BAERG'S
Home Performance Solutions

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Inspection Report

Ms. Onah Holmes
123 Maple Street
Springfield, Ontario

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OAHI CAHPI

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Date: 2/6/2008	**Time:** 09:00 AM	**Report ID:** Sample
Property: 123 Maple Street Springfield Ontario	**Customer:** Ms. Onah Holmes	**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.

Monitor (M) = The item is marginal and may require repair in the near future. The owner is advised to monitor and repair as necessary. Preventative maintenance repairs will be required.

Age Of Building: 40-50 years	**Home Faces:** North	**Client Is Present:** No
Radon Test: No	**Water Test:** No	**Weather:** Clear
Temperature: 0 to -10 C	**Rain in last 3 days:** No	

1. Roof

The inspector shall inspect: The roof covering; the roof drainage systems; the vents, flashings, skylights, chimney and other roof penetrations; the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector shall describe the roof covering and report the methods used to inspect the roof.

The inspector is not required to inspect: antennae; interiors of flues or chimneys which are not readily accessible; or other installed accessories.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M=Monitor

IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**1.0 ROOF COVERINGS**

Roof Covering: 3-Tab Asphalt
Viewed roof covering from: Walked roof
Age of roof coverings: 25-30 years

The roof shingles appear to be approximately 25-30 years old (Picture 1). Immediate replacement of roof coverings is recommended.

1.0 Picture 1 Shingles

☒	☐	☐	☐	☐	**1.1 FLASHINGS**
☐	☐	☐	☒	☐	**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Sky Light(s): None
Chimney (exterior): Factory built (e.g. Selkirk)
The outer shell of the factory built chimney serving the furnace has split along the seam (Picture 1 - next page). This could allow rain-water to penetrate the shell and degrade the insulation, leading to a fire hazard. Immediate replacement of the chimney is recommended.

IN	NI	NP	RR	M	Items

IN NI NP RR M Items

1.2 Picture 1 Damaged chimney

☐☐☐☒☐ **1.3 ROOF DRAINAGE SYSTEMS (Eavestroughs and Downspouts)**

The downspout at the SE corner needs an extension to carry water away from the home and prevent water infiltration to the basement.

☐☐☐☒☐ **1.4 ROOF STRUCTURE AND ATTIC**

Roof Structure: 2 X 4 Rafters
Roof-Type: Hip
Method used to observe attic: From entry
Water staining was noted on the attic gable wall in the vicinity of the bathroom exhaust duct (Picture 1 - below). This has likely been caused by leakage of warm, moist air from the duct or the fan casing which then forms condensation on cold surfaces. Consult with a qualified contractor to seal the duct and any penetrations in the fan casing and to caulk between the fan casing and the drywall ceiling.

1.4 Picture 1 Water staining at exhaust duct penetration in attic

IN NI NP RR M Items

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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 inspector shall inspect: The exterior wall covering, flashing and trim; all exterior doors, attached decks, balconies, stoops, steps, stairs, porches and their associated railings; the eaves, soffits and fascias where accessible from ground level; a representative number of windows; the vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure; walkways, patios and driveways leading to the dwelling entrance.

The inspector shall describe: the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; geological, geotechnical, hydrological and/or soil conditions; recreational facilities, seawalls, break-walls and docks; erosion control and earth stabilization measures.

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IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**2.0 SIDING, FLASHING AND TRIM**

Siding Material: Vinyl

The flashing at the top of the foundation wall slopes back toward the house (Picture 1). This will direct rain-water into the wall structure. Consult with a qualified contractor to remove and re-install the flashing and inspect further for damage to the wood structure.

2.0 Picture 1 Flashing at top of foundation wall

IN	NI	NP	RR	M	Items
☐	☐	☐	☐	☒	**2.1 EXTERIOR OF FOUNDATION WALL ABOVE GRADE**

Crack noted at south side (Picture 1 next page). Monitor for signs of movement (shifting, spreading). Consult with a qualified masonry contractor to assess and repair, if necessary.

IN	NI	NP	RR	M	Items

IN NI NP RR M Items

2.1 Picture 1 Crack at south side

☐☐☐☒☐ **2.2 EAVES, SOFFITS AND FASCIAS**

Water staining noted at east side (Picture 1 - below). Further investigation is required to determine the source of water. Likely causes include roof leaks caused by ice damming and condensation caused by moist air leaking from the house to the attic. See the attached article Attic Venting, Attic Moisture and Ice Dams to guide your investigation.

2.2 Picture 1 Water staining at soffits, south side

☐☐☐☒☐ **2.3 DOORS (Exterior)**

Exterior Entry Doors: Steel

The caulking between the door jamb and the threshold at the west side has failed (Picture 1 - next page). This puts wood framing below the door at risk of water damage. Further

IN NI NP RR M Items

investigation by a qualified contractor is required to determine if significant damage has occurred. Remove and replace the existing caulking material with an exterior grade caulk. Monitor the condition of all exterior caulking.

2.3 Picture 1

☐ ☐ ☐ ☒ ☐ **2.4 WINDOWS**

Window Style: Horizontal sliders, Casements
Window Material: Vinyl
Some of the windows (south windows and east dormer) are water damaged (Picture 1 - below) and require immediate replacement to prevent water infiltration and damage to the surrounding structure. Some repairs to the wall structure may be required.

2.4 Picture 1 Water damaged window frame at south side

☐ ☐ ☐ ☒ ☐ **2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Means of Egress: Deck with steps, Porch
The large gap between the rear deck and the house (Picture 1 - next page) indicates that the deck has shifted on its footings. Observation below the deck reveals that the deck footings are placed on a slope and are beginning to fail (Picture 2 - next page). This could lead to complete collapse of the deck resulting in serious injuries. Consult immediately with a qualified contractor to reconstruct the deck with improved foundation support.

IN NI NP RR M Items

2.5 Picture 1 Gap between house and deck

2.5 Picture 2 Foundation support for deck

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

Driveway: Asphalt

(1)

The front garden bed has been built up above the level of the foundation (Picture 1 - next page). This puts the wood frame wall structure at risk of water damage. Removal of the garden bed is required followed by further investigation of the condition of the wall behind it. Remove and replace any water damaged materials.

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2.6 Picture 1 Garden bed at front

(2) The ground at the north side is sloped steeply toward the house (Picture 2 - below). This puts the basement at risk of water infiltration. Consult with a qualified landscaping contractor to adjust grade and improve drainage.

2.6 Picture 2 Grade at west side

☐☐☒☐☐ **2.7 OTHER**

☐☐☒☐☐ **2.8 ADDITIONAL BUILDINGS ON PROPERTY**

☐☐☒☐☐ **2.9 CARPORT**

IN NI NP RR M Items

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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. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: the structural components including foundation and framing visually and by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

The inspector shall describe: the foundation and report the methods used to inspect the under-floor crawlspace; the floor structure; the wall structure; the ceiling structure; the roof structure and report the methods used to inspect the attic.

The inspector is not required to: provide any engineering or architectural service; offer an opinion as to the adequacy of any structural system or component.

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IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Foundation Type: Continuous foundation
Foundation Material: Masonry block
Limitations: Basement partially finished. Inspection of interior of foundation walls was limited.

Water damaged drywall noted at NE corner. Remove and replace all water damaged material; extend downspout (item 1.3) and correct grading (item 2.6) at exterior to prevent further damage.

3.0 Picture 1 Water damaged drywall

IN	NI	NP	RR	M	Items
☒	☐	☐	☐	☐	**3.1 WALLS (Structural)**

Wall Structure: 2 X 4 Wood

IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**3.2 COLUMNS OR PIERS**

Beams supported by (Columns/Piers/Walls): Steel screw jacks, Wood columns

The wood column near the furnace has decayed due to wood/soil contact (Picture 1 - next page). Consult with a qualified contractor to replace this column within 2 years.

IN	NI	NP	RR	M	Items

IN NI NP RR M Items

3.2 Picture 1 Wood column near furnace

☐☐☐☒☐ **3.3 FLOORS (Structural)**

Beams: Wood

Floor Structure: Wood joists

(1) The subfloor has been damaged by leakage from a poorly installed toilet on the main floor (Picture 1 - below). Consult with a qualified contractor to lift the toilet, repair the subfloor and re-install the toilet. See item 5.1.

3.3 Picture 1 Water damaged subfloor under toilet

(2) A floor joist has been cut to accommodate a plumbing drain at the east side of the basement (Picture 2 - next page) and a joist is cracked just to the east of the furnace (Picture 3 - next page). Consult with a qualified contractor to assess and repair.

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3.3 Picture 2 Damaged joist at east side of basement

3.3 Picture 3 Cracked floor joist in basement

☒ ☐ ☐ ☐ ☐ **3.4 CEILINGS (structural)**

Ceiling Structure: 2X4

IN NI NP RR M Items

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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.

4. Heating / Cooling

The inspector shall: Inspect the installed heating equipment as well as any installed central or through-wall cooling equipment; the vent systems flues and chimneys.

The inspector shall: Describe the energy source and the heating and cooling methods by their distinguishing characteristics.

The inspector is NOT required to: Inspect the interior of flues or chimneys which are not readily accessible; the heat exchanger; the humidifier or dehumidifier; the electronic air filter; the solar space heating system; determine the adequacy of heating or cooling supply or distribution balance.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M=Monitor

IN	NI	NP	RR	M	Items
			X		**4.0 HEATING EQUIPMENT** **Heating System Type:** High efficiency gas furnace **Age of Furnace/Boiler:** 18-20 years **Heat System Brand:** Duomatic-Olsen Furnace runs too hot (temperature rise higher than recommended). This reduces the efficiency of the furnace and could shorten the life of the heat exchanger. Consult with a licensed heating contractor to diagnose and repair.
X					**4.1 THERMOSTAT**
X					**4.2 AUTOMATIC SAFETY CONTROLS**
			X		**4.3 HEATING FUEL SHUT OFF VALVE, STORAGE TANK AND GAS PIPING** The presence of a pipe protruding from the lawn at the west side of the house (Picture 1 - below) suggests that there may be an abandoned underground oil tank. Consult with a qualified environmental consultant to further assess and remove tank if necessary.
X					**4.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)** **Heat Distribution:** Metal ductwork (forced air)
X					**4.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**
			X		**4.6 SUPPLEMENTARY HEAT**
					4.7

4.3 Picture 1 Suspected oil fill pipe at west side

IN	NI	NP	RR	M	Items

IN	NI	NP	RR	M	Items
X					CHIMNEYS, FLUES AND VENTS
		X			4.8 COOLING AND AIR HANDLER EQUIPMENT
		X			4.9 NORMAL OPERATING CONTROLS FOR COOLING SYSTEM
		X			4.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

IN	NI	NP	RR	M	Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M=Monitor

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.

5. Plumbing System

The inspector shall: Inspect the interior water supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including all fixtures; the water heating equipment; the vent systems, flues and chimneys; the fuel storage and fuel distribution systems; the drainage sumps, sump pumps and related piping.

The inspector shall describe: the water supply, drain and vent piping materials; the water heating equipment including the energy source; the location of main water and main fuel shut off valves.

The inspector is not required to: Inspect the clothes washing machine connections; the interiors of flues or chimneys which are not readily accessible; wells, well pumps or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems; Determine whether water supply and waste disposal systems are public or private; the quantity or quality of the water supply; Operate safety or shut-off valves.

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IN	NI	NP	RR	M	Items
			X		**5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS** **Plumbing Waste:** ABS **Waste Disposal:** Municipal Sewer **Limitations:** Visual access to main drain lines and drains underneath basement floors is restricted. No assurances regarding proper drainage conditions or performance can be provided., Sewer back-up is beyond our ability to detect or predict., We are unable to detect/predict slow leaks in drains and water supply lines. There is an open drain pipe with no trap along the rear wall of the basement. This will allow sewer gas to enter your home. Consult with a licensed plumber to cap this drain.
			X		**5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES** **Water Source:** Public **Plumbing Water Supply (into home):** Copper **Plumbing Water Distribution (inside home):** Copper Loose toilet (i.e. not properly fastened to floor) noted at main floor bath . This has allowed leakage of water in to the floor structure (see item 3.3). Consult with a licensed plumber to repair.
X					**5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS** **Water Heater Power Source:** Gas
X					**5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)** Main shut off located under stairs at front of basement.
X					**5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**
X					**5.5 MAIN FUEL SHUT OFF**
X					**5.6 FLOOR DRAIN and/or SUMP PUMP**

IN	NI	NP	RR	M	Items

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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.

6. Electrical System

The inspector shall inspect: the service drop; the service entrance conductors, cables and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the overcurrent protection devices; a representative number of installed light fixtures, switches and receptacles; the ground fault circuit interrupters.

The inspector shall: describe the amperage and voltage rating of the service, the location of main disconnect(s) and sub panels, the wiring methods; and report on the presence of solid conductor aluminum branch circuit wiring, and the absence of smoke detectors.

The inspector is not required to: inspect the remote control devices unless the device is the only control device; the alarm systems and components; the low voltage wiring, systems and components; the ancillary wiring, systems and components; measure amperage, voltage or impedance.

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IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**6.0 SERVICE ENTRANCE LINES**

Electrical Service Conductors: Overhead service
Service amperage: 100 Amp

The electrical service mast is not properly clamped to the building (Picture 1), has sheared off at the entry point and shifted (causing strain on the service lines) - Picture 2 (next page). In addition, the weather head has separated from the mast potentially allowing water entry (Picture 1). Immediate repair by a licensed electrician is required.

6.0 Picture 1 Missing weather head and unclamped conduit

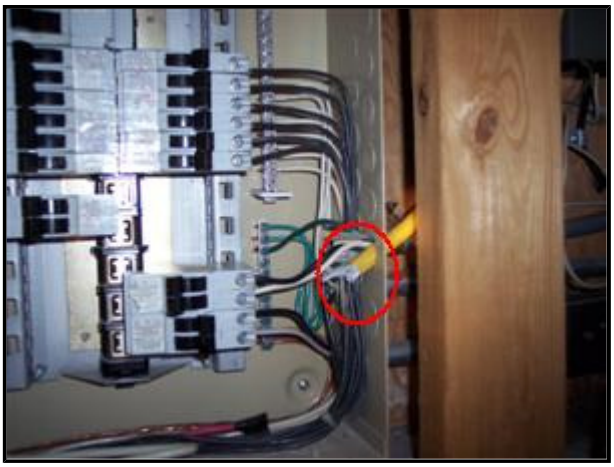
IN	NI	NP	RR	M	Items

IN NI NP RR M Items

6.0 Picture 2 Broken conduit at service entry

☐☐☐☒☐ **6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS**

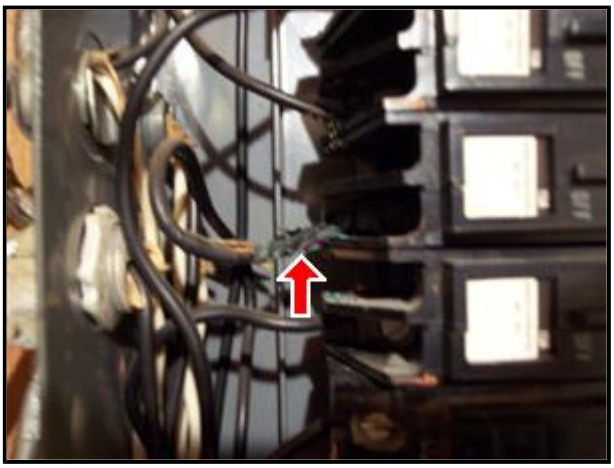
Panel capacity: 200 AMP, 125 AMP
Panel Type: Fuses
Main power disconnect type: Knife switch/cartridge fuse
(1) The wire serving the dryer circuit is not clamped where it enters the main panel (Picture 1). Consult with a licensed electrician to repair.



6.1 Picture 1 Unclamped wire at main panel

(2) One branch wire shows signs of overheating (melted insulation) in the electrical panel (Picture 2 - next page). Consult with a licensed electrician to assess and repair.

IN NI NP RR M Items



6.1 Picture 2 Branch circuit wire with melted insulation in electrical panel

☐☐☐☒☐ **6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Some of the fuses at the main panel have too high a rating to provide overcurrent protection for the affected circuit. This is a fire hazard. Consult with a licensed electrician to assess further and repair.

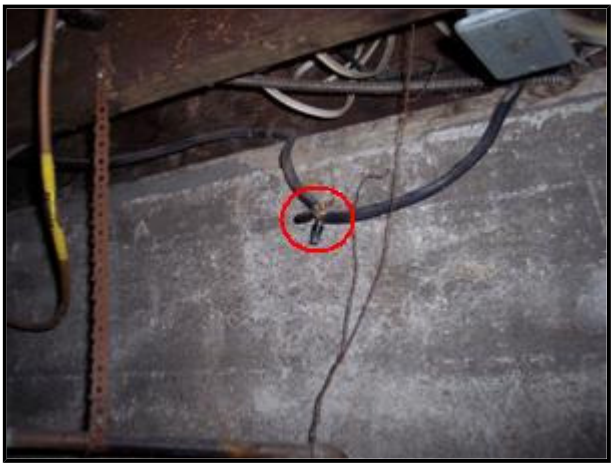
☐☐☐☒☐ **6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES AND VISIBLE WIRING (observed from a representative number)**

Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex
Consult with a licensed electrician to address the following items:

- The range outlet is not properly secured to the wall (Picture 1 - below).
- Unsafe junction at basement (West side) (Picture 2 - next page).
- Improperly terminated circuit above window at east side of basement (Picture 3 - next page).
- The exterior light fixture at the front door is not properly secured to the wall (Picture 4 - next page). This could allow rain-water to enter the electrical box.

6.3 Picture 1 Stove outlet

IN NI NP RR M Items



6.3 Picture 2 Unsafe junction at basement (west side)

6.3 Picture 3 Improperly terminated circuit above basement east window

6.3 Picture 4 Exterior light fixture

☒ ☐ ☐ ☐ **6.4 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)**

☒ ☐ ☐ ☐ **6.5 SMOKE DETECTORS**

IN NI NP RR M Items

IN	NI	NP	RR	M	Items
X					**6.6 CARBON MONOXIDE DETECTORS**

IN	NI	NP	RR	M	Items

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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.

7. Fireplace

The inspector shall inspect: the system components; the vent systems, flues and chimneys.

The inspector shall describe: the fireplaces and solid fuel burning appliances; the chimneys.

The inspector is not required to: inspect the interiors of flues or chimneys, the firescreens and doors, the seals and gaskets, the automatic fuel feed devices, the mantles and fireplace surrounds, the combustion make-up air devices, the heat distribution assists whether gravity controlled or fan assisted; ignite or extinguish fires; determine draft characteristics; move fireplace inserts, stoves or firebox contents.

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IN	NI	NP	RR	M	Items
			X		**7.0 CHIMNEYS, FLUES AND VENTS**

Types of Fireplaces: Conventional wood fireplace, Wood stove
Operable Fireplaces: None
Limitations: Determining the condition of flue interiors and the ability of the fireplace to draw properly is beyond the scope of a visual inspection.

See attached WETT inspection report regarding wood stove chimney.

IN	NI	NP	RR	M	Items
			X		**7.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Number of Woodstoves: One
See attached WETT Inspection report.

IN	NI	NP	RR	M	Items
		X			**7.2 GAS/LP FIRELOGS AND FIREPLACES**

IN	NI	NP	RR	M	Items

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The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The inspector shall inspect: the walls, ceilings and floors; the steps, stairways and railings; the countertops and a representative number of installed cabinets; a representative number of doors and windows; garage doors and garage door operators.

The inspector is not required to inspect: the paint, wallpaper and other finish treatments; the carpeting; the window treatments; the central vacuum systems; the household appliances; recreational facilities.

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IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**8.0 CEILINGS**

Ceiling Materials: Drywall

Water damage above living room window (Picture 1) is consistent with an ice dam. Read the attached article Attic Venting, Attic Moisture and Ice Dams, remove all water damaged materials and consult with a qualified contractor reduce heat loss by air sealing and insulating the attic.

8.0 Picture 1 Water damage above living room window

☒	☐	☐	☐	☐	**8.1 WALLS**

Wall Material: Drywall

☒	☐	☐	☐	☐	**8.2 FLOORS**

Floor Covering(s): Carpet, Laminated T&G

☐	☐	☐	☒	☐	**8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Trip hazard noted at top of main stairs (Picture 1 - next page). Consult with a qualified contractor to install a safer trim piece in this location.

IN	NI	NP	RR	M	Items

IN NI NP RR M Items

8.3 Picture 1 Trip hazard at top of stairs

☒ ☐ ☐ ☐ ☐ **8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**
Cabinetry: Wood
Countertop: Laminate

☒ ☐ ☐ ☐ ☐ **8.5 DOORS (REPRESENTATIVE NUMBER)**

☐ ☐ ☐ ☒ ☐ **8.6 WINDOWS (REPRESENTATIVE NUMBER)**
Window Types: Casement, Double-hung
Window Material: Vinyl, Wood
Mold and water damage noted at living room window (Picture 1 - below). Clean up mold with an appropriate cleaning solution, refinish wood.

Prevent further damage by reducing condensation:

- control humidity using exhaust fans (see Moisture Problems);
- remove interior screens in winter;
- minimize the use of window coverings (curtains and blinds).

8.6 Picture 1 Mold at living room window

☐ ☐ ☐ ☒ ☐ **8.7 BATHROOMS**
(1) The tub surround is in very poor condition (Picture 1 - next page) and mold was noted on

IN NI NP RR M Items

IN NI NP RR M Items

the drywall behind the tub (Picture 2 - below). Consult with a qualified contractor to remove the tub and all water damaged materials and re-install tub with a new tub surround or tiles.

8.7 Picture 1 Water damaged tub surround

8.7 Picture 2 Moldy drywall behind tub

(2) Water staining was noted on the drywall and baseboard adjacent to the shower stall in the basement bathroom (Picture 3 - below). Consult with a qualified contractor to remove and replace all water damaged materials and to locate and repair the source of water.

8.7 Picture 3 Evidence of leakage at shower stall

IN NI NP RR M Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M=Monitor

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.

9. Insulation and Ventilation

The inspector shall inspect: the insulation and vapour retarders in unfinished spaces; the ventilation of attics and foundation areas; the mechanical ventilation systems.

The inspector shall describe: the insulation and vapour retarders in unfinished spaces; the absence of insulation in unfinished spaces at conditioned surfaces.

The inspector is not required to: disturb insulation or vapour retarders; determine indoor air quality.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M=Monitor

IN	NI	NP	RR	M	Items
☐	☐	☐	☒	☐	**9.0 INSULATION IN ATTIC**

Attic Insulation: Fiberglass batt, R20

Upgrade to R50 is recommended.

☐	☐	☒	☐	☐	**9.1 INSULATION UNDER FLOOR SYSTEM**
☒	☐	☐	☐	☐	**9.2 VENTILATION OF ATTIC**

Attic Ventilation: Soffit Vents, Roof vents

☐	☐	☐	☒	☐	**9.3 BASEMENT INSULATION**

The south half of the basement is insulated with 1" styrofoam (R4) to about half depth. Foam insulation requires coverage with drywall or equivalent to delay ignition of foam (and subsequent production of toxic gases) during a fire. Consult with a qualified contractor to upgrade insulation and make safe.

☐	☐	☐	☒	☐	**9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

House Ventilation: Exhaust fans at all bathrooms
Dryer Power Source: 220 Electric
Dryer Vent: Flexible Vinyl
The bathroom exhaust fan duct is not connected in the attic (Picture 1). This allows warm, moist air to enter the attic, potentially causing moisture and mold problems in the attic. Consult with a qualified contractor to vent the bath fan to the exterior with a well sealed and insulated duct.

9.4 Picture 1 Bathroom exhaust fan duct in attic

IN	NI	NP	RR	M	Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M=Monitor

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.

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General Summary

Baerg's Home Performance Solutions

R.R. # 1
Thornloe, Ontario P0J 1S0
(705)563-2202

Customer
Ms. Onah Holmes

Address
123 Maple Street
Springfield Ontario

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. Roof

1.0 ROOF COVERINGS

Repair or Replace

The roof shingles appear to be approximately 25-30 years old (Picture 1). Immediate replacement of roof coverings is recommended.

1.3 ROOF DRAINAGE SYSTEMS (Eavestroughs and Downspouts)

Repair or Replace

The downspout at the SE corner needs an extension to carry water away from the home and prevent water infiltration to the basement.

2. Exterior

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

Repair or Replace

The large gap between the rear deck and the house (Picture 1 - next page) indicates that the deck has shifted on its footings. Observation below the deck reveals that the deck footings are placed on a slope and are beginning to fail (Picture 2 - next page). This could lead to complete collapse of the deck resulting in serious injuries. Consult immediately with a qualified contractor to reconstruct the deck with improved foundation support.

3. Basement, Foundation, Crawlspace and Structure

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

Repair or Replace

Water damaged drywall noted at NE corner. Remove and replace all water damaged material; extend downspout (item 1.3) and correct grading (item 2.6) at exterior to prevent further damage.

4. Heating / Cooling

4.0 HEATING EQUIPMENT

Repair or Replace

Furnace runs too hot (temperature rise higher than recommended). This reduces the efficiency of the furnace and could shorten the life of the heat exchanger. Consult with a licensed heating contractor to diagnose and repair.

6. Electrical System

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

Repair or Replace

Some of the fuses at the main panel have too high a rating to provide overcurrent protection for the affected circuit. This is a fire hazard. Consult with a licensed electrician to assess further and repair.

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.