



AmeriSpec Home Inspection Service
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Home Inspection Report

Client:	Greg Smith	Inspection No:	270413131
Address:	166 Main Road Acton, ON	Inspection Date:	13/08/2007
Inspector:	Denise Larocque, RHI		



Dear Greg Smith,

SUBJECT: YOUR HOME INSPECTION -- 166 MAIN ROAD, ACTON, ON

Further to your request, we have completed a visual inspection of the property and dwelling located at the above-noted address. We thank you for selecting us, and appreciate the opportunity to be of service to you at this time.

If at any time, during the ownership of this home you have any questions, please feel free to contact our office.

Overview. The enclosed report provides you with information about the overall condition of the home based on a visual, non-intrusive review of all accessible areas as outlined in the Inspection Agreement between AmeriSpec and you. Our home inspections are completed in accordance with the Canadian Association of Home and Property Inspectors Standards of Practice and Code of Ethics.

Limitations of the Home Inspection. It should be noted that the inspection report does not provide a comprehensive listing of repairs to be completed at the home and is not intended to be used as a means to renegotiate the sales price of the property. In addition, the contents of the report should not be interpreted as an opinion of the value of the property. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this inspection. In accordance with the above-noted Standards of Practice, we do not complete repairs or recommend specific contractors to complete repairs.

It should be understood that owning a building involves some risk and while we can give you a general overview of the property, we cannot inspect what we cannot see. In accordance with current home inspection standards, moving furniture, dismantling equipment, or lighting pilot lights, switching on breakers, etc., is not within the scope of this inspection. As you are aware, this report is not an exhaustive technical evaluation, but a guide to assist you with managing and minimizing the risk associated with owning a home.

For more detailed information regarding the scope of this home inspection, and the limit of AmeriSpec's liability in performing this inspection, please refer to the Inspection Agreement.

Understanding Your Inspection Report. When reviewing the inspection report, you will see several terms that are defined as follows:

Serviceable means that the materials and workmanship associated with the component being inspected are acceptable and the component is in generally satisfactory condition under normal operating procedures.

Not Applicable means that the component does not exist or apply to the property.

When reference is made to the location of a particular component, the point of reference is considered to be the front exterior of the home while facing the main entry.

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This report is our official report to you on the conditions observed at the time of the inspection. Verbal observations made during the course of the inspection process may be made before all information has been gathered on system conditions and should not be considered as the official report. This Report may contain photographs or images of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS HAVE NOT BEEN PHOTOGRAPHED. Read this report in its entirety for information on all conditions visible at the time of this inspection.

In Conclusion. We appreciate the opportunity to complete this home inspection at this time. To assist you with home maintenance and energy conservation in your home, we have included with this package several reference documents for your use.

If you have any questions related to this report or the general condition of the property, please do not hesitate to contact our office.

Thank you again for choosing AmeriSpec for your home inspection.

Yours truly,

AMERISPEC HOME INSPECTION SERVICE

Denise Larocque, RHI

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Conditions Report

The following report provides information regarding the conditions of the home as they appeared at the time of the inspection. Additional information regarding routine home maintenance requirements specific to the subject home is included with the Maintenance Report which follows the Conditions Report.

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1 GENERAL COMMENTS

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

1.1 Introduction

This inspection report has been prepared for the Client's review prior to signing the home inspection waiver as part of the Agreement of Purchase and Sale. We recommend that the client receive and review the Sellers Property Information Statement (SPIS) in conjunction with this report in detail and contact the inspector with any concerns, questions or points of clarification prior to signing the waiver.

By reading this inspection report, the Client agrees that he/she agrees with the terms of the Inspection Agreement enclosed with the binder and posted on our website at www.AmeriSpec.net/LMA

1.2 Ownership Type

Freehold.

1.3 Occupancy Type

The home is configured as a single family dwelling.

1.4 Configuration/Levels

Two story home with a walkout basement. The subject home is a custom home. Given the unique nature of the home and its systems and components, we recommend consulting with the current owner to obtain any drawings, warranties, maintenance contractor contact and operations/maintenance information regarding these components and systems.

1.5 Estimated Age

Estimated age is approximately 5 years old.

We understand that the current owner/builder is not registered with Tarion.

1.6 Weather Conditions

Hot and cloudy. Recent rainfall has occurred around the property.

1.7 Occupant Status

Home was occupied at time of the inspection. Client was present during inspection. At the time of the inspection, the Inspection Agreement was reviewed verbally with the client after which the client acknowledged understanding and acceptance of the terms and conditions presented within the agreement. Agent was present during the inspection. The current owner was present for a portion of the inspection.

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1.8 Inspection Time

The inspection started at 2:30 PM and ended at 5:45 PM.

1.9 FURTHER REVIEW

If the client is concerned about any conditions noted in this Report, it is strongly recommended that you consult with a qualified and licenced contractor or specialist as soon as possible.

2 EXTERIOR

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. In accordance with our agreement, our exterior evaluation is based on visual observations made at the time of the inspection and our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

2.1 Driveway

Gravel.

2.2 Walkways

Pavers At the time of the inspection the walkways generally appeared to be in good condition with no evidence of any obvious significant deterioration, settling or cracking.

2.3 Steps

Concrete. The risers on the front steps are not uniform or are too high. Repairs should be completed for safety.

2.4 Siding/Wall Type

Stucco and Exterior Insulation and Finishing System (EIFS).

Until approximately 1997, EIFS was a sealed system that contained insulation board, a chemical adhesive base coat, fiberglass mesh and a weather-resistant finish coat. Due to the absence of ventilation and a proper drainage system behind the EIFS, proper installation is critical. If water gets behind the siding (through breeches around windows, doors, etc.), it may not evaporate and can cause extensive to the wood sheathing behind the wall. This damage can go undetected for long periods of time, due to its concealed nature. After 1997, most EIFS installations incorporated a moisture barrier system that assisted in draining any water entering the system. This reduced the potential for water damage and deterioration. As with any similar type of installation, proper installation by a trained and certified contractor is required to reduce the potential for water infiltration and resultant damage. See Exterior - Siding Maintenance section for additional information.

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2.5 Siding/Wall Conditions

Settling or step cracks were observed on the brick siding or mortar at the front and right. At the time of the inspection we were unable to determine the specific cause of the cracking/settling or if additional cracking will occur. Based on the conditions observed, we recommend having the cracks sealed/repointed by a qualified contractor to reduce moisture infiltration and minimize the possibility for further deterioration. In addition, we recommend monitoring the affected areas for any evidence of further displacement and consulting with a qualified contractor, if required to determine further repair options and associated costs. See pages 40 and 47 of the Home Repair Handbook for additional information.

Openings noted in the siding/trim around the home. We recommend properly sealing the opening to reduce the potential for moisture or pest entry into the home.



Patching of mortar noted at the rear.

Damaged EIFS noted at the rear.

Cracked/deteriorated caulking was noted at the brick-vinyl/brick-aluminum interface(s). We recommend properly sealing this area to reduce the potential for moisture/pest incursion into the home.

Minor areas of missing/deteriorated brick mortar was noted the home. In order to reduce further deterioration, we recommend consulting with a qualified mason to determine repair options and associated costs. See page 47 of the Home Repair Handbook for additional information. The client should ensure however, that he does not fill in the weep holes around the home.



2.6 Trim Type

Aluminum and wood.

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2.7 Trim Conditions

Subject to EXTERIOR COMMENTS SECTION, the exterior trim generally appeared to be in good condition.

2.8 Siding/Trim Comments

Openings/breaches were noted around the exterior of the home. We recommend sealing any openings to prevent potential moisture damage to exterior/interior walls and pest incursion.



In order to prolong the functional life of the wood siding and trim and to prevent future deterioration, the client may wish to consider installing cladding (i.e. aluminum/vinyl) over the exposed locations to reduce the potential for further deterioration and maintenance requirements.

2.9 Window Types

Casement, fixed, and awning.

2.10 Window Material

Vinyl.

2.11 Window Conditions

Cracked window pane noted at left floor rear right bedroom. We recommend professionally replacing the affected window to enhance safety. Cracked/deteriorated caulking was noted around many windows. See Maintenance Report - Exterior - Windows & Frames Maintenance section for additional information.

2.12 Double Glazing

Double glazed windows/doors are present in this home. Windows with insulated glass (commonly called thermopane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly affect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear to be fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breached, replacement of the glass seal or the entire window may be required. No obvious visible condensation or breached double glazing was observed at the home at the time of the inspection.

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2.13 Electrical

The electrical meter for the home is located at the rear side of the home. The main service wires appear to enter the home underground.

Ground Fault Circuit Interrupter is provided at the rear, right and front for enhanced safety. See ELECTRICAL - GFI/GFCI section for additional information. The reset switch associated with the exterior GFCI protected outlets was noted at the front porch.

2.14 Gutters & Downspouts

Aluminum. We suggest extending/redirecting downspouts to further channel water away from the foundation in order to reduce the potential for water infiltration into the home.

Downspouts from the upper level roof discharge onto the lower level roof. We recommend extending the affected downspouts to the lower level gutters to reduce the potential for premature wearing of the lower level roofing materials due to excess water flow.

2.15 Hosebib(s)

Rear and right side.

2.16 Bell/Chime

Serviceable.

2.17 Exterior Doors

Wood and metal with glass.

2.18 Chimney Comments

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. At the same time, air for combustion is drawn into the appliance. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. Due to concealed conditions, our inspection is limited to visible and accessible components only and includes a review of the chimney structure, liner, chimney cap, and appliance connections. On this basis, the determination of concealed chimney conditions is beyond the scope of this inspection. See page 38 of the Home Repair Handbook for additional information.

2.19 Chimney

The chimney structure is comprised of brick or concrete block masonry. The chimney is located at rear.

The chimney is used to vent the wood burning fireplace in the kitchen and the rough-in fireplace at the basement.

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Cracking was observed at the chimney cap. We recommend repairing or replacing as required to prevent further deterioration and to minimize the potential for water infiltration into the home.

Due to the unsafe roof mounting conditions and inaccessibility of the roof, the chimney was viewed from the ground only. Therefore our inspection was limited to the visible components observed from this vantage point.

Spark arresters/rain caps have been installed as a safety feature and to minimize the possibility for pest intrusion and water infiltration into the home.

2.20 Lot/Grade Drainage

Generally neutral/flat grading was noted around the perimeter of the home. We suggest regrading and maintaining a positive grade away from the foundation walls around the entire house, wherever possible, in order to direct water away from the foundation walls and reduce the potential for possible water infiltration into the home.

We recommend adding dirt backfill to any low lying areas located around the foundation.

2.21 Exposed Foundation

Poured concrete. Due to the height of the finished grade or other conditions only about 5% of the exterior foundation was visible which limited our review of that area.

2.22 Exterior Comments

Openings/breaches were noted around the exterior of the home. We recommend sealing any openings to prevent potential moisture damage to exterior/interior walls and pest incursion.

The handrail at the basement walkout was damaged. Recommend repair.

Based on some amateurish workmanship, we recommend a thorough review of all exterior flashings, caulking, EIFS/stone interfaces and roof/wall interfaces by a licenced contractor to ensure the long term integrity of the building components.

3 ROOF

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not and cannot be evaluated during our visual inspection. Consequently, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified

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roofer.

3.1 Type/Material

Sloped construction. One layer of asphalt composite shingle material. The exterior portions of the lower roof were observed by mounting the roof.

The upper roof was inspected from accessible points on the interior and/or exterior because of its pitch and wet conditions. If a roof is too high, too steep, wet, snow-covered, composed of materials which can be damaged if walked upon or if an electrical storm is occurring in the area, the roof is not mounted. Therefore, the client is advised that this is a limited review and a licenced roofing contractor should be contacted if a more detailed report is desired.

3.2 Limitations

Due to pitch and wet conditions, and the safety issues/concerns associated with these conditions, some exterior portions of the roof were observed from the ground and/or eaves only. On this basis, our inspection of the exterior portions of the roof was limited to visibly accessible areas from this/these vantage points.

3.3 Flashings

Some amateurish installations noted. All flashings should be reviewed by a licenced contractor.

Possible sensitive areas with respect to water infiltration are commonly found around plumbing vents, roof vents, chimneys, valleys and roof/wall interfaces. These are vulnerable areas that are present around most homes. In order to reduce the potential for water infiltration into the home around the above-noted areas, we recommend ensuring that the noted area(s) area properly sealed by a qualified roofing contractor as part of routine maintenance.



3.4 Conditions - Shingles

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings. Exposed or popped roofing nails were noted on the roof. We recommend professionally sealing the affected exposed nails to reduce the potential for roof leaks in these areas.

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3.5 Other Conditions

Newer roof installation noted. We recommend consulting with the current owner to obtain any warranty information that may be available associated with the roof installation. Based on the conditions observed at the time of the inspection or information obtained from the current owner or agent, the shingles are approximately 1 year old.

The Current Owner reported that no roof leaks have occurred since he/she commenced occupancy of the home.

4 PORCH/PATIO/BALCONY/DECK

4.1 Location

Rear.

4.2 Type

Deck.

4.3 Deck/Slab

Wood. Serviceable.

4.4 Stairs

Serviceable.

4.5 Guards and Railing

Serviceable.

4.6 Electrical

Ground fault interrupter provided for safety at the deck. See Electrical - GFI/GFCI section for additional information. The reset location for the exterior GFI outlets is located at the front entry.

4.7 Deck Supports

Serviceable.

5 GARAGES/CARPORTS

5.1 Location

Attached.

5.2 Exterior

Attached. See Exterior section for additional information.

5.3 Roof

Attached. See Roof section for additional information.

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5.4 Floor/Slab

Concrete. Serviceable.

5.5 Garage Door

Three metal garage doors.

5.6 Garage Door Hardware

Serviceable.

5.7 Door Opener

At the time of the inspection we were unable to determine if the door opener is equipped with a safety reverse device since unreasonable resistance was required to stop the door in motion or the door did not stop. This is a safety concern that should be reviewed by a qualified contractor to determine repair/upgrade options and associated costs to ensure safety.

At the time of the inspection, the electronic sensors were missing. This is a potential safety hazard. We recommend professionally installing sensors to ensure safety.

5.8 Windows

Serviceable.

5.9 Interior Access Door

A self-closer is installed on the door as a safety feature to reduce the potential for exhaust gases and fumes to enter the home.

5.10 Gas Barrier Wall

Damage and/or breeches were noted in the gas barrier wall at the rear wall. We recommend sealing all openings with continuous gas/air barrier rated material to reduce the potential for exhaust fumes to enter the home and to ensure safety.

5.11 Walls

Wallboard/drywall/plaster.

5.12 Ceilings

Wallboard/drywall/plaster.

5.13 Electrical

No ground fault interrupter at this location. See Electrical - GFI/GFCI section for further information.

5.14 Comments

Home is equipped with a central vacuum system. It is beyond the scope of this inspection to determine the adequacy of the system, or its ability to vacuum debris.

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6 ATTIC

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type/thickness, ventilation and other components are reviewed as part of the attic inspection where visible and accessible.

6.1 Access

Attic access located at upper level at rear left bedroom and main floor bathroom.

The attic was partially accessed and viewed from hatch area only. Entering attics that are insulated can cause damage to the insulation and attic framing. In addition attics with insulation cannot be safely or completely, inspected due to the limited visibility of the framing members. Based on this our review of the attic space is limited to visually accessible areas as observed from the hatch only.

6.2 Framing

Trusses. The framing appeared intact at the time of the inspection.

6.3 Sheathing

Plywood. Serviceable.

6.4 Evidence of Leaking

At the time of the inspection no evidence any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage points from which the attic was observed.

6.5 Insulation

Blown in and rolled insulation noted.

Insulation thickness varies from 10 to 12 inches. Approximate thermal resistance value is up to R36.

Compressed, uneven or disturbed insulation was noted. We recommend leveling out the insulation in the affected areas to optimize insulation effectiveness and reduce heat loss from the home. Plastic air/vapour barrier noted under the insulation. Due to insulation covered conditions, we were unable to determine the continuity of the barrier.

We recommend properly installing weather stripping or caulking around the attic hatch to reduce the potential for warm moist air to enter the attic space.

6.6 Ventilation

Standard roof vents and soffit vents.

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6.7 HVAC Ducts

In order to provide more effective ventilation and to limit the amount of condensation that may occur in the duct, we recommend that the ducts have as few bends as possible.

6.8 Comments

Tunneling or droppings were noted in the insulation, indicating possible current or past pest activity. See the ENVIRONMENTAL ISSUES-Pest Activity section for further information.

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7 MAJOR SYSTEMS

Our evaluation of major systems is based on both a visual and performance assessment, provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the performance seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.

As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems observed.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

While it may be possible to visually identify the presence of above ground fuel oil tanks, we do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, the owner may be responsible for their removal and the safe disposal of any contaminated soil.

8 HEATING

8.1 Fuel Type/Storage

Propane gas fired unit.

8.2 System Description

High efficiency (or condensing) system noted. Please refer to the [Heating Ask the Inspector Article](#) for further information regarding furnace efficiencies.

Typical life expectancies for this type of system range from 15 to 25 years when the system is properly serviced and maintained. Based on observations made at the time of the inspection, information provided by the Current Owner or found on the unit's manufacturers tag, the unit appears to be on the order of 1 years old. The unit is located at the front left of basement.

A gas shut off valve was noted at the furnace. An electric disconnect was noted at the wall to rear of unit. We recommend labeling the electric

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disconnect switch to reduce the potential for accidental disconnection of the furnace.

8.3 System Type

Forced air system.

8.4 Limitations

The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace heat exchangers for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend contacting your local gas utility company or a qualified heating contractor.

8.5 Gas Furnace Performance

At the time of the inspection the furnace appeared to test operable under normal operating controls with no evidence of any significant rust, corrosion, or yellow flame noted.

8.6 Exhaust Venting

Unit is side vented through plastic piping. Where visible, the vent connector appeared to be intact at the time of the inspection.

8.7 Thermostat

Thermostat located at the dining room.

8.8 Air Distribution System

Appears intact.

8.9 Routine Maintenance

We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor to ensure proper operation.

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8.10 Heating Comments

The thermostat(s) was activated at the time of inspection. Based on our observations, the heating system appeared to be functional. The home is equipped with a heat recovery ventilation system (HRVS). These systems are not included in the scope of the home inspection. We therefore recommend consulting with the current owner or a qualified contractor to verify proper operation of this system. The following description is provided for your information only. HRVS are mechanical ventilation systems that provide controlled ventilation to homes. This type of system delivers a continuous supply of fresh air into the home, while venting stale, humid indoor, along with household pollutants, to the exterior of the home. While in operation, HRVSs extract heat from the outgoing stale air (cool air in the summer) and use it to preheat (or cool) the incoming fresh air. The stale air then gets exhausted to the exterior of the home. As a result of this process, significantly less energy is required to heat (or cool in summer) the incoming air. See the brochure titled "Operating and Maintaining your Heat Recovery Ventilator" included at the front of your binder for additional information.

9 AIR CONDITIONING

9.1 Description/Conditions

The air conditioning system is electric. The condenser/compressor components of the air conditioner are located at the front of the home. An electric disconnect was noted for this equipment. We recommend maintaining the disconnect in a secured (i.e. cable tied or locked) state to prevent tampering.

9.2 Age/Life Expectancy

Based on the information observed on the air conditioner manufacturer's tag or information provided by the current owner, the unit appears to be on the order of 1 years old. The average life expectancy of a unit of this type in this geographic location is about 15 years.

9.3 Test Status

The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls.

It is noted that a detailed review of the cooling capacity of this unit is beyond the scope of the inspection; we therefore cannot make any warranty as to the system's adequacy.

9.4 Maintenance

For information regarding air conditioner maintenance, please refer to the [Keeping Cool Ask the Inspector Article](#).

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10 PLUMBING

10.1 Water Supply

Water supply to this property is provided by an on-Site well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed as part of the home inspection. On this basis, subsurface or concealed components are not within the scope of this inspection. In order to test the yield of the well, step draw-down tests can be performed by plumbers or qualified well contractors. A step draw-down test is a test of the pumping capacity/capability of the well. This test is normally done over a period of several hours. The results will give an indication of the water volume available at various flow rates. Clients are advised that water volume can vary from season to season as the water table fluctuates. For additional information regarding water quality and quantity issues, please refer to the [Water Quality Ask the Inspector Article](#). The main water shut off is located at the rear leaf of basement.

10.2 Plumbing Waste System

An on-Site septic waste disposal system services the Property. Due to the inaccessibility of the septic tank, leach field, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. For further information regarding septic systems and how they operate, please refer to the [Septic Systems Ask the Inspector Article](#). Septic systems should be inspected every two to three years depending on the usage rate and if necessary undigested sludge and scum should be removed. It is recommended that an inquiry be made to the vendor in order to obtain prior pumping and servicing records.

We recommend that the client consult with the vendor and obtain any documentation or service records that may be available for this system.

10.3 Supply Piping

Where visible the supply piping entering the home appears to be copper and plastic. In order to prevent possible leaking, shut off valves and angle stops under kitchen or bathroom sinks and toilets can not be turned or tested during the inspection. We suggest all shut off valves or angle stops be turned regularly to ensure free movement in case of emergency.

10.4 Distribution Piping

Plastic distribution piping noted.

10.5 Waste Pipes

ABS (plastic)..

10.6 Water Heater

Electrically operated unit. The water heater is located at the front left of basement. The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature. Unit has a capacity of 270 litres.

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Corrosion noted at mixing valve. Recommend monitoring and repair, as required.

10.7 Plumb Venting

Evidence of gurgling noises noted at upper left bathroom sink when plumbing fixture(s) drained. This condition is an indication that the waste plumbing piping associated with the affected fixture is not properly sloped or vented. If concerned, we recommend consulting with a qualified plumber for further assessment and to determine modification options and associated costs.

11 ELECTRICAL

11.1 System Configuration

The capacity of the main electrical service provided to the home is approximately 200 amps.

11.2 Main Service Panel

Overload protection of the main electrical service wires is provided by breakers. The main panel is located at the rear left of basement. Main disconnect

At the time of the inspection, we were unable to verify the proper grounding of the electrical system. A properly sized grounding wire should be connected on the street side of the water meter or to grounding rods installed on the exterior of the home to ensure safe and proper discharge of stray electricity that may be generated in the home's electrical system.

Missing screws at panel cover.

11.3 Distribution Wiring

The electrical distribution wiring in the home is of copper composition. Overload protection of the distribution wiring in the home is provided by breakers. No evidence of any obvious over fusing or scorched/corroded wires were noted in the distribution panel at the time of the inspection.

11.4 GFI/GFCI

Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amp of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. GFCIs/GFIs should ideally be installed on all outdoor or bathroom outlets or where electricity may be in close proximity to water in order to enhance safety. We do not test the GFCI breakers that may be located at the panel since this would result in loss of power to clock radios, computers or other equipment on those circuits. We do however, recommend testing of these breakers in accordance with the manufacturer's recommendations.

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11.5 AFCI

Arc Fault Circuit Interrupters noted at the electrical panel providing protection to bedrooms.

Arcing faults are one of the major causes of electrical fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

Conventional circuit breakers only respond to overloads and short circuits; so they do not protect against arcing conditions that produce erratic current flow. An AFCI is selective so that normal arcs do not cause it to trip. The AFCI circuitry continuously monitors current flow through the AFCI. AFCIs use unique current sensing circuitry to discriminate between normal and unwanted arcing conditions. Once an unwanted arcing condition is detected, the control circuitry in the AFCI trips the internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur.

We do not test the AFCI breakers at the panel since this would result in loss of power to clock radios, computers or other equipment on those circuits. We do however, recommend testing of these breakers in accordance with the manufacturer's recommendations.

11.6 Electrical Comments

It is recommended that any wiring issues noted within this report be corrected by a licensed electrician to ensure proper installation and safety. Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes.

We recommend that the Client verifies that the electrical upgrades were completed in accordance with local electrical standards requirements by requesting a copy of a Certificate of Inspection from the Electrical Safety Authority or by requesting that a general inspection of the home's electrical system be completed by the Electrical Safety Authority to ensure safe installation of the electrical components of the home. General Inspection can be arranged by contacting the Electrical Safety Authority at 1-877-esa-safe or visit its website at www.esainspection.net. No evidence of an ESA inspection was noted at the panel.

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12 VENTILATION

12.1 Heat Recovery Ventilation System

The home is equipped with a heat recovery ventilation system (HRVS). These systems are not included in the scope of the home inspection. We therefore recommend consulting with the current owner or a qualified contractor to verify proper operation of this system. The following description is provided for your information only. HRVS are mechanical ventilation systems that provide controlled ventilation to homes. This type of system delivers a continuous supply of fresh air into the home, while venting stale, humid indoor, along with household pollutants, to the exterior of the home. While in operation, HRVSs extract heat from the outgoing stale air (cool air in the summer) and use it to preheat (or cool) the incoming fresh air. The stale air then gets exhausted to the exterior of the home. As a result of this process, significantly less energy is required to heat (or cool in summer) the incoming air. See the brochure titled "Operating and Maintaining your Heat Recovery Ventilator" included at the front of your binder for additional information. As well, please see the [HRV/ERV Ask the Inspector Article](#) online.

12.2 Exhaust Fans

Bathroom(s) and kitchen.

13 FIREPLACE

13.1 Fireplace

Wood burning. Located in kitchen. Fireplace damper was operable at time of inspection.

A detailed assessment of the adequacy of the installation, clearances to combustible materials and shielding was not completed as part of the home inspection. We recommend consulting with a specialist for this type of appliance to ensure that it meets current standards for safety and operation.

Rough-in noted at basement.

14 INTERIOR

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window are not normally noted in the inspection report. We, therefore, suggest you double check these items and call our office, if concerned.

15 INTERIOR COMMENTS

15.1 LIMITATIONS

At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present

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homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result. Should the storage be removed from the area, we can arrange for a re-inspection of the area.

15.2 MOISTURE STAINS AND PATCHING

Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source without intrusive testing. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired or a leaking window replaced), but the resultant interior damage has not. It is therefore, difficult to advise with any certainty if the stain/damage will develop into a more serious issue. Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. The Client is also advised that moisture persistence over time may lead to mould growth in obvious or concealed areas. Due to the non destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mould abatement contractor to determine remedial options and associated costs. In addition, Client may consider consulting with the current owner for further information regarding the cause of the moisture damage noted and the remedial efforts taken, if any. We are not permitted to remove floor/wall/ceiling finishes to determine the source of the problem or to determine the extent of any damage. Should the Client be able to provide the inspector with access behind the wall, ceiling, or floor, an inspection of the area can be performed at a later date.

15.3 FIRE PROTECTION

We recommend installing/maintaining newer model smoke/fire alarms around the home and testing all alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries twice annually to ensure proper operation. For additional information regarding smoke detectors, please refer to the [Ask the Inspector Article on Fire Safety](#). We recommend installing and maintaining fire extinguishers in the home to further enhance safety.

15.4 CARBON MONOXIDE

We recommend that newer model carbon monoxide detectors be installed/maintained on each floor of the home to enhance safety. Many jurisdictions recommend that every home be equipped with at least one carbon monoxide detector near the primary sleeping area of the home. For extra protection, we recommend placing one carbon monoxide detector on each level of the home.

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15.5 WINDOWS

Evidence of condensation was noted at the interior window pane. This type of condensation is typically found in the colder months and is caused by a temperature difference between the outdoor (cold) glass and the indoor (warm) glass. Condensation on windows over long periods of time could potentially lead to discolouration of the window frame and mould growth. To help reduce the amount of moisture in the indoor air, we suggest ensuring bathroom and kitchen hood fans are used after showering and while cooking. To reduce the temperature difference between the panes of glass, an interior storm window or plastic shrink wrap can be installed. See the guidance documents entitled "Moisture Problems" and "Air-Leakage Control" located at the front of your binder for additional information. As well, please refer to the [Ask the Inspector Article on Windows](#) for a more detailed explanation of this problem.

15.6 INSULATION

It is beyond the scope of a visual and non-destructive review of the home to determine the insulation (R-values) within the exterior walls. We are also not able to determine the composition or quality of any insulation within the exterior walls.

16 STORAGE/COLD ROOM

16.1 Location

Located at the front of the basement.

16.2 Floors

Concrete.

16.3 Walls

Unfinished.

16.4 Ceiling

Unfinished.

16.5 Doors

Serviceable

16.6 Ventilation

Vents were obstructed at the time of the inspection. We recommend removing the obstructions to enhance ventilation in the room and ensure that good indoor air quality is maintained.

16.7 Comments

Area presently used for general storage.

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Black discoloration noted at ceiling which may be mould. Recommend increasing ventilation to the room. See Environmental Section for further information.



17 BASEMENT/CRAWLSPACE

Water seepage and moisture penetration are common occurrence in basements and crawlspaces, usually resulting from poor or inadequate water management around the exterior of the home. At some point, most basements will leak. However, most problems can be corrected by improving drainage and grading around the home. Unfortunately, many components influencing water infiltration into the basement or crawlspace are concealed and therefore inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, etc.) Our review of the basement or crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the current owner for information regarding past water infiltration into the basement or crawlspace.

17.1 Type

Basement.

17.2 Condition

Unfinished.

17.3 Access

Interior at main hallway.

17.4 Stairs

Serviceable.

17.5 Floor

Concrete. Common cracks noted.

17.6 Walls

Poured concrete. Due to partially insulated wall conditions at the time of the inspection, our inspection of the foundation walls was limited to visibly accessible areas only. The basement/crawlspace walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement/crawlspace walls. See Exterior section for additional information

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regarding water management around the exterior of the home to reduce the potential for water infiltration into the basement/crawlspace.

Client indicated that they may be considering finishing a portion of the basement. Prior to finishing the basement we recommend monitoring the basement for evidence of water infiltration and repairing/waterproofing the any leaks.

17.7 Ceilings

Unfinished conditions noted.

17.8 Joists/Sills

Engineered joists noted. Where visible joists appear to be in good condition with no evidence of any obvious damage/distress.

17.9 Support Posts/Columns

Metal. No evidence of any obvious distress was observed at the time of the inspection.

17.10 Beams

Metal. No evidence of any obvious distress was observed at the time of the inspection.

17.11 Windows

Serviceable.

17.12 Electrical

Missing junction box and outlet covers noted. Recommend installing for safety.

17.13 Ventilation

By means of windows.

17.14 Insulation

Partially present where visible.

17.15 Vapour Barrier

Present where visible.

17.16 Sump Pit/Pump

Serviceable Sump pits/pumps are designed to collect and properly manage/discharge storm water from rain and snow melt that accumulates around the building. Sump pits/pumps are usually provided in basements where there is a higher risk of subsurface flooding. If installed, exterior perimeter foundation drainage tile may drain into the sump pit. We are unable to confirm however, if a proper connection between the weeping tiles, if existing, and the sump pit was made. We recommend consulting with the current owner or builder. Sump pits /pumps are typically necessary in areas

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where the water table may become excessively high during certain times of the year. In addition, some municipal building departments require the installation of a sump pit/pump if storm sewers located at the street are higher than the lowest floor level.

17.17 Plumbing

Serviceable. We suggest insulating the cold water supply/distribution lines to eliminate potential condensation drip.

17.18 Heating

Heat register(s) noted.

17.19 Comments

Access to rear noted. Prior to finishing the basement we recommend monitoring the basement for evidence of water infiltration and repairing/waterproofing any leaks.

18 LAUNDRY AREA

18.1 Location

Laundry area located at the main floor at left side.

18.2 Floors

Tile. We were unable to confirm the existence of a floor drain at the laundry area. Due to the potential leaking or flooding that can occur at washing machines or laundry tubs, the Client may consider consulting a qualified plumber to discuss drain installation options and associated costs to ensure proper removal of water from leaks.

18.3 Walls

Drywall/plaster, painted.

18.4 Ceilings

Drywall/plaster, painted.

18.5 Windows

Serviceable.

18.6 Electrical

Serviceable

18.7 Washer Hook-Up

Serviceable.

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18.8 Dryer Hook-Up

Electric 220 volt. Dryers are not operated by our inspectors. We recommend that the client confirm with the current owner that the dryer is in working condition as of closing.

19 KITCHEN COMMENTS

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine only if the system is free of leaks and excessive corrosion.

20 KITCHEN/DINETTE AREA

20.1 Location

Located at the main floor of the home.

20.2 Floors

Tile and wood strip.

20.3 Walls

Drywall/plaster, painted. Tiled counter backsplash

20.4 Ceilings

Drywall/plaster, painted.

20.5 Doors

Serviceable. Access to the rear noted. The right door was blocked by furniture and not operated.

Sticking noted at rear door.

20.6 Windows

Serviceable.

20.7 Cabinets

Serviceable.

20.8 Counter Tops

Serviceable. Missing caulking noted at the counter wall interface. We recommend caulking and sealing counter around sink and at backsplash to prevent water penetration beneath.

Evidence of leaking at countertop behind faucet.

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20.9 Electrical

Ground fault interrupter provided for safety. Split receptacle(s) were noted in the kitchen. Split receptacles are special outlets in which the upper and lower halves of a duplex receptacle are on separate current overload protection devices (i.e. fuses or breakers). This arrangement allows for a kettle to be plugged into the upper half of the outlet, for example, and a toaster to be plugged into the lower half without the danger of overheating of the associated electrical wires or blowing/tripping a fuse or breaker.

20.10 Sinks

Serviceable.

20.11 Faucets

Serviceable.

20.12 Traps/Drain Supply

Serviceable. No leaks present.

20.13 Dishwasher

Dishwasher tested operable at the time of the inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is normally limited to operating the unit on the "rinse" cycle only.

20.14 Range/Cook Top

Electric. Unit tested operable under normal operating controls at the time of the inspection.

20.15 Oven

Electric. Unit tested operable under normal operating controls at the time of the inspection.

20.16 Refrigerator

Unit was Serviceable and was operating at the time of the inspection.

20.17 Hood/Fan

Hood or vent fan is noisy.

20.18 Microwave

Unit tested operable

20.19 Heating

Heat register(s) noted.

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21 LIVING/DINING ROOM

21.1 Location

Located at main floor at front left and main middle right.

21.2 Floors

Wood strip..

21.3 Walls

Drywall/plaster, painted.

21.4 Ceilings

Drywall/plaster, painted.

21.5 Windows/Screens

Serviceable.

21.6 Electrical

Serviceable.

21.7 Heating

Heat register(s) noted.

22 ENTRY

22.1 Location

Located at the front of the house.

22.2 Floors

Tile.

22.3 Walls

Drywall/plaster, painted.

22.4 Ceilings

Drywall/plaster, painted.

22.5 Doors

Serviceable.

22.6 Electrical

Serviceable.

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23 HALL/STAIRS

23.1 Location

Located at main floor ascending to the upper level.

23.2 Floors

Wood.

23.3 Walls

Drywall/plaster, painted.

23.4 Ceilings

Drywall/plaster, painted.

23.5 Electrical

Serviceable.

23.6 Stairs

Serviceable.

24 BATHROOM COMMENTS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

25 BATHROOM

25.1 Location

Upper level at middle right, upper level at middle left, middle main floor left and main floor front right.

25.2 Floors

Tile.

25.3 Walls

Drywall/plaster, painted.

25.4 Ceilings

Drywall/plaster, painted.

25.5 Doors

Sticking noted at second floor and first floor left side.

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25.6 Electrical

Ground Fault Interrupter provided for safety. See ELECTRICAL - GFI/GFCI section for additional information.

25.7 Windows/Screens

Serviceable, where noted.

25.8 Exhaust Fan(s)

The exhaust fan at the second floor appeared to have inadequate flow. The client may wish to replace the fan with a unit of higher capacity.

25.9 Tubs/Surrounds

Serviceable.

25.10 Tub Faucet(s)

Leaking noted at second floor tub faucet.

25.11 Shower/Surround

Serviceable.

25.12 Shower Door(s)

Serviceable.

25.13 Shower Faucet(s)

Serviceable.

25.14 Sinks

Serviceable.

25.15 Sink Faucets

Serviceable.

25.16 Traps/Drains Supply

Leak noted at second floor right side drain. We recommend repairing the affected component to reduce the potential for moisture related problems.

Gurgling noises were noted when the sink drained. See Plumbing - Plumb Venting section for additional information.

25.17 Toilet(s)

Serviceable.

25.18 Counter/Cabinets

Serviceable.

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25.19 Spa/Tub(s)

Whirlpool tub noted at first and second floors. Tubs were filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber.

A GFCI for the whirlpool equipment at the upper left bathroom under the unit. The current homeowner advised that the GFIs for the other two tubs were beneath the units. The areas were inaccessible during the inspection.

25.20 Heating

Heat register(s) noted.

26 BEDROOMS

26.1 Location

Located at second floor and main floor front right.

26.2 Floors

Wood strip.

26.3 Walls

Drywall/plaster, painted.

26.4 Ceilings

Drywall/plaster, painted.

26.5 Doors

Inoperable locking hardware noted at second floor front right bedroom. We recommend upgrading/repairing lock hardware for enhanced safety.

26.6 Windows/Screens

Cracked glass at second floor rear.

26.7 Electrical

Serviceable.

26.8 Closet/Wardrobe

Closet noted.

26.9 Heating

Heat register(s) noted.

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27 ENVIRONMENTAL ISSUES

28 The following section details potential environmental issues identified at the Property at the time of the home inspection.

While it may be possible to visually identify the presence of above ground fuel oil tanks, we do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, the owner may be responsible for their removal and the safe disposal of any contaminated soil.

28.1 Mould

Evidence of potential mould was observed at the ceiling of the cold room. Due to covered/concealed conditions, we were unable to determine the nature and extent of the mould growth. The presence of mould can cause unsightly stains; damage to paint, wood, drywall and fabrics; allergies; and illness due to poor indoor air quality. Moulds require high humidity and moisture levels and poor ventilation to survive. Therefore to avoid most mould problems, materials must be maintained in a dry, well ventilated condition. All sources of moisture should be removed from the affected areas (i.e. improve grading around foundations, seal the building envelope if water is entering from the exterior of the home; install bathroom and kitchen exhaust fans and use a dehumidifier to remove excess moisture from the home; and disconnect the furnace humidifier, etc.) As well, please refer to the [Mould Ask the Inspector Article](#) for additional information.

We recommend properly cleaning the mould - affected areas. Please refer to the Canada Mortgage and Housing Corporation ([CMHC Web Site](#)) for additional information regarding proper cleaning procedures. Client is advised that mould persistence on interior surfaces after cleaning may indicate that the problem may be occurring inside the wall cavity and sections of the wall may need to be replaced. If mould growth persists, we recommend consulting with a qualified mould abatement contractor for further assessment and to determine remedial options and associated costs to ensure safe indoor air quality.

28.2 Pest Activity

Evidence of tunneling in the attic insulation or mice droppings were noted at attic. Mice in a home can damage building materials and wiring and will also eat food they can access. Although no active pests were noted at the time of the inspection, we recommend monitoring for pests and consulting a qualified pest contractor, if concerned.

28.3 Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung

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cancer. This relationship has prompted concern that radon levels in some Canadian homes may pose a health risk.

Health Canada's studies show that high radon levels are not widespread in Canadian homes. However, it is difficult to predict the level in any one home. If you are concerned about exposure to radon gas in your home, you might consider contacting AmeriSpec to test your home to see if it exceeds Canada's guideline for exposure to radon in indoor air. The guideline recommends that:

- Remedial measures be taken in a dwelling whenever the average annual radon concentration in the normal occupancy area exceeds 200 becquerels per cubic meter.
- The higher the radon concentration, the sooner remedial measures should be taken.
- When remedial action is taken, the radon level should be reduced to a value as low as practicable (i.e., reduced as much as possible using methods that are cost-effective).

For further information, visit the AmeriSpec website at www.AmeriSpec.net/LMA or Health Canada's site at www.hc-sc.gc.ca/iyh-vsv/environ/radon_e.html

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Maintenance Report

The following information provides routine maintenance requirements for the subject home. The routine maintenance recommendations presented herein would be required at all homes of similar type and with similar systems in order to prolong the longevity of the different systems and ensure that the home is maintained in a safe and water/weather tight condition.

1 EXTERIOR

1.1 Siding/Wall Maintenance

In order to reduce the potential for water infiltration into the home, we recommend caulking/sealing all openings/breaches associated with siding/wall materials (with the exception of weep holes associated with brick siding).

1.2 Trim Maintenance

In order to prolong the life of the wood trim and reduce the potential for deterioration, we recommend repainting the wood trim as part of routine maintenance.

1.3 Windows/Frame Maintenance

We recommend caulking and sealing around all windows as part of routine maintenance to reduce the potential for water infiltration into the home and minimize air leakage from the home.

We recommend repainting metal lintels with a metal compatible paint as part of routine maintenance in order to reduce corrosion and settling of bricks above windows.

1.4 Gutter/Downspout Maintenance

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. See pages 128-129 of the Home Repair Handbook and the Seasonal Maintenance Checklist for further information regarding this system.

1.5 Chimney Maintenance

We recommend sealing throughout the entire chimney area as part of routine maintenance to reduce the potential for water infiltration which could deteriorate the chimney and enter into the home. See pages 122 - 123 of the Home Repair Handbook for additional information.

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2 ROOF

2.1 Flashing Maintenance

In order to reduce the potential for water infiltration into the home, we recommend ensuring that all roof vents/protrusions are properly sealed as part of routine maintenance. We recommend sealing all flashings and areas where roof direction and materials change direction as part of routine maintenance to reduce the potential for water infiltration into the home.

3 PORCH/PATIO/BALCONY/DECK

3.1 Deck/Slab Maintenance

We recommend repainting or staining the wood decking as part of routine maintenance to prolong the functional life of the decking.

3.2 Guard/Railing Maintenance

We recommend repainting or staining the wood or metal guards/railings as part of routine maintenance to prolong their functional life.

4 HEATING

4.1 Air Distribution System

We recommend that all ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality.

4.2 Routine Maintenance

We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or a qualified heating contractor in order to keep the heating equipment in optimum and safe working order.

5 AIR CONDITIONING

5.1 Maintenance

Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. If the Client is not knowledgeable with maintenance and cleaning requirements, refer to pages 170 - 171 of the Home Repair Hand Book for additional information or consult with a qualified cooling contractor.

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6 PLUMBING

6.1 Water Heater

We recommend draining one bucket of water annually to remove tank residue, thereby extending the life of the unit.

7 LAUNDRY AREA

7.1 Laundry Area Maintenance

We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to reduce the potential for obstruction of the vent, to improve dryer efficiency and for increased fire safety.

8 BATHROOM MAINTENANCE

8.1 Tubs/Surrounds

The tile edges of the tub/shower walls should be caulked and sealed to reduce the potential for water/moisture penetration behind the surround as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.

We recommend that all escutcheon plates be properly caulked and sealed as part of routine maintenance to reduce the potential for moisture infiltration behind the surround walls.

8.2 Sink

We recommend caulking at the sink/counter interface as part of routine maintenance to reduce the potential for water leaks.

8.3 Shower/Surround

The tile edges of the shower walls should be caulked to prevent moisture penetration as part of routine maintenance. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of the inspection.

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