rating 8	

## General Information

### Property Information

Property Address : **200 Avenue Street**  
City : **Town.** Province : **QC** Postal Code : **H0H 0H0**

### Client Information

Client Name : **Your Name**  
Client Address : **Your Address**  
City : **Your City** Province : **QC** Postal Code : **H1H 1H1**  
Phone: **(888)888-8888**  
E-Mail : **You@gmail.com**

### Inspection Company

Inspector Name **Sam Quraini**  
Company Name **Grimaldi Inc.**  
Inspection Company Address : **27 Rue Harding**  
Inspection Company City : **Kirkland** Province : **QC** Postal Code : **H9J 3Z1**  
Inspection Company Phone: **(514)641-5750**  
Inspection Company E-Mail : **grimaldico2011@gmail.com**  
File Number : **You-0621**

### Conditions

Others Present : **Buyer's Agent, Buyer, Buyer's spouse, Seller, sellers agent** Property Occupied : **Occupied**  
Estimated Age : **Built in 2010 (per Seller's declaration)** Entrance Faces : **Northwest**  
Inspection Date : **22/06/2021**  
Start Time: **8:40 AM** End Time: **11:00 AM**  
Electric On : **Yes**  
Gas/Oil On : **Not Applicable**  
Water On : **Yes**  
Temperature : **+13 Celsius**  
Weather : **Cloudy** Soil Conditions : **Damp**  
Space Below Grade : **Basement**  
Building Type : **Cottage** Garage : **Attached**  
Water Source : **Municipality** How Verified : **Visual Inspection**  
Sewage Disposal : **Municipality** How Verified : **Seller's declaration**  
Seller's Declaration Obtained: **Obtained and reviewed with client at the time of inspection**



## General Information (Continued)

Additions/Modifications : **Refer to Seller's declaration**

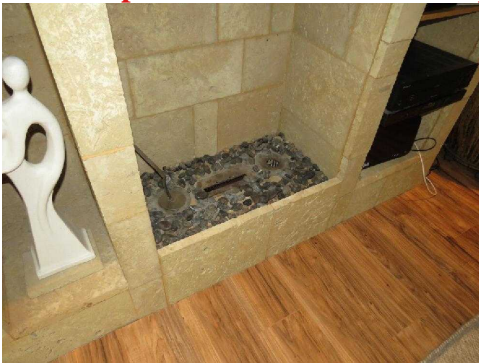
Permits Obtained: **Refer to Seller's declaration**

## Systems & Components Not Inspected

The following systems & components were some that were not inspected for the reasons and conditions indicated. It is greatly recommended for the client to obtain the information from the seller or have the components / systems inspected when stated conditions change. Please refer to AIBQ's "Standard of Practice" that was emailed to the client prior to the inspection for further details regarding the scope of the inspection.

1. Fire Place & Flue: **Beyond scope of this inspection. Inspecting the fireplace and flue is beyond the scope of this inspection.**

**The fire place and flue must be inspected and certified by a master sweep prior to closing.**



2. French Drain: **Beyond scope of this inspection. Inspecting the French drain system, if it exists, is beyond the scope of this inspection. The normal life span of French system is 20 years after which it may become defective and in need of replacement or repairs. Recommend having the French drain inspected by a specialist prior to closing.**
3. Main Under Ground Sewer Pipes: **Beyond scope of this inspection. Inspecting the under ground sewer piping system and cross connections (if they exist) are beyond the scope of this inspection. Recommend having the system inspected by a certified plumber prior to closing.**

## Lots and Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the grounds, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be

## **Lots and Grounds (Continued)**

**construed as inspected.**

- 1. Acceptable**      **Driveway: Asphalt, Paver stone borders**



- 2. Acceptable**      **Walks: Paver stone**



- 3. Acceptable**      **Steps/Stoops: Concrete with brick knee walls**



- 4. Acceptable**      **Patio: Wood - Patio structure could not be inspected due to no access (low profile) available to the area underneath. The inspector could not give an opinion on this component**

## Lots and Grounds (Continued)

### 5. Marginal

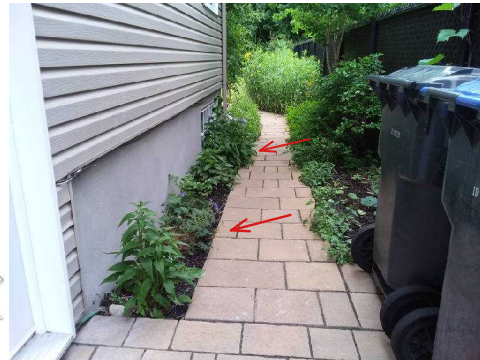
Deck: **Wood with steps to grade** - Safety railing missing, this is a safety issue that requires immediate correction to prevent personal injuries.

Deck structure could no be inspected as it was covered up underneath. The inspector could not give an opinion on this component.



### 6. Marginal

Grading: **Negative slope observed** - Negative grade slope noted on the Left, Right sides and rear. Immediate build up of positive grade slope (1 inch per foot for 6' from the foundation) is required to divert storm water away from the foundation and prevent water infiltration and damage to basement area.





## Lots and Grounds (Continued)

Grading: (continued)



### 7. Marginal

Vegetation: **Trees, Hedges** - Trees planted too close to structure rubbing against exterior finished walls causing premature wear. Removal / trimming is required.



### 8. Acceptable

Window Wells: **Galvanized material**

## **Lots and Grounds (Continued)**

**Window Wells: (continued)**



**9. Acceptable**

**Fence: Chain link, Hedges**





## Exterior Surface and Components

: All around Exterior Surface

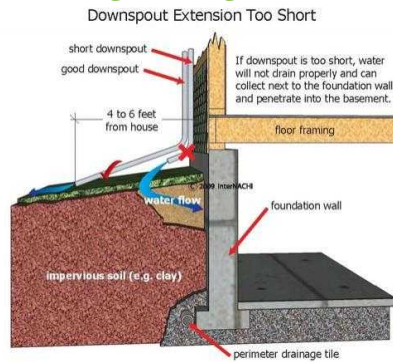
1. **Acceptable**
2. **Acceptable**
3. **Acceptable**
4. **Marginal**

Type: **Brick veneer, Metal siding**

Soffits: **Metal - Ground inspection-** The inspector based his opinion on viewing the soffits from ground as the inspector was not able to access the soffits due to height.

Gutters: **Metal - Ground inspection-** The inspector based his opinion on viewing the gutters from ground as the inspector was not able to access the gutters due to height.

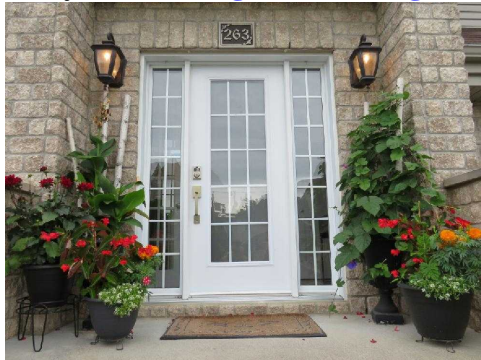
Downspouts: **Metal - Under ground extension pipes noted. The under ground sections are prone to freeze and block the drainage and causing gutters to overflow. Recommend installing above ground extensions as shown on the attached illustration.**



5. **Acceptable**
6. **Acceptable**

Door Bell: **Hard wired**

Entry Doors: **Hinged metal & glass**





## Exterior Surface and Components (Continued)

7. **Acceptable**

Patio Door: **Vinyl sliding**



8. **Acceptable**

Windows: **Vinyl casement, Vinyl sliding**

9. **Marginal**

Window Sills: **Brick** - Brick sills are prone to leak and damage. Recommend covering with a metal clad / flashing to prevent water infiltration and damage to framing wood.



10. **Marginal**

Basement Windows: **Vinyl sliding type**. Burglar bars are locked which restrict exits in case of emergency. Immediate removal is required to allow for safe emergency escape.



11. **Marginal**

Exterior Lighting: **Surface mount** - Light bases not caulked (weather proofed). Caulking required to prevent water infiltration & damage to wood structure behind.

## Exterior Surface and Components (Continued)

### Exterior Lighting: (continued)



12. Acceptable

13. Acceptable

Exterior Electric Outlets: 120 VAC GFCI

Hose Bibs: Frost resistant (self draining type) - Do not leave garden hoses connected to hose bibs when freezing temperatures are possible. Damage to the valve or piping could result.



## Roof

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems,

## Roof (Continued)

antennae, and lightning arrestors.

: Main Roof Surface

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1. Method of Inspection: **Ground level (due to height)**

2. **Acceptable** Material: **Asphalt shingle**



3. Type: **Hip, Cross gable**

4. Approximate Age: **11 Years (per seller's declaration)**

5. **Acceptable** Flashing: **Metal**



6. **Acceptable** Plumbing Vents: **Metal sleeved - Ground inspection- The inspector based his opinion on viewing this component from ground as the inspector was not able to access the roof due to height.**





## Roof (Continued)

**7. Acceptable** Electrical Mast / Service: **Surface mount**



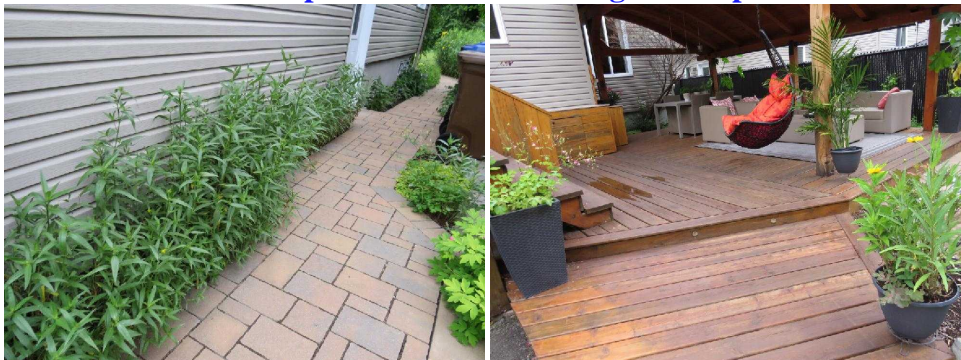
## Structure

### FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

- 1. Not Inspected** Structure Type: The wood framing was covered with finished walls, floors and ceilings. The inspector could not give an opinion on this component.
- 2. Acceptable** Foundation: Poured concrete
- 3. % Visible Ext. Foundation: 50% - 75% - Vegetation-** Portions of the exterior foundation covered with plants and heavy vegetation. Inspector was unable to view that area at the time of inspection.

**Patio -** Portions of the exterior foundation covered by rear patio / deck. Inspector was unable to view that area at the time of inspection and could not give an opinion on the component.



- 4. Not Present** Differential Movement: **No movement or displacement noted**
- 5. Not Inspected** Beams: **Beams found covered (finished).** Inspector was unable to view nor verify condition.
- 6. Not Inspected** Bearing Walls: **Bearing walls found covered (finished).** Inspector was unable to view nor verify condition.

## Structure (Continued)

- 7. **Not Inspected** Joists/Trusses: Joists found covered (finished). Inspector was unable to view nor verify condition.
- 8. **Not Inspected** Piers/Posts: Posts found covered (finished). Inspector was unable to view nor verify condition.
- 9. **Not Inspected** Subfloor: Sub floor found covered (finished). Inspector was unable to view nor verify condition.
- 10. **Not Inspected** Floor/Slab: Floor slab covered due to finished basement conditions. Inspector was unable to view and give an opinion on this component.
- 11. **Acceptable** Stairs/Handrails: Wood stairs with wood guardrails



## Air Conditioning

The scope of this inspection does not include the effectiveness or adequacy of the system.

: Central Heat Pump AC System

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- 1. **Acceptable** A/C System Operation: **Appears serviceable**
- 2. **Acceptable** Condensate Removal: **Into basement floor drain**



- 3. **Acceptable** Exterior Unit: **Suspended - For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.**

## Air Conditioning (Continued)

4. Manufacturer: **Lennox**



5. Model Number: **XP16-036-230A10** Serial Number: **5820H04270**

6. Area Served: **Whole house** Approximate Age: **1 year**

7. Fuel Type: **208/230 VAV** Temp. Differential: **Found adequate**

8. Type: **Heat pump** Capacity: **3 Tons**

9. **Acceptable** Electrical Disconnect: **Non fused type**

10. **Acceptable** Visible Coil: **Aluminum**

11. **Acceptable** Refrigerant Lines: **Low pressure and high pressure**

## Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

: Attached Garage

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1. Type of Structure: **Attached** Car Spaces: **1**

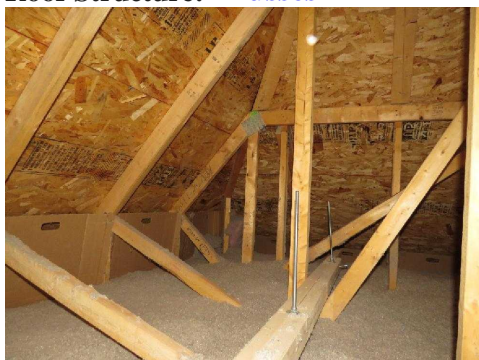
2. **Acceptable** Garage Doors: **Insulated metal**

3. **Acceptable** Door Operation: **Mechanized**

4. **Acceptable** Door Opener: **Sky Link**

5. **Acceptable** Exterior Surface: **Same as house**

6. **Acceptable** Roof Structure: **Trusses**





## Garage/Carport (Continued)

7. Marginal

Service Doors: **Fire rated, Wood** - Self closing mechanism not functioning properly.  
**Repairs / adjustment required.**



8. Acceptable

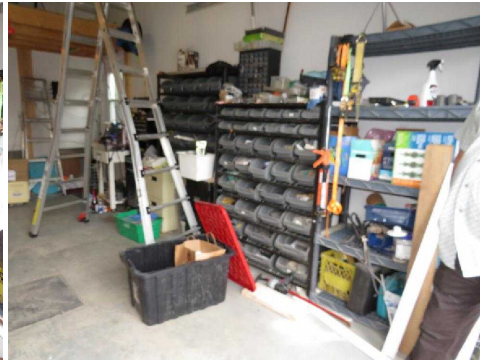
Exterior Door: **Hinged Metal with glass window**

9. Acceptable

Ceiling: **Painted drywall/plaster.**

10. Acceptable

Walls: **Painted drywall/plaster.** Noted remarks reflect to the visible and accessible portions of the walls due to excessive stored material.



11. Marginal

Floor: **Poured concrete** - Typical shrinkage cracks observed. Future monitoring required and repair as needed.



## Garage/Carport (Continued)

12. **Acceptable**

Floor Drain: **Surface Drain**



13. **Acceptable**

Hose Bib: **Rotary**

14. **Acceptable**

Electrical: **120 VAC**

15. **Acceptable**

Heating: **Baseboard Heating**

## Electrical

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment (central vacuum).

1. Service Size Amps: **200** Volts: **240 VAC**

2. **Not Inspected** Service: **Not Visible** - The inspector could not access the area in the electric panel where the service cable entry was and thus could not give an opinion on this component.

3. **Acceptable** Service Entry : **Overhead**

4. **Acceptable** 120 / 240 VAC Branch Circuits: **Copper**







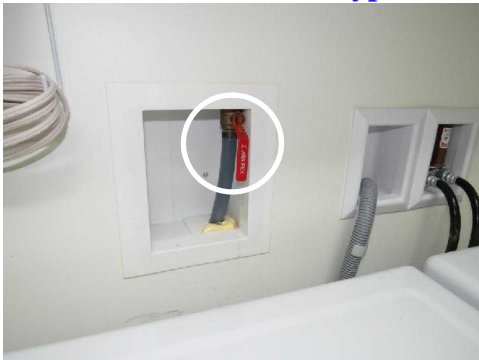
## Plumbing (Continued)

condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

1. **Not Inspected** Service Line: Service pipe was covered with finished walls behind the washer. Inspector could not give an opinion on this component. It is recommended the client obtain such information from the seller.



2. **Acceptable** Main Water Shutoff: Ball type valve, Basement Laundry room



## **Plumbing (Continued)**

**3. Acceptable**

**Water Pipes: Plastic -** Noted remarks reflect to the visible and accessible parts of the pipes at the time of inspection. Inspector could not give an opinion on the hidden sections of the pipes.



**4. Acceptable**

**Drain Pipes: ABS -** Noted remarks reflect to the visible and accessible parts of the pipes at the time of inspection. Inspector could not give an opinion on the hidden sections of the pipes.



**5. Not Inspected**

**Vent Pipes: Plumbing vent pipes were covered within walls. Inspector was unable to verify material nor condition and give an opinion on this component.**

**6. Not Inspected**

**Sewer Backup Preventer: Installed, but not tested**



**7. Acceptable**

**Clean Outs: ABS**



## Plumbing (Continued)

8. **Not Inspected** Sump Pump & Pit: **Submerged** - The seller claimed in the presence of the buyer, buyer's broker and seller's broker of an electric sump pump installed under the finished floors in the basement Laundry. The inspector couldn't verify the presence nor the operation of this component as it was not accessible.



9. **Not Inspected** French Drain: **The French drain system, if installed is not visible for the inspector to check. The normal life span of French system, if it's installed, is 20-25 years after which it may become defective and in need of replacement or repairs. Recommend having the French drain inspected by a specialist prior to closing.**

: Basement Water Heater

10. **Marginal** Water Heater Operation: **To be replaced - The 11 year old water heater is functional at the time of inspection but at the end of its useful life. Immediate replacement required to prevent failure & water damage.**



11. **Acceptable** Heater Shut-off Valve: **Ball type**  
12. Manufacturer: **Giant**  
13. Type: **Electric** Capacity: **61.4 imperial gallons**  
14. Approximate Age: **11 years** Area Served: **Whole house**  
15. **Acceptable** TPRV and Drain Tube: **Installed with PVC drain pipe**

## Heating System

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### : Basement (utility room) Heating System

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1. **Acceptable** Heating System Operation: **Appears functional - Annual servicing and cleaning is recommended for your furnace to achieve maximum efficiency and service life.**
2. **Manufacturer: Lennox**



3. **Model Number: CBX27UH-036-230-6-02**
4. **Serial Number: 5810H19532**
5. **Type: Forced air Capacity: 18 KW**

## Heating System (Continued)

6. Area Served: **Whole house** Approximate Age: **11 years**

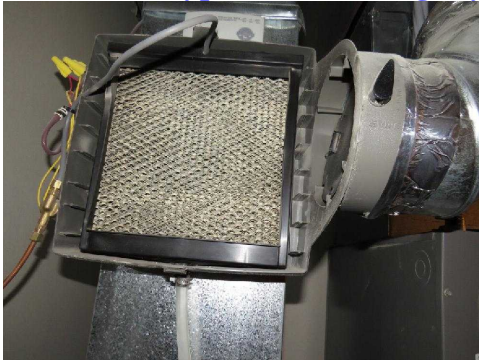
7. Fuel Type: **Electric**

8. **Acceptable** Blower Fan/Filter: **Direct drive with disposable filter**



9. **Acceptable** Distribution: **Galvanized sheet metal ductwork - Plastic flexible ducts. Noted remarks reflect to the visible portions of the system only as most of the pipes were hidden behind finished walls / floors.**

10. **Acceptable** Humidifier: **Bypass flow-through type**



11. **Acceptable** Air Exchanger: **LifeBreath**



12. Air Exchanger Location: **Basement**

13. **Acceptable** Thermostats: **Single Zone**



## Finished /Partially Finished Basement

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Older homes may contain asbestos in the construction components as asbestos was commonly used in those days. Unless such components are clearly visible, the inspector can not give an opinion on such asbestos bearing components.

### : Playroom Living Space

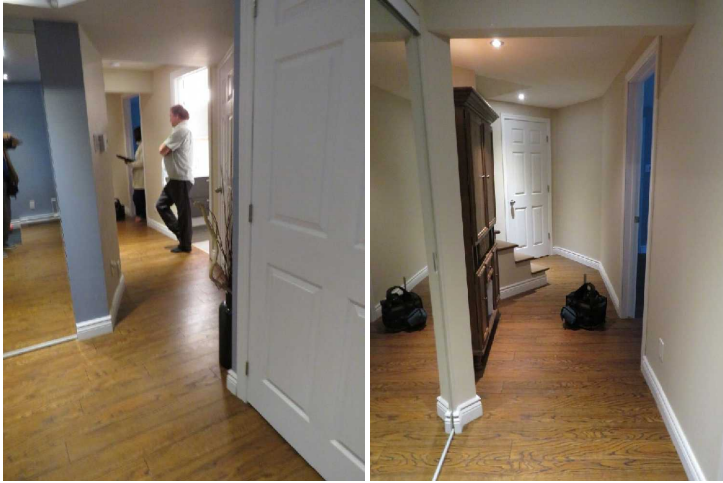
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- 1. **Acceptable** Closet: **Built in type.**
- 2. **Acceptable** Ceiling: **Painted drywall/plaster.**
- 3. **Acceptable** Walls: **Painted drywall/plaster.**



## Finished /Partially Finished Basement (Continued)

Walls: (continued)



- 4. Acceptable
- 5. Acceptable
- 6. Concern

Floor: **Laminate**

Doors: **Hollow core wood (at top of stairs)**

Windows: **Vinyl sliding - Please refer to "Basement Windows" section in the "Exterior Surfaces & Components" category.**



- 7. Acceptable
- 8. Acceptable
- 9. Not Inspected
- 10. Marginal

Electrical: **120 VAC**

HVAC Source: **Forced Air, Baseboard Heating**

Smoke & CO Detectors: **Installed, But not tested**

Basement Stairs/Railings: **Wood stairs - Missing guardrail and hand railing for fall protection safety. This is a safety concern that needs immediate correction to prevent personal injuries.**

## Finished /Partially Finished Basement (Continued)

Basement Stairs/Railings: (continued)



: Basement Bedroom Living Space

11. **Acceptable**

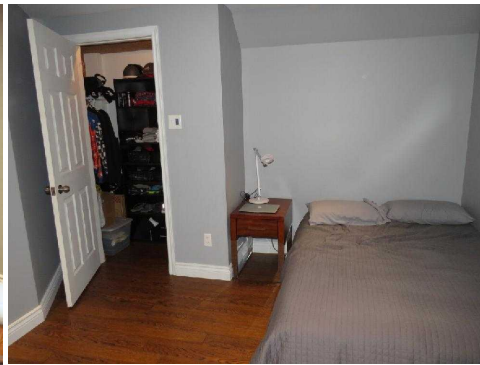
Closet: **Built in type. Limited view due to stored material.**

12. **Acceptable**

Ceiling: **Painted drywall/plaster.**

13. **Acceptable**

Walls: **Painted drywall/plaster.**



14. **Acceptable**

Floor: **Laminate**

15. **Acceptable**

Doors: **Hollow core wood**



## Finished /Partially Finished Basement (Continued)

16. Concern

Windows: Vinyl sliding - Please refer to "Basement Windows" section in the "Exterior Surfaces & Components" category.



17. Acceptable

Electrical: 120 VAC

18. Acceptable

HVAC Source: Forced Air, Baseboard Heating

19. Not Present

Smoke & CO Detectors: None installed

: Basement Utility Room Living Space

20. Acceptable

Ceiling: Exposed framing

21. Acceptable

Walls: Unfinished drywall



22. Acceptable

Floor: Carpet

23. Acceptable

Doors: Hollow core wood

24. Acceptable

Electrical: 120 VAC

25. Acceptable

HVAC Source: HVAC ducts

26. Not Present

Smoke & CO Detectors: None installed

## Laundry Room/Area

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### : Basement Laundry Room/Area

---

1. Acceptable
2. Acceptable

Ceiling: Painted drywall/plaster.

Walls: Painted drywall/plaster.



3. Acceptable
4. Acceptable
5. Acceptable
6. Marginal

Floor: Vinyl

Doors: Hollow core wood

Electrical: 120 VAC

HVAC Source: None installed - No permanent heating installed in the bathroom.

Recommend installing an electric baseboard heater to prevent water pipes from freezing..



7. Acceptable

Laundry Tub: Acrylic

## Laundry Room/Area (Continued)

8. **Acceptable**

Washer Hose Bib: **Ball valves**

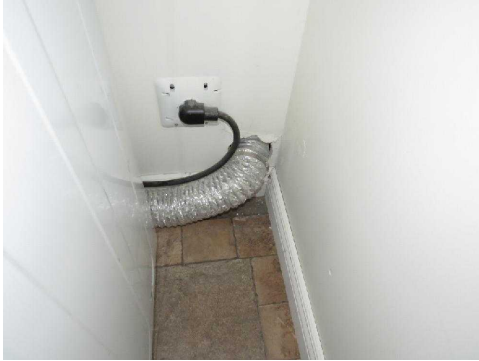


9. **Acceptable**

Washer and Dryer Electrical: **120-240 VAC**

10. **Acceptable**

Dryer Vent: **Aluminized flex - Dryer vents are required to be cleaned annually from interior and exterior to prevent lint build up. Reducing / blocking air flow from dryer vents not only increases energy costs but increases the risk of dryer fires. Ensuring there is adequate air flow will reduce the possibility of a dryer fire**



11. **Acceptable**

Washer Drain: **Wall mounted drain**

12. **Not Present**

Smoke Detector: **None installed**

## Bathrooms

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

: 2nd Floor Family (Hallway) Bathroom Bathroom

1. **Acceptable**

Ceiling: **Painted drywall/plaster.**



## Bathrooms (Continued)

2. **Acceptable**

Walls: **Painted drywall/plaster.**



3. **Acceptable**

Floor: **Ceramic tile**

4. **Acceptable**

Doors: **Hollow core wood**

5. **Acceptable**

Windows: **Vinyl casement**

6. **Acceptable**

Electrical: **120 VAC GFCI**

7. **Acceptable**

Vanity & Top: **Thermoplastic vanity, Laminate top**



8. **Acceptable**

Sink/Basin: **Porcelain**

9. **Acceptable**

Faucets/Traps: **Polished Chrome**

10. **Acceptable**

Tub/Surround: **Acrylic tub with ceramic deck & Surround**



## Bathrooms (Continued)

11. **Acceptable** Shower/Surround: **Acrylic pan & surround**



12. **Acceptable** Toilet: **Operated when tested. No deficiencies noted.**  
13. **Acceptable** Ventilation: **Electric ventilation fan**  
14. **Acceptable** HVAC Source: **Forced Air, Wall type convection heater**  
: Ground Floor Powder Room Bathroom  
15. **Acceptable** Ceiling: **Painted drywall/plaster.**  
16. **Acceptable** Walls: **Painted drywall/plaster.**

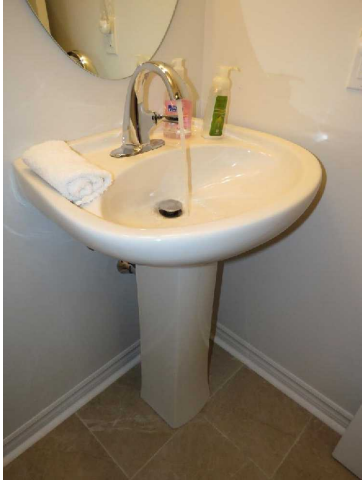


17. **Acceptable** Floor: **Ceramic tiles**  
18. **Acceptable** Doors: **Hollow core wood**  
19. **Acceptable** Electrical: **120 VAC GFCI**

## Bathrooms (Continued)

20. **Acceptable**

Sink/Basin: **Porcelain, Pedestal**



21. **Acceptable**

Faucets/Traps: **Polished Chrome**

22. **Acceptable**

Toilet: **Operated when tested. No deficiencies noted.**



23. **Acceptable**

Ventilation: **Electric ventilation fan**

24. **Acceptable**

HVAC Source: **Forced Air, Baseboard Heating**

: Basement Bathroom Bathroom

25. **Acceptable**

Ceiling: **Painted drywall/plaster.**

26. **Acceptable**

Walls: **Painted drywall/plaster.**



27. **Acceptable**

Floor: **Ceramic tile**

28. **Acceptable**

Doors: **Hollow wood**



## **Bathrooms (Continued)**

29. **Acceptable**

Electrical: **120 VAC GFCI**

30. **Acceptable**

Vanity & Top: **Melamine with acrylic sink top**



31. **Acceptable**

Faucets/Traps: **Stainless Steel**

32. **Acceptable**

Shower/Surround: **Acrylic pan and ceramic tile surround**



33. **Acceptable**

Toilet: **Operated when tested. No deficiencies noted.**



34. **Acceptable**

Ventilation: **Electric ventilation fan**

## Bathrooms (Continued)

35. **Acceptable** HVAC Source: **Heated floors**



## Kitchen

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### : Ground Floor Kitchen

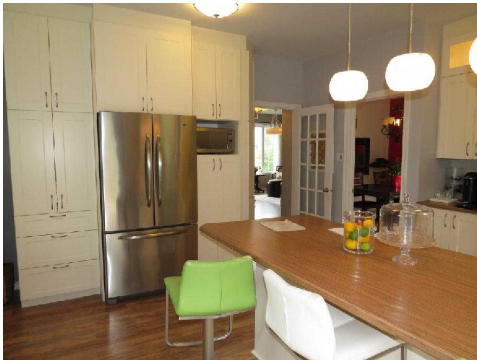
1. **Not Inspected** Cooking Appliances: **Appliance inspections are not part this inspection per the standard of practice.**
2. **Acceptable** Ventilator: **Electric Fan Hood**
3. **Marginal** Dishwasher: **Loose - Dish washer not properly secured to counter/base cabinets. Proper anchoring is required.**



4. **Acceptable** Dish Washer Discharge: **Dishwasher drain pipe properly installed.**
5. **Acceptable** Sink: **Stainless Steel**
6. **Acceptable** Electrical: **120 VAC GFCI, 120 VAC**

## Kitchen (Continued)

- 7. **Acceptable** Plumbing/Fixtures: **Stainless Steel**
- 8. **Acceptable** Counter Tops: **Laminate**
- 9. **Acceptable** Cabinets: **Thermoplastic doors and drawer caps.**
- 10. **Acceptable** Ceiling: **Painted drywall/plaster.**
- 11. **Acceptable** Walls: **Paint & Tile back splash**



- 12. **Acceptable** Floor: **Laminate**
- 13. **Acceptable** Doors: **French**
- 14. **Acceptable** Windows: **Vinyl casement**
- 15. **Acceptable** HVAC Source: **Forced Air**

## Living Space & Hallways

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including



## Living Space & Hallways (Continued)

but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

Older homes may contain asbestos in the construction components as asbestos was commonly used in those days. Unless such components are clearly visible, the inspector can not give an opinion on such asbestos bearing components.

: Entrance / Hallway / Living Room Area Living Space

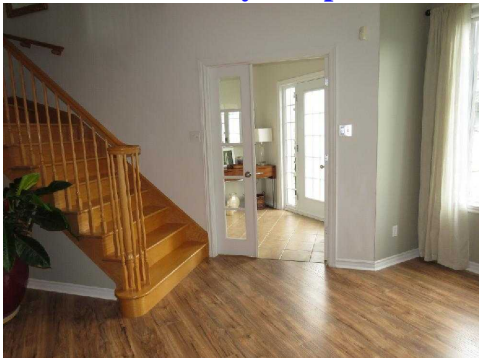
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1. **Acceptable** Closet: **Built in type. Limited view due to stored material.**



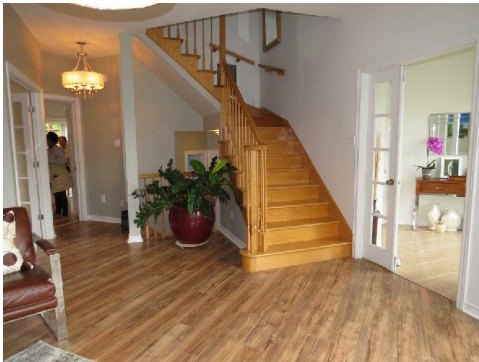
2. **Acceptable** Ceiling: **Painted drywall/plaster.**

3. **Acceptable** Walls: **Painted drywall/plaster.**



## Living Space & Hallways (Continued)

Walls: (continued)



- 4. **Acceptable**
- 5. **Acceptable**
- 6. **Marginal**

Floor: **Ceramic tiles, Laminate**

Doors: **French**

Windows: **Vinyl casement - Cracked glass noted, Repairs required.**



- 7. **Acceptable**
- 8. **Acceptable**
- 9. **Not Inspected**

Electrical: **120 VAC**

HVAC Source: **Forced Air**

Smoke & CO Detectors: **Installed, But not tested**

: Dining Room Living Space

- 10. **Acceptable**

Ceiling: **Painted drywall/plaster.**

## Living Space & Hallways (Continued)

11. **Acceptable**

Walls: **Painted drywall/plaster.**



12. **Acceptable**

Floor: **Laminate**

13. **Acceptable**

Doors: **French**

14. **Acceptable**

Windows: **Vinyl sliding**

15. **Acceptable**

Electrical: **120 VAC**

16. **Acceptable**

HVAC Source: **Forced Air**

17. **Not Present**

Smoke & CO Detectors: **None installed**

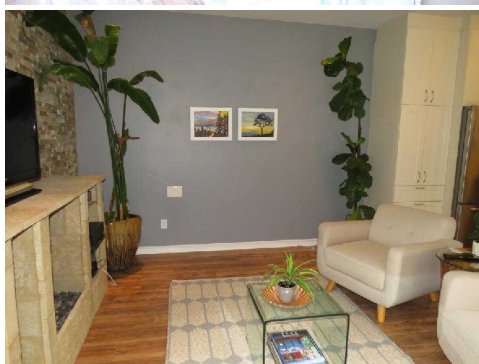
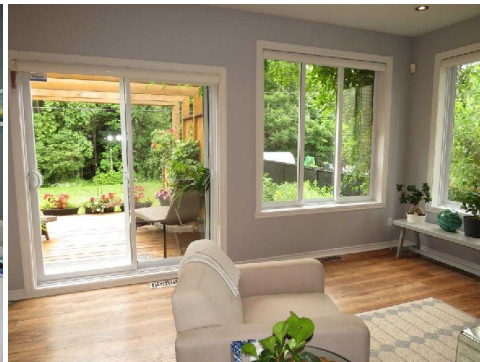
: Family Room Living Space

18. **Acceptable**

Ceiling: **Painted drywall/plaster.**

19. **Acceptable**

Walls: **Painted drywall/plaster.**



20. **Acceptable**

Floor: **Laminate**

21. **Acceptable**

Doors: **Vinyl slider to rear deck area.**

22. **Acceptable**

Windows: **Vinyl sliding**

23. **Acceptable**

Electrical: **120 VAC**

24. **Acceptable**

HVAC Source: **Forced Air**

25. **Not Present**

Smoke & CO Detectors: **None installed**



## Living Space & Hallways (Continued)

: 2nd Floor Hallway Living Space

26. **Acceptable** Closet: **Built in type. Limited view due to stored material.**



27. **Acceptable** Ceiling: **Painted drywall/plaster.**

28. **Acceptable** Walls: **Painted drywall/plaster.**



29. **Not Inspected** Floor: **Carpet - Carpet-Inspecting carpets is beyond the scope of this inspection. Recommend this component be further investigated by a certified flooring contractor.**

30. **Acceptable** Railing: **Wood**

31. **Acceptable** Electrical: **120 VAC**

32. **Acceptable** HVAC Source: **Forced Air**

33. **Not Inspected** Smoke & CO Detectors: **Installed, But not tested**

## Bedrooms

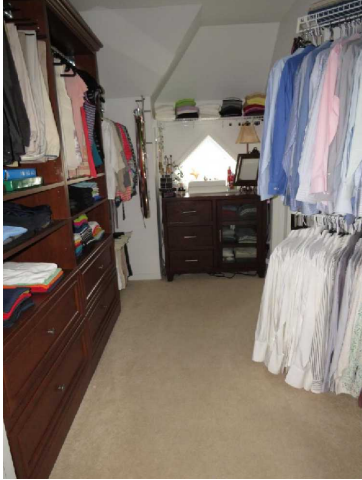
We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

: 2nd Floor Master Bedroom

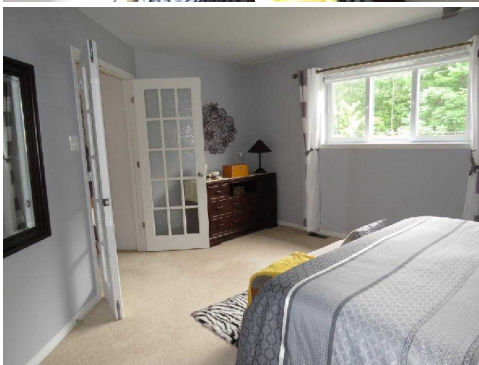
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1. **Acceptable** Closet: **Walk-In type - Limited view due to stored material.**

**Baseboard heater in the closet was removed by the seller to make room for the furniture (Dresser).  
The digital thermostat remained on the wall.**



2. **Acceptable** Ceiling: **Painted drywall/plaster.**  
3. **Acceptable** Walls: **Painted drywall/plaster.**



4. **Not Inspected** Floor: **Carpet - Carpet-Inspecting carpets is beyond the scope of this inspection.  
Recommend this component be further investigated by a certified flooring contractor.**

5. **Acceptable** Doors: **Double French**  
6. **Acceptable** Windows: **Vinyl sliding**

## Bedrooms (Continued)

7. **Acceptable**

Electrical: **120 VAC**

8. **Acceptable**

HVAC Source: **Forced Air, Baseboard Heating**

9. **Not Present**

Smoke & CO Detectors: **None installed**

: 2nd Floor bedroom 2 Bedroom

---

10. **Acceptable**

Closet: **Built in type. Limited view due to stored material.**

11. **Acceptable**

Ceiling: **Painted drywall/plaster.**

12. **Acceptable**

Walls: **Painted drywall/plaster.**



13. **Not Inspected**

Floor: **Carpet - Carpet-Inspecting carpets is beyond the scope of this inspection. Recommend this component be further investigated by a certified flooring contractor.**

14. **Acceptable**

Doors: **Hollow core wood**

15. **Marginal**

Windows: **Vinyl casement - Cracked glass noted, Repairs required.**



16. **Acceptable**

Electrical: **120 VAC**

17. **Acceptable**

HVAC Source: **Forced Air**

18. **Not Present**

Smoke & CO Detectors: **None installed**



## Bedrooms (Continued)

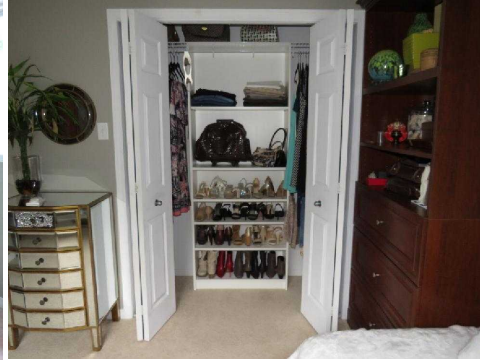
: 2nd Floor Bedroom 3 Bedroom

- 19. Acceptable
- 20. Acceptable
- 21. Acceptable

Closet: Built in type. Limited view due to stored material.

Ceiling: Painted drywall/plaster.

Walls: Painted drywall/plaster.



- 22. Not Inspected Floor: Carpet - Carpet-Inspecting carpets is beyond the scope of this inspection.  
Recommend this component be further investigated by a certified flooring contractor.
- 23. Acceptable Doors: Hollow core wood
- 24. Acceptable Windows: Vinyl sliding
- 25. Acceptable Electrical: 120 VAC
- 26. Acceptable HVAC Source: Forced Air
- 27. Not Present Smoke & CO Detectors: None installed

## Attic

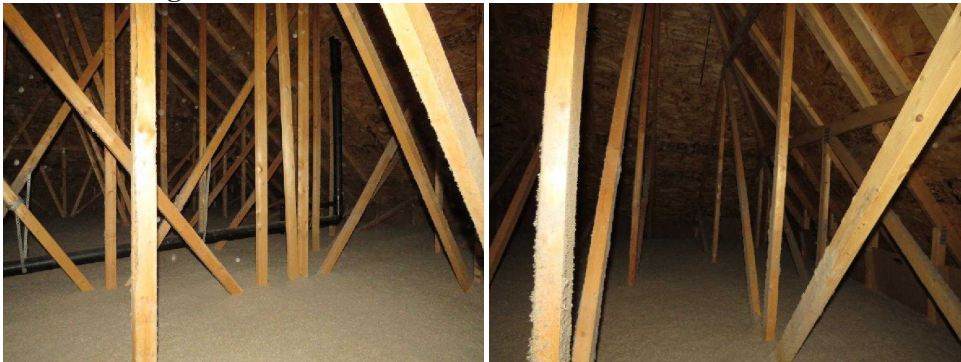
In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

: Main Attic

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1. Acceptable
2. Acceptable

Method of Inspection: From the attic access  
Roof Framing: Trusses



3. Acceptable

Sheathing: OSB (Oriented Strand Board)



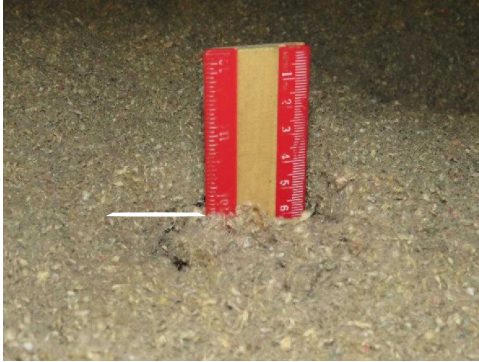
4. Acceptable
5. Acceptable

Ventilation: Roof and soffit vents  
Insulation: Blown Cellulose



## Attic (Continued)

6. **Acceptable**      Insulation Depth: **Approximately 10"**



7. **Acceptable**      Vapor Barrier: **Plastic - Continuity could not be verified as the VP was covered with insulation material.**
8. **Not Present**      Moisture Penetration: **No signs detected**
9. **Acceptable**      Bathroom Fan Venting: **Fan properly vented to exterior**
10. Inspector: **Sam Quraini (INTERNACHI Qubec No. 11101404)**



11.

Date: **22/06/2021**