

PROPERTY INSPECTION REPORT



Inspection Address: 12345 Av. Tomorrow, Laval

Inspection Prepared For: John Doe

Date of Inspection: 4/9/2021

Time: 10:00am - 1:30 pm

Year Built: 1927 - Size: Triplex

Weather: Mainly sunny, 13°C

Inspector: Joe Marsillo

License # 14101006 InterNACHI

Inspectiprop

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Report Summary

General Information		
Page 8 Item: 8	General note and safety hazard	(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.
Exterior		
Page 13 Item: 2	Walkway Conditions	Cracked and uneven patio stones. This is a trip hazard. Uneven walkways were observed, this is a trip hazard
Page 14 Item: 3	Stair Condition	Concrete deterioration and rusted rebar is exposed. Possibility of detaching concrete stairs from the concrete balcony. Further verification is required and repair as needed. Uneven steps noted. Although this may be typical on older buildings, it is considered a trip hazard. Corrections recommended by a qualified contractor according to the safety standards. Loose steps/stones observed, by the side walkway. This is a trip/safety hazard. Corrections needed to enhance safety.
Page 16 Item: 4	Exterior Wall covering Condition	Contact a certified mason for estimates of repairs before the inspection expiry date/signing at the notary. (Step crack active) Cracking visible in brick exterior walls appeared to be consistent caused by differential settling of soil and/or the foundation. Differential settlement often happens when soil and/or the foundation settles at different rates in. This condition can create stress in brittle materials such as masonry which is relieved by cracking. It also may be caused by soil consolidation caused by excessively high moisture content in soil supporting the foundation (water accumulation). Further investigation by a structural engineer is recommended to determine the exact cause of these effects and proper corrections, and that all cracks be patched to avoid damage from moisture intrusion. (Brick detachment) Visible brick detachment, and some appear to be bowing outwards was noted on upper portion of the building. This is often associated with water infiltration and freezing and is usually caused by improper flashing of the roof. Repairs and corrections required by a qualified contractor to prevent further damages. Risk of water entering building/weakened structure/chance of structural movement. Evidence of soft and missing mortar noted in various areas around the house, especially under the windows. This condition may lead to water infiltration behind the wall covering, structural wood rot along with all associated problems. It is recommended to consult with a qualified masonry contractor for further evaluation and proper repairs and corrections along with all associated costs. All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.
Page 20 Item: 5	Condition	• Important caulking needed, there are areas which need immediate repairs to prevent water infiltration, a caulking specialist should be contacted.
Page 21 Item: 6	Window/Frame Conditions	(Caulking bad) Poor condition of caulking observed in various areas around doors and windows. These condition may lead to water infiltration causing damages to the interior components. Repairs and corrections recommended. (This is part of regular maintenance. The general life expectancy of exterior caulking is between 3 to 7 years).
Page 22 Item: 7	Exterior Door Conditions	Rear upper balcony door: Opening outward (exterior) with hinges installed on the exterior portion. This condition may be a concern due to the fact that it may be removed. (Security concern)

Page 23 Item: 8	Electrical Conditions	<ul style="list-style-type: none"> Exterior outlets are not protected with GFCI. Installation recommended for today's standards. Ground Fault Circuit Interrupters (GFCI) may have not be required when the home was built, however it is recommended to upgrade all exterior outlets with (GFCI) protector for safety. <p>(All electrical upgrades should be performed by a licensed electrician).</p>
Page 23 Item: 10	Grade/slope and Drainage Conditions	<p>Potential for infiltration or saturation :</p> <p>High due to negative slopes around the property and water control which needs to be done.</p>
Page 24 Item: 13	Porch Condition	<p>Major crack and surface deterioration observed at the stairs and at front/under the balcony. (Exposed rusted rebar also observed which can weaken the structure)</p>
Page 25 Item: 14	Balcony Condition	<p>(Concrete) The upper balcony has sloped and cracked due to settlement and or support under an area. Important repairs will be needed.</p> <p>Loose handrail noted with the lower concrete block style handrail. This is a safety hazard. Corrections required to enhance safety.</p> <p>Greater than 4 inches was noted on the handrail. This is considered a safety hazard, especially with presence of children. Corrections recommended to enhance safety.</p> <p>Guard rails height are too low for today's safety standards. Although this is typical based on the age of the construction, it is considered a safety hazard and it should be corrected to enhance safety.</p>
Foundation		
Page 28 Item: 2	Condition of the exterior foundation	<p>(With cracks) Presence of minor/important cracks were observed in areas around the foundation. They require further verification by a certified foundation specialist, and to be repaired, if needed, by the foundation specialist to prevent water infiltration.</p> <p>(Please note that all foundations do have cracks, however they are not always verifiable due to the fact that they are mostly buried under the ground and are not accessible).</p> <p>(Concrete block) broken/crumbling cement blocks observed. Immediate further verification is required by a certified foundation specialist and for estimates of repair.</p> <p>Contact a certified foundation specialist for estimates of repairs before the inspection expiry date/signing at the notary.</p> <p>French drains: Non existence for this age of construction French drains were first installed in 1953, the inspection of perimeter drainage tiles are not part of this inspection and should be considered if signs of water infiltration and/or extreme efflorescence is visible.</p> <p>French drains: We did not perform any verifications in order to determine if there is a French drain or to assess its condition. It is the responsibility of the purchaser to ensure that these verifications are done (camera or other methods of inspection).</p> <p>In general, a French drain around the foundation walls installed before 1967 has a life expectancy of about 25 years. (Terracotta)The system will gradually become clogged and no longer operate. At a later stage, water could infiltrate into the basement or beneath the concrete slab into the backfill. When this occurs, it becomes necessary to redo the drainage system or to unclog it if possible. The purchaser should contact a firm specialized in that field.</p> <p>About French drain, explained with older homes A terracotta French drain, installed before 1967, is recommended to be verified with a camera to make sure it's not blocked or hasn't collapsed. A plastic French drain (after 1967) has a 30 to 40 years lifespan, according to experts, so we also recommend a camera inspection to make sure it's functioning as it should be. Replacing French drains can be very expensive. This recommendation should be taken into consideration, as camera inspection costs much less than replacing the French Drains.</p>
Page 31 Item: 4	Notes and comments	<p>(Cinder block foundation) Cement block foundations are sometimes used where concrete is not available, and they often do not have the same characteristics of a</p>

		conventional poured concrete foundation. It is easy and inexpensive to install, but not completely impervious and from time to time, these types of foundation repair is a necessity to maintain the structural integrity of the house as a whole. (These types of foundations are not equipped with proper membrane and they are prone to leakage, cracks and they could even bow and settle due to excessive force of the load of earth and water surrounding).
Roof		
Page 32 Item: 3	Roof Surface Conditions	The age of the roof: Unknown (Declared by the owner and provided documents). (End life flat) Evidence of blistering, soft spots and aligating noted on the roofing membrane. The roof is towards or at the end of its useful life expectancy and it will require to be replaced. It is recommended to consult with a qualified contractor for further evaluation and an accurate estimate of all associated costs for proper replacement. Evidence of patched repairs observed in a few areas (higher rooftop) and appears to be nearing/at the end of its lifecycle due to deterioration and cracks observed.
Page 34 Item: 6	Condition of the flashing and Fascia	Risk of water damage to contents, finishes and/or structure. Corrosion, deterioration, openings and poor condition of the caulking was noted on the flashing. This condition can easily lead to water infiltration within the walls. Corrections required by a qualified roofing contractor.
Chimney		
Page 36 Item: 2	Chimney Condition	• Brick damaging, spalling and mortar deterioration observed. This condition will only get worst if not repaired immediately due to water infiltration. Further investigation is required by a qualified contractor for proper repairs and corrections.
Page 36 Item: 3	Flue Condition	• This chimney flue is not within the scope of this inspection, since it requires separate licensing and proper equipments. It is recommended to consult with your insurance company for all regulations and conformity that they may have regarding this situation.
Page 36 Item: 6	Chimney Comments	Abandoned chimney. Complete removal with proper capping is recommended to prevent water infiltration and causing further interior damages. (The present condition may lead to water infiltration over time).
Unit 5412		
Page 37 Item: 1	Kitchen	Electrical: - Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety. Traps/Drain/Supply: connection observed containing galvanized steel and corrosion observed on it. This may not be accepted by the insurance. Replacement required prevent water leaks.
Page 39 Item: 3	Bedroom(s)	Electrical: Outlets are NOT grounded (Also see main electricity). Electrical: One of the bedroom heaters had paper towels placed in the opening. Part of the paper towels were burnt. Serious fire hazard. This should be removed immediately.
Page 41 Item: 4	Living room/other interior areas	Electrical: - Outlets are not grounded (Also see main electrical).
Page 42 Item: 5	Electrical	The electrical outlets of the unit are not grounded. Grounding system may not have been a requirement for the age of the construction, however it is required for today's standards to enhance safety, especially on the outlets that are within 5 feet of any water source and on all exterior outlets. It may also be required to be upgraded by your insurance company. It is recommended to consult with your insurance company regarding all rules and regulations that they may have regarding this situation, as well as a licensed electrician for further evaluation of upgrading the system along with all associated costs.
Page 43 Item: 9	Notes and comments	(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed

		information, a certified laboratory should be consulted.
Unit 5410		
Page 44 Item: 1	Kitchen	Electrical: - Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.
Page 45 Item: 2	Bathroom(s)	Standing shower and surrounding: Prefabricated fiberglass. Usable. Leaks noted (on both edges of the shower surrounding) at the time of the inspection. Repair required to prevent water damage.
Page 46 Item: 3	Bedroom(s)	Electrical: - Outlets are only partially grounded (Also see main electricity).
Page 47 Item: 4	Living room/other interior areas	Electrical: - Outlets are not grounded (Also see main electrical).
Page 48 Item: 5	Electrical	The main panel is estimated 200 AMPS located in the basement. (Unit #5410A). If a breaker trips, you must go to the other tenants place to turn on the breaker. Missing cover and openings noted on the panels. Safety hazard. It is recommended to install a plastic cover or a dummy breaker to enhance safety. The electrical outlets of the unit are mostly not grounded. Grounding system may not have been a requirement for the age of the construction, however it is required for today's standards to enhance safety, especially on the outlets that are within 5 feet of any water source and on all exterior outlets. It may also be required to be upgraded by your insurance company. It is recommended to consult with your insurance company regarding all rules and regulations that they may have regarding this situation, as well as a licensed electrician for further evaluation of upgrading the system along with all associated costs. This is the older type electrical panel and it may no longer be acceptable by some insurance companies. It is recommended to consult with your insurance company for all rules and regulations that they may have regarding this situation.
Page 49 Item: 9	Notes and comments	(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.
Unit 5410A		
Page 50 Item: 1	Kitchen	Walls and ceilings: Drywall, (next to the refrigerator) appears a little soft and paint is cracking and peeling. Recommend further verification behind this wall. Electrical: - Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.
Page 52 Item: 3	Bedroom(s)	Walls and ceilings: Drywall. Previous signs of water damage/infiltration observed on the window sill sill. No moisture detected at the time of inspection. Verified with a moisture meter. Windows: these windows are poor egress (Egress = emergency escape) for emergency escape. This is a safety hazard. This may not be allowed by some insurance companies.
Page 53 Item: 4	Living room/other interior areas	Smoke detector: Missing. It is the owner's responsibility to installed at lease one working smoke detector in each unit with periodic check ups to enhance safety.
Page 54 Item: 5	Electrical	The main panel is estimated 100 AMPS located in the main floor closet. (Unit #5410). If a breaker trips, you must go to the other tenants place to turn on the breaker.
Page 55 Item: 9	Notes and comments	(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.
Structure		
Page 57 Item: 2	Joist Condition	Joists have been improperly notched; repair advised. Notches on ends of joists should not exceed ¼ the depth of the joist. Notches should not be located in the

		middle 1/3 of the joist.
Page 58 Item: 5	Notes and comments	<p>(Central compression) Visible central compression was noted on the upper floor units (A difference of approximately 1 to 2 inches of difference was noted on the floor levelling, showing a settlement towards the middle). These conditions are often caused by common settlement of the middle supporting posts and/or main middle beams. Although these conditions may be typical considering the age of the building, close monitoring is required for any signs of future active settlement and a structural engineer should be consulted if this condition worsen.</p> <p>(Please pay close attentions to the cracks on the walls, especially on the corners and around doors and openings).</p>
Electrical		
Page 59 Item: 3	Condition of the main panel	The main are located in the private units however the basement and the main floor panels are in opposite dwellings.
Page 59 Item: 4	Main ground connection	<p>Most of the buildings electrical outlets are NOT grounded. Grounding system may not have been a requirement for the age of the construction, however it is required for today's standards to enhance safety, specially on the outlets that are within 5 feet of any water source and on all exterior outlets.</p> <p>It may also be required to be upgraded by your insurance company. It is recommended to consult with your insurance company regarding all rules and regulations that they may have regarding this situation, as well as a licensed electrician for further evaluation of upgrading the system along with all associated costs.</p>
Page 60 Item: 5	Electrical Comments	<p>GFCI is a device designed for protection in case of electrocution. All outlets located within 5 feet of any water source should be protected with GFCI.</p> <p>Open junction boxes without cover were observed, this is a safety concern. Recommend installing proper covers to enhance safety.</p> <p>Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.</p>
Plumbing		
Page 62 Item: 3	Waste Line Condition	<p>Although large portion of the plumbing drainage system has been upgraded to the ABS plastic, however they are connected to the original cast iron piping. Also, piping within the walls may also be still the original cast iron piping. (inspection limitation due to limited access).</p> <p>- Cast iron pipes are prone to blockage and leakage over time, specially at the connections, horizontal pipes and the ones that are buried underground, resulting leakage and/or back flow.</p> <p>Please note that these situations are not always evident and it is recommended to refer to the Vendor's declaration and/or the present owner. If a detailed information is required regarding the situation of the drainage pipes, a qualified contractor with specialized equipments should be contacted.</p> <p>(The inspection of the drainage system is performed by opening several water source, in different locations, at the same time for several minutes.)</p> <p>A drain specialist was present at the time of the inspection. He inspected the drain towards the street (from beneath the toilet bowl) and it was blocked with roots and also damaged. The specialist is in contact with the buyer with an estimate.</p>
Page 63 Item: 5	Back water valve/clean outs/Floor drain	<p>Based on the basement renovation, the area is most likely equipped with a back water valve, (they should have installed one) however due to interior finishing and entirely covered floor of the basement, we were unable to verify its presence. It is recommended to contact your insurance company for all rules and regulations that they may have regarding these situations. Also recommend further verification buy a drain specialist or plumber.</p> <p>(A backwater valve is a device that can be installed in your basement to prevent water from backing up into your home).</p> <p>The clean out was not found due to entirely finished basement. It is recommended to locate the clean out for emergency cases.</p>

Water Heater		
Page 64 Item: 1	Age/Type/Capacity/Location	<ul style="list-style-type: none">• Year manufactured: 2011 (It has passed its life expectancy and it requires to be replaced. Recommended by insurance company).• Year manufactured: 2013 (It is towards the end of its life expectancy and it will require to be replaced soon. This is recommended by the insurance companies).
Page 64 Item: 3	Temperature Pressure Release Valve Conditions	<ul style="list-style-type: none">• Missing discharge tube. This is usually considered a safety hazard and it should be corrected to enhance safety for emergency cases. Installation of a discharge tube all the way down to 6 inches of the floor leveling is required).
Page 65 Item: 4	Water Heater Comments	The water heater is past the time of it's serviceable lifespan and should be replaced.

General Information

1. Preliminary

This inspection is a pre-purchase inspection

The Seller's Declaration was filled by the owner.

This inspection is a visual, non exhaustive and non destructive inspection ONLY.

There may be modifications to this report if any new information becomes available after the date of the inspection and the written report.

This sale is without legal warranty, therefore it is extremely important to fully understand the inspection process, its limits and the report. Please don't hesitate to contact us directly for any questions or concerns you may have.

The inspection was conducted using the standards of practice provided by InterNACHI Que

This inspection is not a "code compliance report" and visual by nature only.

2. Inspector

Joe Marsillo (License: InterNACHI Quebec #NACHI14101006 & CAHPI #C1900732)

3. Persons in Attendance

- The Buyer: Andrea Pirlo
- Buyer's Agent: Daniele De Rossi
- Listing Agent: Jessica Beale

4. Occupancy

• The building is vacant and we are unable to determine the exact period of time that has been unoccupied. Major systems were reviewed during the inspection. All plumbing related fixtures and piping systems were reviewed for appropriate and regular function and leaks, as applicable, at visible and accessible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

5. Property Information

- Triplex

6. Estimated Age

Year of the construction: 1927 (Declared by the owner and provided documents).

7. Weather conditions

- Mainly sunny, 13°C

8. General note and safety hazard

It is the responsibility of the owner to ensure the functionality of the smoke and Carbon monoxide detector for safety.

Uneven steps are considered safety hazard.

The presence or absence of insects or animals (roaches, ants, fleas, bed bugs, mouse, etc) is NOT within the scope of this inspection. For all detailed information, it is recommended to consult a qualified exterminator for further evaluation.

All exhaust fans, including bathroom fans, kitchen hoods and dryer vents, should be vented directly to the exterior. This condition is not always verifiable due to interior finishing and limited access. (Inspection limitation).
(Some of these vents, specially on older buildings, are vented into the attic space and even within the walls. These conditions can easily lead to structural wood rot and even mould in concealed areas).

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Average windows contains certain amount of moisture around the frame, however, when the amount of humidity and moisture rises, many signs could become visible such as peeling paint, cracks and even creation of mold.

It is assumed that older buildings may not have the same characteristics of new construction. This could be caused by lower standards of the insulation of exterior walls compare to today's standards and lack of proper vapor barrier. Therefore, a higher level of heat loss is common.

General note: Older homes do not have the same characteristics of new buildings. They are more exposed to water infiltration and more problems with condensation.

Also, buildings that are built prior to (+/-) 1978 may contain lead base paint and the only way to know its presence is by proper sampling by a qualified contractor and laboratory analysis. (Inspection limitation).

Please note that all areas with present or past water infiltration are subject to structural wood rot and even mold in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection.

(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.

9. Added information

• We are pleased to have the opportunity to conduct this inspection for you!
Please carefully read your entire report and call us directly after you have reviewed, so we can go over any questions you may have. Please keep in mind that the inspection is not completed until we have answered all of your questions, completed and delivered the report and addressed any questions or concerns you may have.

The inspector does not "Pass" or "Fail" the inspected property. The following report is based on a visual inspection of all accessible portions of the unit. This inspection service and the report is based on the opinion of the inspector and was conducted according to the standards of practice provided by InterNACHI Que, and will NOT reflect on the current building code.
For your safety and liability purposes, we recommend that further evaluation by specialists should be performed on all defective areas so that proper repairs and estimates can be performed. The inspection report is not intended to be used as an insurance guarantee, the house and its components were visually inspected to the best of the inspector's abilities, and bonded to the standards of practice and the code of ethics.

Before you decide to purchase the concerned property, you must read the inspection report through the end. Only the components inspected in this building are covered by this report. Any components or item which are not mentioned in this report will not be covered.

After reading the inspection report through the end, if you find anything or that you do not understand perfectly or any components which are not mentioned in the report but should have been inspected according to you, you must contact me immediately and before you decide to purchase the concerned property.

Failing to observe this important notice, I will not be responsible for anything ensuing from this obligation.

Whenever it is mentioned in the report, that specialist is required for verification and/or cost estimates, it is recommended to do so before the final signing of documents at the notary.

If this property is sold without warranty.

When buying a property sold without warranty, the selling price is reduced compared to a property sold with warranty. This includes a gain factor of greatest risk and we do not assume this risk in a visual inspection. Only an expert with proper equipment could help determine the status of components that are not visible. The fees amount to very expensive.

Accordingly, it is your duty to inspect various building components as recommended and do check out some uninspected items we reported in our inspection report.

• Sir,

Further to the mandate you have granted us, we proceeded to a visual, non-exhaustive inspection of property located at 12345 Av Tomorrow, Laval

Date and objective of the inspection:

This report is to assess the physical condition of the main property as it appeared on April 9, 2021

In order to satisfy cautious and diligent buyers, we will assist you in the inspection of the concerned property in order to notify the major visible defects that could affect this property.

This report has been prepared at the sole request of the above-mentioned client. According to the mandate we received from the client, the scope of this inspection does not include outside consultations, expert-witness testimony and court appearances. The client shall indemnify Inspectiprop of all responsibility, charges, damages and/or interests which may result from the inappropriate or inadequate use of this report, either by the client or a third party.

Property included in this evaluation:

The evaluation exclusively covers the inspection of the main building including mechanical installations (plumbing, electricity and heating).

Type of research:

Our research consisted of a visual non-exhaustive inspection of the concerned property, in collecting and analyzing the different informations.

The inspection was done pursuant to generally accepted standards, and according to ethical regulations of our profession. Therefore, verifications and other procedures which we considered necessary were performed.

See Real Estate listing: (if any).

Conclusion:

No inquiries were made, and the inspection is of a visual, non-exhaustive type, is based on one visit of the premises, and did not involve any excavation or demolition work, or removal of objects. The findings, as stated, were obtained following the assumptions and limiting conditions stated in the enclosed report and this letter.

After considering the different elements checked during our inspection performed at the time of our visit, we are of the opinion that our inspection report reflects the general condition of the building.

Minor or evident problems are not indicated in this inspection report.

- ASSUMPTIONS AND LIMITING CONDITIONS

The findings in this report were made pursuant to the following limiting conditions and/or any other conditions which may be mentioned within this report.

We did not check for titles of the inspected property nor have we checked for any servitudes, liens or other encumbrances on the property.

The descriptions and opinions provided by others, although we believe them to be correct and obtained from reliable sources, have not been verified and, therefore, we cannot assume any liability as to their accuracy or legal implications which they may entail.

We do not assume liability with respect to the definition of what may constitute a partial or total loss in the case of a fire or other damage to the property.

We do not assume any liability as to the verification methods or engineering methods which may be required to determine the extent of a latent or inherent defects to the inspected property.

Sketches, drawings, photographs or other supporting documents, as necessary, included in this report have simply been added for illustration purposes.

This inspection does not include any legal study, engineering report, soil analysis, geological study, or verification for toxic waste or termites, nor were these requested.

Therefore, we do not assume any liability with respect to these matters, nor do we assume liability as to the engineering methods which may be requested in order to determine inherent or latent defects of the inspected property.

This is a visual, non-exhaustive inspection only and excludes any excavation and demolition work or removal of articles.

This inspection does not guarantee that the property meets city by-laws, or provincial regulations, codes and, furthermore, is not intended as a guarantee on the general condition of the inspected property.

This report is for your personal use only and we assume no liability as to any interpretation which may be given by any other person or bodies.

- Exclusions

The inspector is not required to report or comment on manufacturers defects, these are exhaustive technical details, and should only be confirmed by specialists.

Pools and spas are not part of the inspection and will not be inspected.

Sheds and/or exterior cabanas or storage buildings are not part of the inspection.

Fireplaces and wood stoves are not part of the inspection and should be verified by a APC certified specialist in conformity with insurance requirements.

Chimneys and / or flue passages should be verified by a specialist in conformity with the insurance company standards. The inspection of fireplaces, stoves and/or chimneys are beyond the scope of the inspection process.

Wall mounted and window type air conditioners are not subject to inspection and / or verification.

Exterior garages are not part of the standards of inspection unless specified in the agreement and/or if electricity is hooked up.

Low voltage lighting, sprinkler systems and alarm systems are not subject to inspection.

Propane equipment except use for heating purposes will not be reported.

For a complete list of the exclusions, please consult the standards of practice.

The inspector is not required to walk on the roof.

For the complete list, see the standards of practice (given to you at the inspection).

In case of bad weather

Certain weather conditions and/or non accessible areas could limit the inspection. The inspector will come back upon request to inspect these areas after the initial inspection, however this service will be subject to the extra hourly rate indicated in the contract (on page 3). This condition is mostly due to bad weather conditions.

- Definition of terms :

The words : Usable, acceptable, good, satisfactory and / or adequate: are based on our opinion of any system, part of a system or component that is in working order and condition during the inspection and which are typical for the age of the building and / or the building component.

The common walls (if applicable): Are not always verifiable because of finished and inaccessible areas, the condition of these walls will not be reported unless they are visible and / or accessible.

The words no defect found or no defect visible: Indicate a component, system or part of a system which is free of defects and / or has no visible problem(s).

Levelness of the floors are within the norms when equal or inferior to 1/2 inch of deviation.

PROBLEMS

(Please note that the purpose of items in "RED" is simply to draw more attention and/or safety hazard. Limitations will be noted. Other colors are optional and may be used to enhance the statements or problems. Comments, (if and when applicable), are written at the end of each individual section.

Limitations:

Snow cover can limit the inspection, this condition will be noted when encountered.

Bushes and trees may limit the inspection, this condition will be noted when encountered.

Other limitations will be indicated at the bottom of each section when encountered.

The inspector is not required to inspect any system or component which is not readily accessible or safe.

The inspector is not required to dismantle or remove articles from an area prior to inspecting.

Fireplaces, stoves, chimney flues and/or any other device used as additional heating by external fuel, is not part of this inspection and will not be reported, these devices should be inspected by a APC level II certified inspector.

Any system or component which is unplugged or not functioning during the inspection will be noted as a limitation.

• General observations and interior condition

Condition of interior doors and hardware:

All permanent doors, bedroom doors, closets and their hardware were operated and will be reported only if deficient.

Absence of smoke and / or carbon monoxide detectors (when applicable):

This condition will be reported in the safety hazards at the start of the report.

Windows:

A representative sample of permanent windows and their hardware were operated.

Water damage and indications of mold:

Water damage if left unrepaired may result in the formation of mold.

Mold may not always be visible but, when a musty smell is encountered conditions which are favourable to the formation of mould are likely.

Where water damage is noted in the report verification is recommended.

If mould is suspected, photographed and / or an odour is perceived, it should be confirmed by a specialist and noted in the report as a possible health hazard.

Moisture is conducive to Fungi/Mold, wood rot/Decay, and wood destroying insects.

Ceilings, walls and structural floors:

All ceilings, walls and floors have been verified, all problems are detailed in the individual sections of this report and may be commented in the structure section.

Comment on wood floors (disclaimer):

New high end floating floors and / or engineered flooring are often easily confused and mistaken for hardwood flooring. The inspector will not assume any responsibility for the type of wood flooring if they are wrongly described in the listing or incorrectly reported.

The nature of this inspection is purely visual and non invasive, these are limitations of the inspection.

Comment on possible asbestos content in joint compounds:

Caution; during renovation, the joint compounds prior to 1987 may contain some asbestos, special precautions should be used if drywall is removed and / or sanded.

Comment on possible lead content in the painted walls and ceilings:

Caution; during renovation, the older styles of oil base paint may contain some lead, special precautions should be used if removed and / or sanded.

Limitation of the inspector on thermal gas filled windows:

During certain conditions and weather related conditions, the visibility of a defective thermo pane may not be visible.

Sometimes the inspector cannot tell if the gas inside the window has seeped out.

If it is discovered that there is a defective thermo pane later than the inspection, the inspector cannot be held responsible if the condition was not visible during the inspection, this will be considered as a hidden problem.

This problem description should be declared in the D.V.

Additional notes on Asbestos products and/or materials containing Asbestos:

Due to the danger of possible Asbestos contamination from friable and/or fibrous products which are suspected to be contained in certain materials. No sampling of any kind and/or quantity will be performed by the inspector.

It is generally understood that a house should be delivered to the buyer free of any hidden defects and/or any contamination of any kind, and it is the responsibility of the seller to guarantee this condition.

The inspector will not accept any responsibility for hidden Asbestos products and/or undisclosed previous usage of Asbestos products (like stucco), which may not be visible or are covered during the inspection. See the vendor's disclosure document or "D.V." section #D- 6.4 for more details.

Exterior

1. Driveway Condition

Materials:
• Asphalt

The driveway is towards the house (Negative slope). This condition will drive the water towards the house, therefore it is extremely important to clean the drainage by the garage door to allow proper drainage.

The asphalt material in the driveway is damaged in areas. Major cracking, deterioration observed. A section to replace may be recommended by a certified asphalt company.

There was some degree of cracking and/or damage present to the driveway asphalt surface. If a concern, have an asphalt paving company or other qualified person to evaluate for repair.

Contact a certified asphalt contractor for estimation of repair/replacement before the inspection expiry date/signing at the notary.



There was some degree of cracking and/or damage present to the driveway asphalt surface. If a concern, have an asphalt paving company or other qualified person to evaluate for repair.

2. Walkway Conditions

Materials:
• Concrete
• Patio Stone

Common cracks and heaved/settled areas observed.

Cracked and uneven patio stones. This is a trip hazard.

Uneven walkways were observed, this is a trip hazard



Common cracks and heaved/settled areas observed.



Uneven walkways were observed, this is a trip hazard



Uneven walkways were observed, this is a trip hazard



Uneven walkways were observed, this is a trip hazard

3. Stair Condition

(Front concrete) The front stairs are made of concrete and they are in usable condition (No signs major defects observed at the time of the inspection).

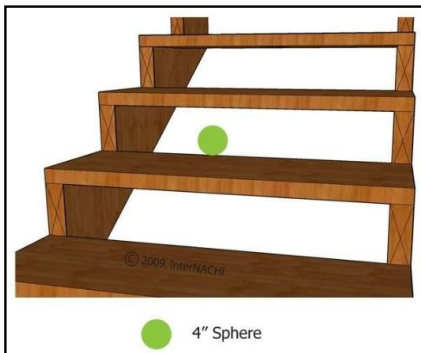
Contact a certified cement finisher for further verification and estimates, before the inspection expiry date/signing at the notary.

(Rusted stair well) Visible rust noted on the rear exterior stair well. This requires regular maintenance, including proper sanding, application of anti rust and exterior paint to prevent rusting.

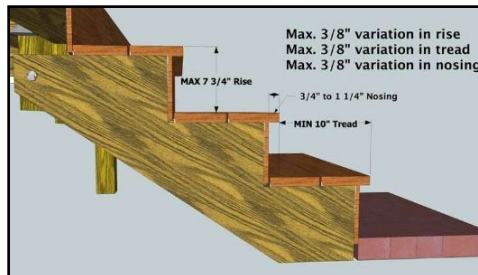
Concrete deterioration and rusted rebar is exposed. Possibility of detaching concrete stairs from the concrete balcony. Further verification is required and repair as needed.

Uneven steps noted. Although this may be typical on older buildings, it is considered a trip hazard. Corrections recommended by a qualified contractor according to the safety standards.

Loose steps/stones observed, by the side walkway. This is a trip/safety hazard. Corrections needed to enhance safety.



More than 4"spacing is a safety hazard



Proper measurements for stairs



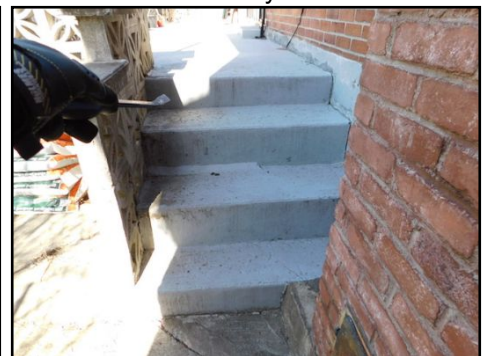
Loose steps/stones observed, by the side walkway. This is a trip/safety hazard. Corrections needed to enhance safety.



Concrete deterioration and rusted rebar is exposed. Possibility of detaching concrete stairs from the concrete balcony. Further verification is required and repair as needed.



Concrete deterioration and rusted rebar is exposed. Possibility of detaching concrete stairs from the concrete balcony. Further verification is required and repair as needed.



Uneven steps were observed, these are a trip hazard.



Uneven steps noted. Although this may be typical on older buildings, it is considered a trip hazard. Corrections recommended by a qualified contractor according to the safety standards.

(Rusted stair well) Visible rust noted on the rear exterior stair well. This requires regular maintenance, including proper sanding, application of anti rust and exterior paint to prevent rusting.



Uneven steps were observed, these are a trip hazard.



Loose area, safety hazard

4. Exterior Wall covering Condition

Materials:

- Structural Brick with mortar.
- Original brick and mortar.

(Brick spalling) Visible brick spalling noted. This is mostly associated with presence of water/moisture behind the bricks. Further investigation and proper corrections is recommended to prevent further damages.

(Soft mortar) Soft and sandy mortar noted on the exterior bricks in various areas around the building. This is often caused due to presence of humidity over time. This condition can absorb more humidity causing further settlement and cracks over time. It is recommended to consult with a qualified masonry for further evaluation and proper corrections along with an accurate estimate of all associated costs before the signing at the notary.

(New mortar over the old one) Overall usable considering the age of the house. However the mortar between the bricks appears to have been re pointed recently, and they have been applied over the original soft and sandy mortar. Although this is often the practical and common way of re pointing, this condition can absorb humidity over time and may lead to detachment and degradation of the new mortar. Close monitoring is required.

Due to the age of the construction, the exterior bricks are not equipped with weep holes. Therefore it is extremely important to seal all cracks and openings to prevent water infiltration.

(Weep holes are designed for ventilation and moisture escape behind the bricks and stones.

When missing or blocked, moisture could get trapped behind the exterior covering and will deteriorate the mortar and the bricks in a faster speed).

In general, bricks can last about from 100 to 120 years (in ideal condition) but the mortar between the bricks will last about 50-70 years, specially under the windows. Although the condition of the mortar between the bricks may be acceptable at the time of inspection (no visual defects), repointing and corrections will be required at some point.

General note: Bricks and stones that are installed under the windows are more exposed to water and prone to deterioration and infiltration. Close monitoring is required for all holes and openings and any signs of water/moisture intrusion.

Contact a certified mason for estimates of repairs before the inspection expiry date/signing at the notary.

(Step crack active) Cracking visible in brick exterior walls appeared to be consistent caused by differential settling of soil and/or the foundation.

Differential settlement often happens when soil and/or the foundation settles at different rates in. This condition can create stress in brittle materials such as masonry which is relieved by cracking.

It also may be caused by soil consolidation caused by excessively high moisture content in soil supporting the foundation (water accumulation).

Further investigation by a structural engineer is recommended to determine the exact cause of these effects and proper corrections, and that all cracks be patched to avoid damage from moisture intrusion.

(Brick detachment) Visible brick detachment, and some appear to be bowing outwards was noted on upper portion of the building. This is often associated with water infiltration and freezing and is usually caused by improper flashing of the roof. Repairs and corrections required by a qualified contractor to prevent further damages.

Risk of water entering building/weakened structure/chance of structural movement.

Evidence of soft and missing mortar noted in various areas around the house, especially under the windows. This condition may lead to water infiltration behind the wall covering, structural wood rot along with all associated problems. It is recommended to consult wit a qualified masonry contractor for further evaluation and proper repairs and corrections along with all associated costs.

All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.



Major repointing needed in multiple areas around the building



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Major repointing needed in multiple areas around the building



All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.



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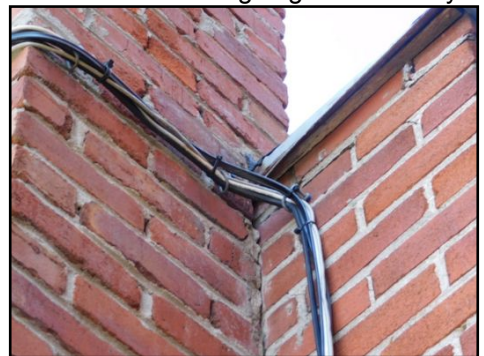
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(Brick spalling) Visible brick spalling noted. This is mostly associated with presence of water/moisture behind the bricks. Further investigation and proper corrections is recommended to prevent further damages.



All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.



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Major repointing needed in multiple areas around the building



(New mortar over the old one) Overall usable considering the age of the house. However the mortar between the bricks appears to have been re pointed recently, and they have been applied over the original soft and sandy mortar. Although this is often the practical and common way of re pointing, this condition can absorb humidity over time and may lead to detachment and degradation of the new mortar. Close monitoring is required.

(Brick detachment) Visible brick detachment, and some appear to be bowing outwards was noted on upper portion of the building. This is often associated with water infiltration and freezing and is usually caused by improper flashing of the roof. Repairs and corrections required by a qualified contractor to prevent further damages.

5. Condition

Materials: Caulking is needed around the house

Observations:

• Note:

It is recommended to caulk around all fixtures and exterior penetrations.

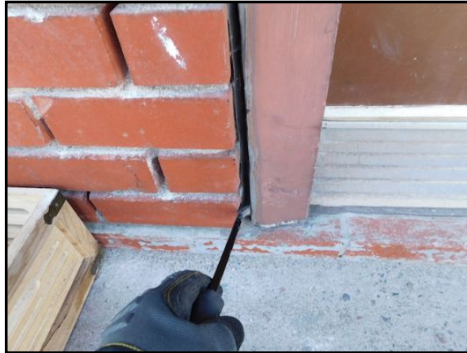
Leaving areas of penetration with missing, improper or defective caulk could result in leakage, rot and/or even the possibility of mould formation.

Regular caulk of all potential leakage areas should improve these conditions.

• Important caulking needed, there are areas which need immediate repairs to prevent water infiltration, a caulking specialist should be contacted.



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Examples of caulk needed around the house



Important caulking needed, there are areas which need immediate repairs to prevent water infiltration, a caulking specialist should be contacted.



Note: It is recommended to caulk around all fixtures and exterior penetrations. Leaving areas of penetration with missing, improper or defective caulk could result in leakage, rot and/or even the possibility of mould formation. Regular caulk of all potential leakage areas should improve these conditions.

6. Window/Frame Conditions

Type and materials:

- Mixture of casement, sliding and guillotine frame type.
- The windows are made of Aluminum/PVC frame/trim.

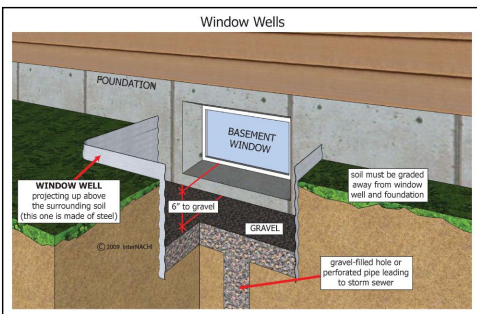
Overall usable where visible. No signs of defects observed at the time of the inspection.

(Openings at the edges of the sill joints) Cracks/openings observed at the edges of the sill joints. This condition can lead to water infiltration and deteriorate the masonry materials below the windows in a faster speed. Repairs and corrections required on a regular basis to prevent degradation and spalling.

Some sill plates in need of repair/replacement (damaged/broken off) to prevent water infiltration and further damages.

Lintels above windows/doors requires regular maintenance. This includes proper sanding, application of anti rust and exterior paint to prevent rusting.

(Caulking bad) Poor condition of caulking observed in various areas around doors and windows. These condition may lead to water infiltration causing damages to the interior components. Repairs and corrections recommended. (This is part of regular maintenance. The general life expectancy of exterior caulking is between 3 to 7 years).



Proper window well installation



Slight sag observed on the lintel



Some sill plates in need of repair/replacement (cracked, damaged/broken off) to prevent water infiltration and further damages.



(Openings at the edges of the sill joints) Cracks/openings observed at the edges of the sill joints. This condition can lead to water infiltration and deteriorate the masonry materials below the windows in a faster speed. Repairs and corrections required on a regular basis to prevent degradation and spalling.



Some sill plates in need of repair/replacement (damaged/broken off) to prevent water infiltration and further damages.



(Openings at the edges of the sill joints) Cracks/openings observed at the edges of the sill joints. This condition can lead to water infiltration and deteriorate the masonry materials below the windows in a faster speed. Repairs and corrections required on a regular basis to prevent degradation and spalling.



7. Exterior Door Conditions

Type:

- The 3 main entrance doors are made of exterior metal insulated type.
- The rear patio door is made of vinyl/aluminum

Corrosion, wear and tear observed. Recommend replacing the door (Prevent further rust, perforation and possible water infiltration due to rust)

A hole observed in the keyhole area. Repair recommended (#5412)

The basement door sill is too close to ground, water could infiltrate, a distance of at least 4 inches from ground is required.

Rear upper balcony door: Opening outward (exterior) with hinges installed on the exterior portion. This condition may be a concern due to the fact that it may be removed. (Security concern)



The basement door sill is too close to ground, water could infiltrate, a distance of at least 4 inches from ground is required.



Corrosion, wear and tear observed. Recommend replacing the door (Prevent further rust, perforation and possible water infiltration due to rust)



Rear upper balcony door: Opening outward (exterior) with hinges installed on the exterior portion. This condition may be a concern due to the fact that it may be removed. (Security concern)



A hole observed in the keyhole area. Repair recommended (#5412)

8. Electrical Conditions

- Exterior outlets are not protected with **GFCI**. Installation recommended for today's standards.
 - Ground Fault Circuit Interrupters (GFCI) may have not been required when the home was built, however it is recommended to upgrade all exterior outlets with (GFCI) protector for safety.
- (All electrical upgrades should be performed by a licensed electrician).



To be repaired, safety hazard

9. Hose bibs Conditions

- Located on the right portion of the building.

The exterior faucet is NOT frost free type and it should be closed from interior before winter to prevent pipe freezing.

10. Grade/slope and Drainage Conditions

Negative and/or neutral slope observed around the foundation. Although this is typical on most buildings, it is strongly recommended to have a positive slope all around the foundation in order to drive the water away from the building and to prevent seepage and water infiltration into the basement.

General note: Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. (This is part of regular maintenance).

Note:

Level of the finish grade/slope : The level of the finish grade should be 6 inches lower than the top of the foundation wall, as well as a free space of 6 inches minimum beneath the windows and door, and a slight pitch which will keep the water away from the foundations.

It is essential to always have grade sloping away from the foundation walls in order to reduce the risk of water infiltration in the basement. Furthermore, a greater amount of water in the French drain may cause water infiltration or water backup in the basement. The ground around your home should slope approximately 6" downhill away from the house foundation over the first 10' feet.

GRADING NOT DESIGNED TO MANAGE RAINWATER:

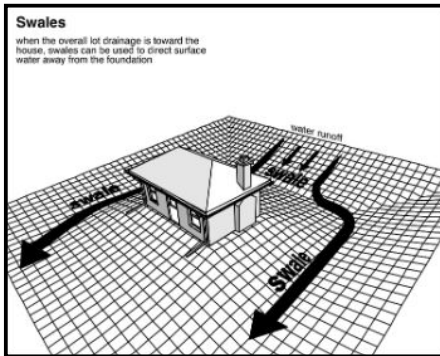
The current configuration of the grading will not allow rainwater to run away from the home properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is flat (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper grading, the chance of moisture infiltration through foundation walls is always possible during heavy rainfall events.

Flat grading and negative grading allows the soil in these areas to become saturated, once saturated the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action. This can allow the masonry itself to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity, or allow for moisture or water infiltration into areas below grade.

As mentioned in the "Grading / Drainage Information" comment above, the soil is recommended to slope away from the structure, with a 6-inch drop in elevation, in the first 10 feet (ca. 3 m) away (5% grade). When the proper grade can not be achieved a swale or drain should be installed as needed to manage rainwater runoff. Evaluation and repairs are recommended to the grading as needed to allow for the proper runoff of rainwater by a grading contractor, foundation contractor, or other qualified contractor.

Potential for infiltration or saturation :

High due to negative slopes around the property and water control which needs to be done.



Negative slope in areas

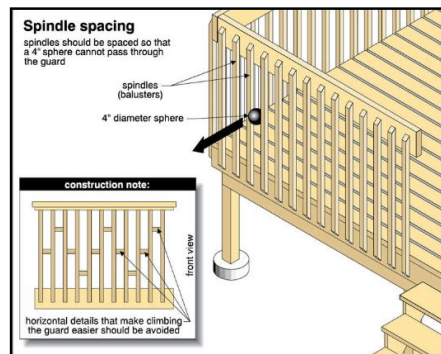
Water control will be greatly improved when following this illustration. Prevention or correction procedures include: Positive sloping of the property. Back-fill settling correction. Eaves troughs and proper extensions. Window well correction(s). Door well correction. Epoxy injection, repair of all important cracks and/or other appropriate method(s).

11. Retaining Wall Conditions

Type:
 • Concrete

The condition of the retaining wall was not verifiable due to presence of tempo. Inspection limitation.

12. Deck Condition



4" maximum space to enhance safety

13. Porch Condition

Materials:
 • Concrete

Major crack and surface deterioration observed at the stairs and at front/under the balcony. (Exposed rusted rebar also observed which can weaken the structure)



Major crack and surface deterioration observed at the stairs and at front/under the balcony. (Exposed rusted rebar also observed which can weaken the structure)

Major crack and surface deterioration observed at the stairs and at front/under the balcony. (Exposed rusted rebar also observed which can weaken the structure)

14. Balcony Condition

(Concrete) The rear balconies are made of concrete and lower one is in usable condition. (Hair line cracks are often typical on these types of finishing, however close monitoring and regular maintenance including patching is recommended to prevent further damages).

Guard rails height are cracked open. Replacement needed.

(Concrete) The upper balcony has sloped and cracked due to settlement and or support under an area. Important repairs will be needed.

Loose handrail noted with the lower concrete block style handrail. This is a safety hazard. Corrections required to enhance safety.

Greater than 4 inches was noted on the handrail. This is considered a safety hazard, especially with presence of children. Corrections recommended to enhance safety.

Guard rails height are too low for today's safety standards. Although this is typical based on the age of the construction, it is considered a safety hazard and it should be corrected to enhance safety.



Loose handrail noted with the lower concrete block style handrail. This is a safety hazard. Corrections required to enhance safety.



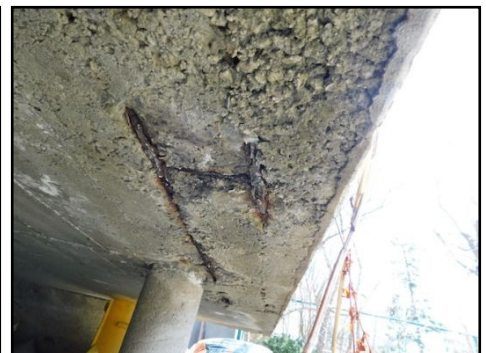
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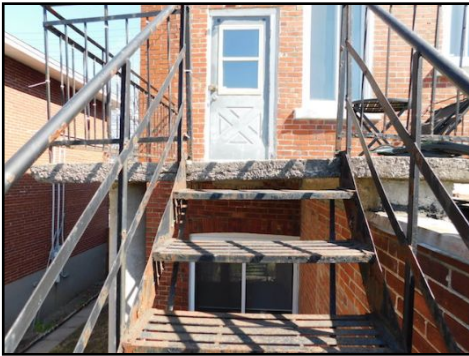


Guardrail is loose/detaching. Important repair needed.



Guardrail is loose/detaching. Important repair needed. (Also a safety hazard)





(Concrete) The upper balcony has sloped and cracked due to settlement and or support under an area. Important repairs will be needed.



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Guard rails height are too low for today's safety standards. Although this is typical based on the age of the construction, it is considered a safety hazard and it should be corrected to enhance safety.



Guard rails cracked open. Replacement needed.

15. General Exterior Comments

An effective water management program is required for all buildings. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of any water intrusion into the structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

This is a limited partial review of the exposed and visible general structure of this building. No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest, insects, termite or wood destroying insect including bed bugs inspection was performed. If a detailed evaluation regarding these issues is desired, the buyer should consult proper specialist.

General note: Older structures do not have the same drainage features as newer structures, making them more prone to seepage and water/moisture intrusion.

All cracks and openings on exterior coverings should be sealed and repaired to prevent water infiltration and further damages.

Drain Pit: Overall usable, needs cleaning.

Drain Pit:
The drain pit must be located at the lowest point of the driveway in order to allow for water to drain into it. It should be built with strong and impervious material (fibreglass, concrete, etc.) and must be equipped with a perforated cover. Furthermore, the area around the catch basin at grade must be sealed in order to prevent water infiltration to the ground. Inside the catch basin, a well-sealed pipe must direct water towards the sewer system or another interior catch basin.



Drain Pit: Overall usable, needs cleaning.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Type of the foundation

- Hand mixed rubble with cement/concrete. (Difficult to determine due to parging)
- Cement block foundation

2. Condition of the exterior foundation

Cement parge coat is flaking/deteriorated in some areas. Recommend review for repair as necessary.

(With cracks) Presence of minor/important cracks were observed in areas around the foundation. They require further verification by a certified foundation specialist, and to be repaired, if needed, by the foundation specialist to prevent water infiltration. (Please note that all foundations do have cracks, however they are not always verifiable due to the fact that they are mostly buried under the ground and are not accessible).

(Concrete block) broken/crumbling cement blocks observed. Immediate further verification is required by a certified foundation specialist and for estimates of repair.

Contact a certified foundation specialist for estimates of repairs before the inspection expiry date/signing at the notary.

French drains: Non existence for this age of construction

French drains were first installed in 1953, the inspection of perimeter drainage tiles are not part of this inspection and should be considered if signs of water infiltration and/or extreme efflorescence is visible.

French drains: We did not perform any verifications in order to determine if there is a French drain or to assess its condition. It is the responsibility of the purchaser to ensure that these verifications are done (camera or other methods of inspection).

In general, a French drain around the foundation walls installed before 1967 has a life expectancy of about 25 years.

(Terracotta)The system will gradually become clogged and no longer operate. At a later stage, water could infiltrate into the basement or beneath the concrete slab into the backfill. When this occurs, it becomes necessary to redo the drainage system or to unclog it if possible. The purchaser should contact a firm specialized in that field.

About French drain, explained with older homes

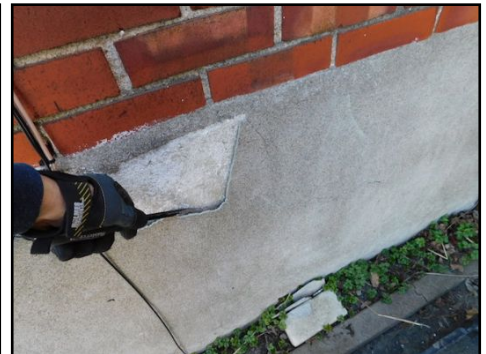
A terracotta French drain, installed before 1967, is recommended to be verified with a camera to make sure it's not blocked or hasn't collapsed. A plastic French drain (after 1967) has a 30 to 40 years lifespan, according to experts, so we also recommend a camera inspection to make sure it's functioning as it should be. Replacing French drains can be very expensive. This recommendation should be taken into consideration, as camera inspection costs much less than replacing the French Drains.



Foundation crack to be verified by foundation specialist and repair as needed



Parge crack, foundation crack was not observed. Limited visibility



Cement parge coat is flaking/deteriorated in some areas. Recommend review for repair as necessary.



Repaired foundation area. No info provided



Minor foundation crack



Foundation crack to be verified by foundation specialist and repair as needed



Minor foundation crack observed



Minor foundation crack observed



Minor foundation crack observed



Repaired foundation area. No info provided



(Concrete block) broken/crumbling cement blocks observed. Immediate further verification is required by a certified foundation specialist and for estimates of repair.

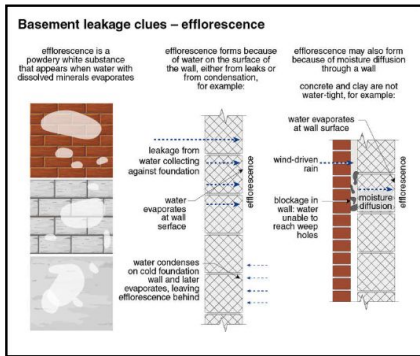
3. Condition of the interior foundation

The interior portion of the foundation was not verifiable due to interior finishing.(Inspection limitation).

Usable where visible, no signs of major defects or water infiltration was noted at the time of the inspection.

Based on the age of the construction, presence of efflorescence is very common on the interior portion of the foundation, however this was not verifiable due to interior finishing.

This is usually caused by water accumulation around the foundation, leaving salt and minerals behind, which forms a white, fluffy deposit. To prevent this phenomena, many items should be corrected such as negative slope around the foundation, having proper underground drainage system (French drain), proper roof drainage system with proper extensions, window wells, etc. It is recommended to consult with a specialist for further information and evaluation.



Moisture/efflorescence



Infiltration from chimney cleanout, Recommend correction in this area

4. Notes and comments

The inspection of the foundation is limited only to the visible and accessible areas only.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Water control around the foundation is extremely important to prevent seepage and intrusion.

General note: Almost all foundation develop cracks over time, especially within first few years of the construction, however these cracks are not always verifiable due to the fact that large portion of the foundation is buried into the ground and interior finishing, and they should be treated with Epoxy or urethan injections to prevent water infiltration along with close monitoring for any new developed settlement and/or movement.

General note: Older buildings may not be properly equipped or have improper under ground drainage system (French drain) or proper membrane. It may be broken, blocked by debris or roots. Therefore water can easily be accumulated around the foundation or under the concrete floor and entering the basement, causing high level of humidity in the basement. It is extremely important to have a positive slope in order to drive water away from the foundation.

(Note: The average life expectancy of French drains are between 25 to 50 years).

Please note that the condition of the French drain can not be verified without proper equipment and are not within the scope of this inspection. If a further detailed information is required, a specialized contractor with specific type of equipment should be contacted for further evaluation.

General note: Older structures do not have the same drainage features as newer structures, making them more prone to seepage.

In general, all foundations requires an underground drainage system for water control around the foundation commonly known as "French Drain". (A perforated pipe that redirects surface and under ground water away from the foundation). Although no signs of foundation failure was noted at the time of the inspection, the inspection of these systems are beyond the scope of this inspection and for any further and detailed information, a qualified contractor with specialized equipments should be consulted.

The exterior foundation is examined for those parts which are visible.

The portions which are not visible due to the earth covering, vines, balconies, storage sheds and bushes will be indicated as limitations.

Small cracks inevitably appear on foundation walls as generally, concrete contracts as it hardens. These cracks do not require particular maintenance, unless water infiltration occurs. When water infiltration occurs, it is necessary to repair the cracks. This applies mostly to poured concrete foundations.

(Cinder block foundation) Cement block foundations are sometimes used where concrete is not available, and they often do not have the same characteristics of a conventional poured concrete foundation. It is easy and inexpensive to install, but not completely impervious and from time to time, these types of foundation repair is a necessity to maintain the structural integrity of the house as a whole.

(These types of foundations are not equipped with proper membrane and they are prone to leakage, cracks and they could even bow and settle due to excessive force of the load of earth and water surrounding).

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Methods Used to Inspect Roof

How Inspected:

- The roof was only partially walked on (lower portion) due to height/limited access/safety. (Higher roof inspected on a ladder, at the edge of the roof).

2. Roof type and materials

- Flat roof.
- Tar (Asphalt) and gravel.
- Elastomeric roofing membrane.

3. Roof Surface Conditions

Moss/fungi growth observed. This is often a sign of high level of humidity in the attic area and on the wooden structure, however this was not verifiable due to limited access.

Roofing materials show extensive wear and deterioration and may be at the end of their useful life. A licensed roofer should be consulted for further review prior to closing for repairs/replacement as required.

The normal life expectancy of these types of roof is between 18 to 22 years (With proper ventilation and maintenance).

The age of the roof: Unknown (Declared by the owner and provided documents).

(End life flat) Evidence of blistering, soft spots and aligating noted on the roofing membrane.

The roof is towards or at the end of its useful life expectancy and it will require to be replaced.

It is recommended to consult with a qualified contractor for further evaluation and an accurate estimate of all associated costs for proper replacement.

Evidence of patched repairs observed in a few areas (higher rooftop) and appears to be nearing/at the end of its lifecycle due to deterioration and cracks observed.



Moss/fungi growth observed. This is often a sign of high level of humidity in the attic area and on the wooden structure, however this was not verifiable due to limited access.



Evidence of patched repairs observed in a few areas (higher rooftop) and appears to be nearing/at the end of its lifecycle due to deterioration and cracks observed.



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Evidence of patched repairs observed in a few areas (higher rooftop) and appears to be nearing/at the end of its lifecycle due to deterioration and cracks observed.

4. Drainage Condition

- Central drain.

It appears to be properly sloped towards the drain (lower roof)

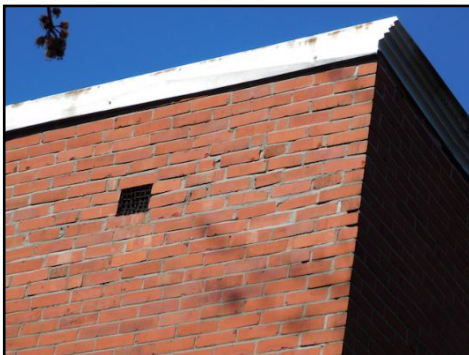
The higher roof is sloped towards the drain

5. Condition of the roof ventilation

- Goose necks ventilation designed for flat roofs.

Visually usable, however the accuracy of calculation for proper ventilation is beyond the scope of this inspection.

Missing roof ventilation for the lower roof. This condition can lead premature failure of the roofing membrane, structural wood rot and even mold in concealed areas. Further investigation and proper corrections is recommended by a qualified contractor (Also see attic).



Damaged screen, possibility from animal, and may have entered. Verify and repair screen

6. Condition of the flashing and Fascia

- Aluminum/Galvanized.

Immediate repairs required to prevent water damage.

Moisture is conducive to fungi/mold, wood rot/decay.

Risk of water damage to contents, finishes and/or structure.

Corrosion, deterioration, openings and poor condition of the caulking was noted on the flashing. This condition can easily lead to water infiltration within the walls. Corrections required by a qualified roofing contractor.



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7. Skylight Condition

- Overall usable where visible, no signs of water infiltration noted at the time of the inspection. However skylights are particularly vulnerable and can fail at any time. Close monitoring and annual maintenance including application of caulking on all corners and gaps is strongly recommended.
- Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around them clean and to monitor them for evidence of leaks during heavy rains and winter snow melts.
- General note: Due to the nature of the skylights, warm air can be trapped inside the skylights from interior, causing condensation along with all associated problems. Close monitoring is recommended.

8. Roof Comments

Annual and semiannual maintenance required. This generally consists of repatching all possible areas that are prone to water infiltration, including flashings, gaps, corners, etc.

All roofs requires regular maintenance , however flat roofs requires even more attention due to the fact that it is equipped with central drain with some degrees of slope. This condition moves the gravels towards the center over time and drainage, resulting exposed and unprotected membrane in various areas, specially around the edge which requires recovering. (The membrane should be protected with gravels at all time to prevent premature failure and leaks).

- All leafs and debris should be cleaned on regular basis to prevent blockage of the central drain.
- Regular verification on the condition of caulking is required on the flashings to prevent water infiltration.

General note: Older buildings do not have the same characteristics of new buildings. They often don't have proper ventilation which can lead to moisture accumulation, rotted structure and even creation of mould. Close monitoring and annual maintenance is required.

The attic was not inspected due to the roof design (Flat roof) and no access. Therefore the type of insulation, condition of ventilation, leaks and the roofing structure was not verifiable. (Inspection limitation).

Abandoned chimney noted. Complete removal with proper capping is recommended to prevent water infiltration and causing further interior damages.

Contact a certified roofer for estimates of repairs/replacement before the signing at the notary.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Methods Used to Inspect

- Flat roof, no attic/attic access

Chimney

1. Chimney type

- Masonry chimney.

2. Chimney Condition

- It is recommended to completely remove the abandoned masonry chimney with proper capping to prevent water infiltration.
- Brick damaging, spalling and mortar deterioration observed. This condition will only get worst if not repaired immediately due to water infiltration. Further investigation is required by a qualified contractor for proper repairs and corrections.



It is recommended to completely remove the abandoned masonry chimney with proper capping to prevent water infiltration.



Brick damaging, spalling and mortar deterioration observed. This condition will only get worst if not repaired immediately due to water infiltration. Further investigation is required by a qualified contractor for proper repairs and corrections.



Brick damaging, spalling and mortar deterioration observed. This condition will only get worst if not repaired immediately due to water infiltration. Further investigation is required by a qualified contractor for proper repairs and corrections.

3. Flue Condition

Materials:

- Metal

- This chimney flue is not within the scope of this inspection, since it requires separate licensing and proper equipments. It is recommended to consult with your insurance company for all regulations and conformity that they may have regarding this situation.

4. Flashing Conditions

Aluminium/Galvanized

- Cracked and opened caulking noted on the flashing. This condition can lead to water infiltration and cause interior damages. Corrections and maintenance required to prevent water infiltration.

5. Spark Arrester/Rain Cap Condition

- Rain Cap Present

6. Chimney Comments

Abandoned chimney. Complete removal with proper capping is recommended to prevent water infiltration and causing further interior damages. (The present condition may lead to water infiltration over time).

Unit 5412

1. Kitchen

Floor: Laminate flooring with normal wear and tear.

Windows: Sliding type with aluminum framing.

(Please note that these are not thermo pane windows and are known for condensation and higher amount of energy loss, specially on cold weathers).

Walls and ceilings: Drywall/plaster, evidence of minor stress cracks.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(Please note that all areas with present or past water damage/infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection).

Moisture is conducive to Fungi/Mold, wood rot/decay.

Electrical:

- Outlets are grounded and they were verified for regular functionality.

Cabinets:

- Shows some wear and tear/water damage, upgrading recommended.

Counter top:

- Overall usable, with normal wear and tear. Application of silicone recommended around all corners to prevent water infiltration.

Sink: Stainless steel. Usable, no leaks observed. Application of silicone is recommended to prevent water infiltration.

Faucets:

- Usable. (No leaks at the time of the inspection)

Traps/Drain/Supply: Copper supply pipes and **ABS** plastic (Visible portion). Usable, no leaks at the time of the inspection.

Hood fan: Missing screen, installing one is recommended to enhance safety.

Electrical:

- Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.

Traps/Drain/Supply: connection observed containing galvanized steel and corrosion observed on it. This may not be accepted by the insurance. Replacement required prevent water leaks.



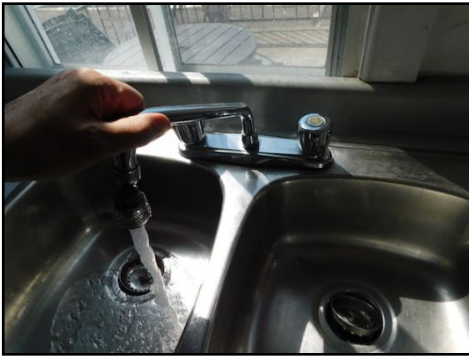
Electrical: - Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.



Hood Fan does not vent to the exterior. Recommend having it vent to the exterior.



Hood fan: Missing screen, installing one is recommended to enhance safety.



Faucets: - Usable. (No leaks at the time of the inspection)



Traps/Drain/Supply: connection observed containing galvanized steel and corrosion observed on it. This may not be accepted by the insurance. Replacement required prevent water leaks.



Previous water stains under the sink area



2. Bathroom(s)

Floors: Ceramics, shows normal wear and tear.

Walls and ceiling:

- Drywall, usable where visible. No signs of major defects and water infiltration noted.

Windows: Sliding aluminum, usable.

Electrical: No outlets installed

Heat Source: Electric baseboard heaters. Functional

Fan: Missing. Current guidelines state that an exhaust fan should be installed in all bathrooms to ensure ventilation of moisture. This is particularly important where bathtubs or showers are present.

Tub: Regular tub, usable with normal wear and tear.

Tub surround: Ceramic tiles. Overall usable. Application of silicon is recommended on all corners to prevent water infiltration.

Plumbing fixture:

- Usable (No leaks noted).

- Adjustment and application of silicone required to prevent water infiltration.

Counter tops/Cabinets: Usable. Application of silicone recommended around all corners to prevent water infiltration.

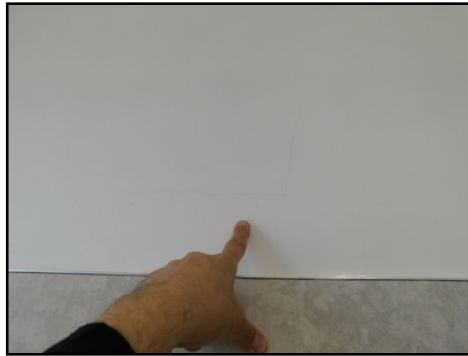
Sink: Ceramic/porcelain. Usable, no cracks and no leaks noted.

Sink faucet: Usable, no leaks noted.

Traps/Drain/Supply: Copper supply pipes and ABS plastic for drainage on visible portion. Usable, no leaks noted.

- Minor water pressure variation was noted when two or more sources were open at the same time.

Toilet: Usable, with proper flushing.



Crack on wall

3. Bedroom(s)

Number of bedrooms: 2

Floors: Hardwood flooring shows some wear and tear.

Floors: Sloping/central compression observed. See structure section for more info.

Walls and ceilings: Drywall/plaster, evidence of minor stress cracks. No signs of water infiltration at the time of the inspection.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(All present or previous water infiltration are subject to wood rot and even mold in concealed areas. Please note that these conditions are not always verifiable without proper demolition and they are not within the scope of this inspection).
Moisture is conducive to Fungi/Mold, decay, and wood destroying insects.

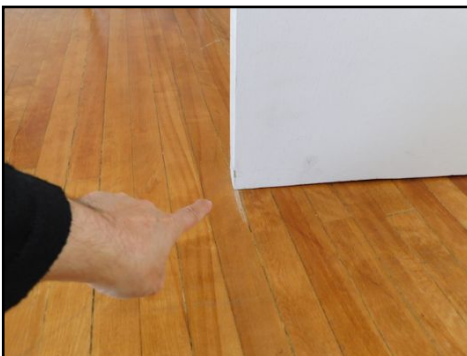
Doors: Regular wooden interior doors. Slightly out of square due to structural settlement. Regular adjustment and maintenance is recommended as necessary.

Windows: Sliding type with aluminum framing. Usable.

(Please note that these are not thermo pane windows and are known for condensation and higher amount of energy loss, especially in cold weather).

Electrical: Outlets are NOT grounded (Also see main electricity).

Electrical: One of the bedroom heaters had paper towels placed in the opening. Part of the paper towels were burnt. Serious fire hazard. This should be removed immediately.



Door rubs on the floor, adjustment needed



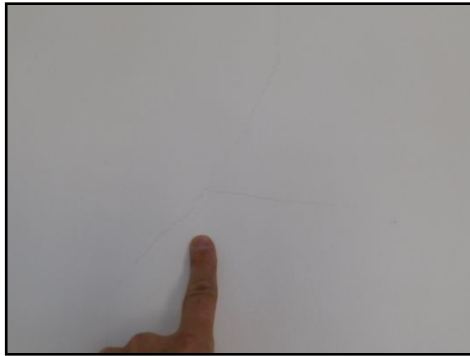
Floors: Sloping/central compression observed. See structure section for more info.



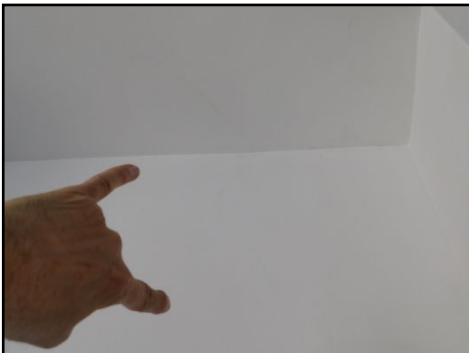
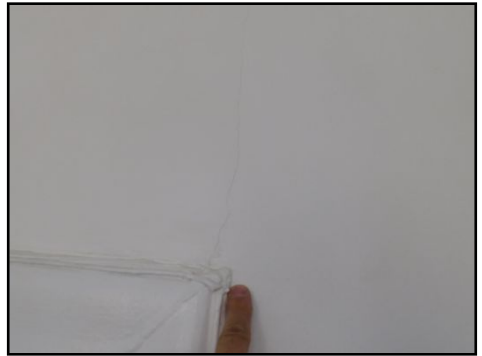
Walls and ceilings: Drywall/plaster, evidence of minor stress cracks.



Walls and ceilings: Drywall/plaster, evidence of minor stress cracks.



Walls and ceilings: Drywall/plaster, evidence of minor stress cracks.



Walls and ceilings: Drywall/plaster, evidence of minor stress cracks.



Electrical: Outlets are NOT grounded (Also see main electricity).



Electrical: One of the bedroom heaters had paper towels placed in the opening. Part of the paper towels were burnt. Serious fire hazard. This should be removed immediately.

4. Living room/other interior areas

Floors:

- Hardwood floor, shows normal wear and tear.

Floor levelling: Sloping/central compression observed.

Walls and ceilings: Drywall/plaster, visible stress/settlement cracks noted. Repair as needed.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(Please note that all areas with present or past water damage/infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection).

Moisture is conducive to Fungi/Mold, decay, and wood destroying insects.

Balcony doors: Metal insulated door. Opens outward, hinges on the exterior. This is considered a safety concern since hinges can be removed from the exterior.

Windows: Sliding type with aluminum framing.

(Please note that these are not thermo pane windows and are known for condensation and higher amount of energy loss, especially on cold weathers).

Electrical: No light switch in the living room. Recommend installing a light switch.

Stairs: Shows normal wear and tear.

Smoke detectors: Present. Buyer is cautioned that, as landlord, he/she is expected to maintain operational smoke detectors for protection of the tenants.

The door opens outward (over the stairs). This is considered a trip hazard and it should be corrected to be opened outward. Corrections recommended to enhance safety.

Electrical: - Outlets are not grounded (Also see main electrical).



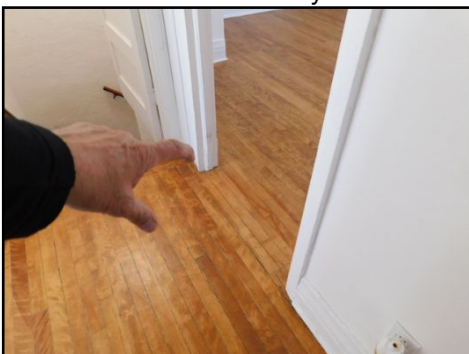
The door opens outward (over the stairs). This is considered a trip hazard and it should be corrected to be opened outward. Corrections recommended to enhance safety.



Floor levelling: Sloping/central compression observed.



Door over stairs does not have tempered safety glass, this is a safety hazard.



Floor levelling: Sloping/central compression observed.



Electrical: - Outlets are not grounded (Also see main electrical).



Electrical: - Outlets are not grounded (Also see main electrical).

5. Electrical

The main panel is estimated 100 AMPS located inside the main entrance closet/door.

Panel was not opened due to limited access and personal belongings. (Limited inspection)

The main panel is made of breakers.

The circuit breakers are labelled, however their accuracy is beyond the scope of the inspection.

The electrical outlets of the unit are not grounded.

Grounding system may not have been a requirement for the age of the construction, however it is required for today's standards to enhance safety, especially on the outlets that are within 5 feet of any water source and on all exterior outlets.

It may also be required to be upgraded by your insurance company. It is recommended to consult with your insurance company regarding all rules and regulations that they may have regarding this situation, as well as a licensed electrician for further evaluation of upgrading the system along with all associated costs.

6. Plumbing

Observations:

- Water distribution pipes: Copper (Visible and inspected areas).
- Water drainage pipe: ABS plastic (Also see plumbing).
- The main shut off valve: No dedicated main water shut off valve was found. All units should be equipped with a main shut off valve in an easy accessible location for emergency cases. It is recommended to consult with your insurance company for all rules and regulations that they may have regarding this situation, along with a licensed plumber for an accurate estimate of installation.
- (The individual water supply have their own shut off valves).

7. Heating

Baseboard electric heaters with wall mounted thermostat. (Representative sample of the heaters were verified and they are generally in working condition).

8. Laundry area

Location: Kitchen

Washer hook ups: They appear to be connected under the sink area. Previous moisture stains observed on the drain pipe which is lying on the floor. Also, no drain for the drain pipe observed. One may need to be installed.

Dryer connection for vent: None observed/found. To be installed.

Dryer electrical supply : Usable.

No washer and dryer installed at the time of the inspection.



Washer hook ups: They appear to be connected under the sink area. Previous moisture stains observed on the drain pipe which is lying on the floor. Also, no drain for the drain pipe observed. One may need to be installed.

9. Notes and comments

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Average windows contains certain amount of moisture around the frame, however, when the amount of humidity and moisture rises, many signs could become visible such as peeling paint, cracks and even creation of mold. (Upgrading the windows is recommended)

Evidence of cracks noted in various areas (mostly above the windows and doors). This appears to be related to structural or differential settlement. Due to the scope of this inspection, we are unable to determine the exact cause. If a concern, recommend further verification from a structural engineer.

It is assumed that older buildings may not have the same characteristics of new construction. This could be caused by lower standards of the insulation of exterior walls compare to today's standards and lack of proper vapor barrier. Therefore, a higher level of heat loss is common.

General note: Older homes do not have the same characteristics of new buildings. They are more exposed to water infiltration and more problems with condensation.

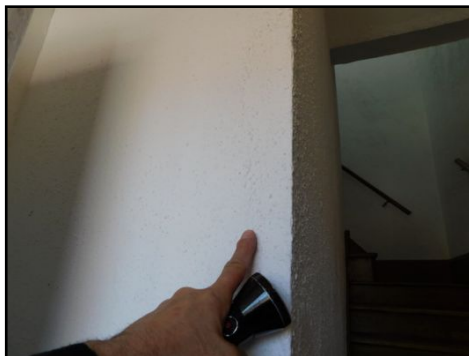
Also, buildings that are built prior to (+/-) 1978 may contain lead base paint and the only way to know its presence is by proper sampling by a qualified contractor and laboratory analysis. (Inspection limitation).

Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

Aluminum windows are known for condensation and higher amount of energy loss. Although the condition of the windows may be acceptable considering the age of the building, upgrading and replacement is recommended.

Please note that all areas with present or past water infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection.

(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.



(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.

Unit 5410

1. Kitchen

Floor: Hardwood. Overall usable with minor wear and tear. Minor sloping/compression observed

Windows: Guillotine type windows. Usable/normal wear and and tear.

Walls and ceilings: Drywall/plaster, evidence of minor stress cracks. No signs of water infiltration at the time of the inspection.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(Please note that all areas with present or past water damage/infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection).
Moisture is conducive to Fungi/Mold, wood rot/decay.

Cabinets:

- Overall usable, with normal wear and tear.

Counter top:

- Overall usable, with normal wear and tear. Application of silicone recommended around all corners to prevent water infiltration.

Sink: Fibreglass type. Usable, no leaks observed. Application of silicone is recommended to prevent water infiltration.

Faucets:

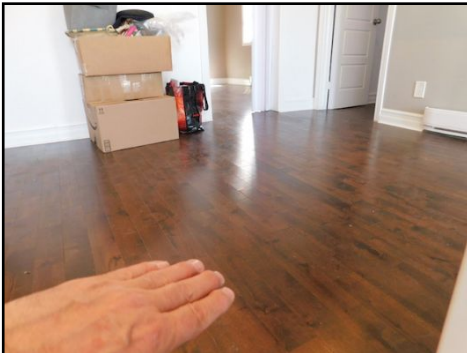
- Usable. (No leaks at the time of the inspection)

Traps/Drain/Supply: Copper supply pipes and ABS plastic (Visible portion). Usable, no leaks at the time of the inspection.

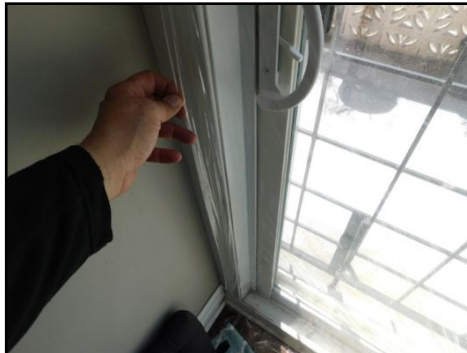
Hood fan: Exterior vented, regular filter cleaning recommended.

Electrical:

- Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.



Floor: Hardwood. Overall usable with minor wear and tear. Minor sloping/compression observed



Electrical: - Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.

2. Bathroom(s)

Floors: Ceramics, shows normal wear and tear.

Walls and ceiling:

- Drywall/tiles, usable where visible. No signs of major defects and water infiltration noted.

Electrical: - GFCI in place and operational.

Fan: Functional, appears to be vented outside

Tub: Regular tub, usable with normal wear and tear.

Tub surround: Ceramic tiles. Overall usable. Application of silicon is recommended on all corners to prevent water infiltration.

Plumbing fixture:

- Loose bathtub faucet (No leaks noted).

- Adjustment and application of silicone required to prevent water infiltration.

Counter tops/Cabinets: Usable. Application of silicone recommended around all corners to prevent water infiltration.

Sink: Ceramic/porcelain. Usable, no cracks and no leaks noted.

Sink faucet: Usable, no leaks noted.

Traps/Drain/Supply: Copper supply pipes and chrome plastic for drainage on visible portion. Usable, no leaks noted.

- Minor water pressure variation was noted when two or more sources were open at the same time.

Toilet: Loose toilet was observed. This condition could result leakage and damages to the subfloor and other components. Corrections are required.

Standing shower and surrounding: Prefabricated fiberglass. Usable. Leaks noted (on both edges of the shower surrounding) at the time of the inspection. Repair required to prevent water damage.



Bathroom door does not latch, adjustment needed



Toilet: Loose toilet was observed. This condition could result leakage and damages to the subfloor and other components. Corrections are required.



Plumbing fixture: - Loose bathtub faucet (No leaks noted). - Adjustment and application of silicone required to prevent water infiltration.



Standing shower and surrounding: Prefabricated fiberglass. Leaks noted (on both edges of the shower surrounding) at the time of the inspection. Repair required to prevent water damage.



Standing shower and surrounding: Prefabricated fiberglass. Leaks noted (on both edges of the shower surrounding) at the time of the inspection. Repair required to prevent water damage.

3. Bedroom(s)

Number of bedrooms: 1

Floors: Hardwood flooring shows normal wear and tear considering the age of the building.

Walls and ceilings: Drywall/plaster, evidence of minor stress cracks. Previous signs of water damage/infiltration observed. Dry at the time of the inspection.

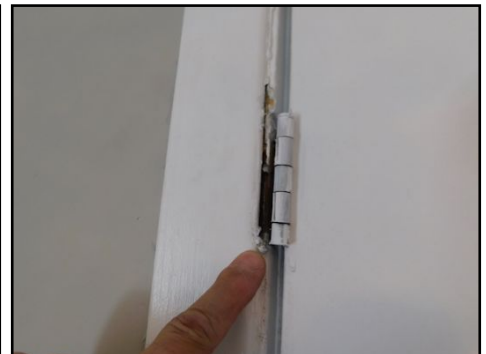
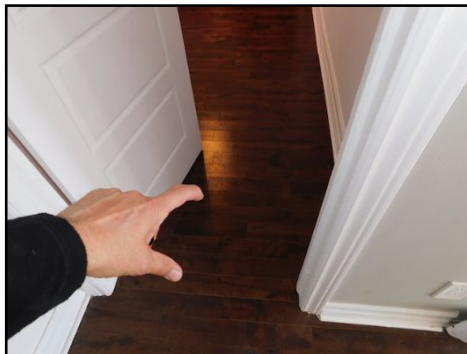
(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(All present or previous water infiltration are subject to wood rot and even mold in concealed areas. Please note that these conditions are not always verifiable without proper demolition and they are not within the scope of this inspection). Moisture is conducive to Fungi/Mold, decay, and wood destroying insects.

Doors: Regular wooden interior doors. Usable at the time of the inspection. Regular adjustment and maintenance is recommended as necessary.

(Ok) Windows: Sliding windows, made with Vinyl/PVC framing. Usable/functional. (All windows were verified for regular functionality and checked with moisture detector).

Electrical: - Outlets are only partially grounded (Also see main electricity).



Walls and ceilings: Previous signs of water damage/infiltration observed. Dry at the time of the inspection.



Door rubs on the floor

4. Living room/other interior areas

Floors:

- Hardwood floor, shows normal wear and tear.

Floor levelling: Minor sloping/central compression observed.

Walls and ceilings: Drywall/plaster, evidence of stress cracks in areas. . No signs of water infiltration at the time of the inspection.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(Please note that all areas with present or past water damage/infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection).

Moisture is conducive to Fungi/Mold, decay, and wood destroying insects.

Interior doors: Regular wooden interior doors. Usable at the time of the inspection. Regular adjustment and maintenance is recommended as necessary.

Balcony doors: Vinyl/PVC type. Unable to test it because there was plastic covering on the frame. Inspection limitation

(Ok) Windows: Guillotine, casement and sliding windows, made with aluminum/PVC framing. Usable/functional.

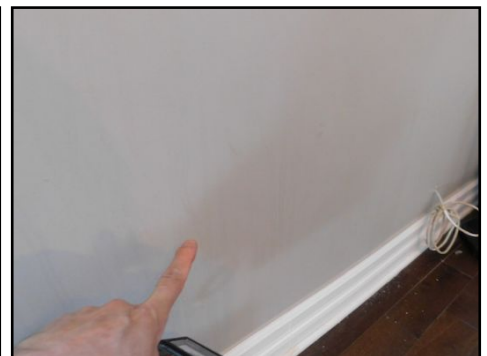
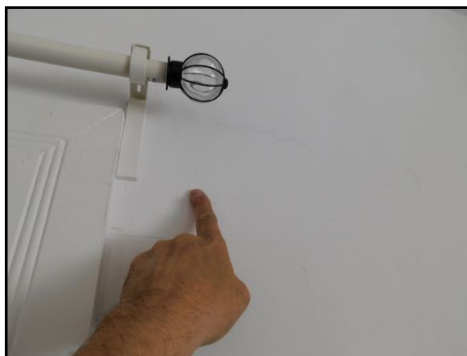
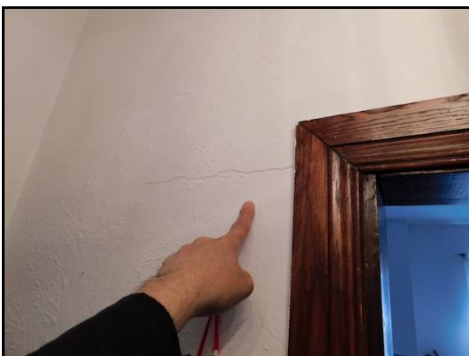
(All windows were verified for regular functionality and checked with moisture detector).

Windows: Sliding type with aluminum framing with normal wear and tear.

(Aluminum frame windows are known for condensation, icing and higher amount of energy loss, specially on cold weathers. Upgrading is recommended as necessary).

Smoke detectors: Present. Buyer is cautioned that, as landlord, he/she is expected to maintain operational smoke detectors for protection of the tenants.

Electrical: - Outlets are not grounded (Also see main electrical).



Water stains on the dining room drywall



Electrical: - Outlets are not grounded (Also see main electrical).



Walls and ceilings: Drywall/plaster, evidence of stress cracks in areas.

5. Electrical

The panel was opened for proper inspection.

Missing proper labeling and identification of the breakers. Corrections required for emergency cases.

Wires are made of copper in inspected areas.

The main panel is estimated 200 AMPS located in the basement. (Unit #5410A). If a breaker trips, you must go to the other tenants place to turn on the breaker.

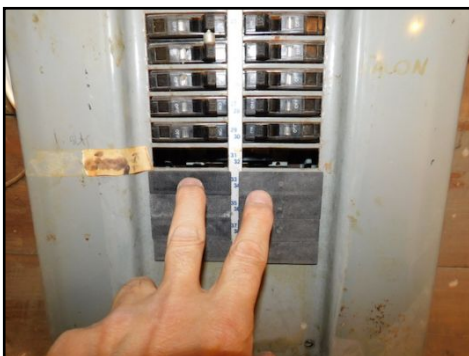
Missing cover and openings noted on the panels. Safety hazard. It is recommended to install a plastic cover or a dummy breaker to enhance safety.

The electrical outlets of the unit are mostly not grounded.

Grounding system may not have been a requirement for the age of the construction, however it is required for today's standards to enhance safety, especially on the outlets that are within 5 feet of any water source and on all exterior outlets.

It may also be required to be upgraded by your insurance company. It is recommended to consult with your insurance company regarding all rules and regulations that they may have regarding this situation, as well as a licensed electrician for further evaluation of upgrading the system along with all associated costs.

This is the older type electrical panel and it may no longer be acceptable by some insurance companies. It is recommended to consult with your insurance company for all rules and regulations that they may have regarding this situation.



Missing cover and openings noted on the panels. Safety hazard. It is recommended to install a plastic cover or a dummy breaker to enhance safety.



This is the older type electrical panel and it may no longer be acceptable by some insurance companies. It is recommended to consult with your insurance company for all rules and regulations that they may have regarding this situation.

6. Plumbing

Observations:

- Water distribution pipes: Copper (Visible and inspected areas).
- Water drainage pipe: ABS plastic (Also see plumbing).
- The main shut off valve: No dedicated main water shut off valve was found. All units should be equipped with a main shut off valve in an easy accessible location for emergency cases. It is recommended to consult with your insurance company for all rules and regulations that they may have regarding this situation, along with a licensed plumber for an accurate estimate of installation.
- (The individual water supply have their own shut off valves).
- The main shut off valve is located in the basement.

7. Heating

Baseboard electric heaters with wall mounted thermostat. (Representative sample of the heaters were verified and they are generally in working condition).

8. Laundry area

Location: Hallway closet

Washer hook ups: -Not verifiable due to the washer being in the way. Limited inspection.

Dryer electrical supply : Not verifiable due to limited access..

The exterior outlet of the dryer should be clear of all obstacles and requires regular cleaning to prevent blockage.

LIMITATION, the washer/dryer are limiting the visibility of the hook ups.

9. Notes and comments

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Average windows contains certain amount of moisture around the frame, however, when the amount of humidity and moisture rises, many signs could become visible such as peeling paint, cracks and even creation of mold. (Upgrading the windows is recommended)

It is assumed that older buildings may not have the same characteristics of new construction. This could be caused by lower standards of the insulation of exterior walls compare to today's standards and lack of proper vapor barrier. Therefore, a higher level of heat loss is common.

General note: Older homes do not have the same characteristics of new buildings. They are more exposed to water infiltration and more problems with condensation.

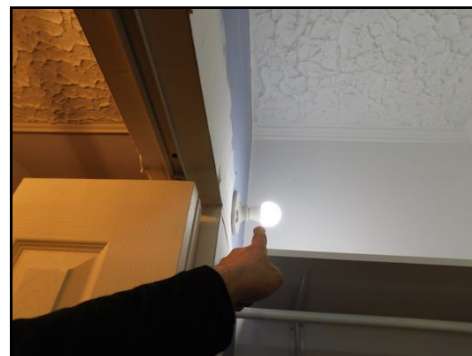
Also, buildings that are built prior to (+/-) 1978 may contain lead base paint and the only way to know its presence is by proper sampling by a qualified contractor and laboratory analysis. (Inspection limitation).

Aluminum windows are known for condensation and higher amount of energy loss. Although the condition of the windows may be acceptable considering the age of the building, upgrading and replacement is recommended.

Please note that all areas with present or past water infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection.

Evidence of cracks noted in various areas (mostly above the windows and doors). This appears to be related to structural or differential settlement. Due to the scope of this inspection, we are unable to determine the exact cause. If a concern, recommend further verification from a structural engineer.

(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.



(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.

Lights inside closets should be converted to the required safety fixtures designed for personal safety.

Unit 5410A

1. Kitchen

Floor: Ceramic tiles. Overall usable with normal wear and tear. No cracks observed.

Windows: Sliding type, usable/functional.

(Please note that these are not thermo pane windows and are known for condensation and higher amount of energy loss, specially on cold weathers).

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(Please note that all areas with present or past water damage/infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection).
Moisture is conducive to Fungi/Mold, wood rot/decay.

Electrical:

- Outlets are grounded and they were verified for regular functionality.

Cabinets:

- Overall usable, with normal wear and tear.

Counter top:

- Overall usable, with normal wear and tear. Application of silicone recommended around all corners to prevent water infiltration.

Sink: Stainless steel. Usable, no leaks observed. Application of silicone is recommended to prevent water infiltration.

Faucets:

- Usable. (No leaks at the time of the inspection)

Traps/Drain/Supply: Copper supply pipes and ABS plastic (Visible portion). Usable, no leaks at the time of the inspection.

Hood fan: Exterior vented, regular filter cleaning recommended.

Walls and ceilings: Drywall, (next to the refrigerator) appears a little soft and paint is cracking and peeling. Recommend further verification behind this wall.

Electrical:

- Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.



Walls and ceilings: Drywall, (next to the refrigerator) appears a little soft and paint is cracking and peeling. Recommend further verification behind this wall.

Electrical: - Outlet next to the sink not protected with GFCI. This is a safety hazard and it should be corrected to enhance safety.

2. Bathroom(s)

Floors: Ceramics, shows normal wear and tear.

Walls and ceiling:

- Drywall, usable where visible. No signs of major defects and water infiltration noted.

Windows: Sliding, usable.

Electrical: - GFCI in place and operational.

Heat Source: Electric fan forced heater. Functional

Fan: Functional

Tub: Regular tub, usable with normal wear and tear.

Tub surround: Ceramic tiles. Overall usable. Application of silicon is recommended on all corners to prevent water infiltration.

Plumbing fixture:

- Loose tap, (falls off)

- Adjustment and application of silicone required to prevent water infiltration.

Counter tops/Cabinets: Usable. Application of silicone recommended around all corners to prevent water infiltration.

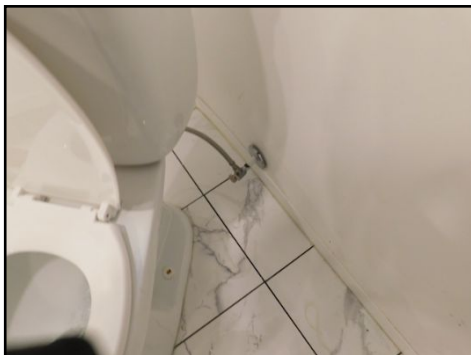
Sink: Ceramic/porcelain. Usable, no cracks and no leaks noted.

Sink faucet: Usable, no leaks noted.

Traps/Drain/Supply: Pex plastic supply pipes and ABS plastic for drainage on visible portion. Usable, no leaks noted.

- Minor water pressure variation was noted when two or more sources were open at the same time.

Toilet: Loose toilet was observed. (Mini bolts to hold it down).This condition could result leakage and damages to the subfloor and other components. Corrections are required.



Toilet: Loose toilet was observed. (Mini bolts to hold it down missing).This condition could result leakage and damages to the subfloor and other components. Corrections are required.

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3. Bedroom(s)

Number of bedrooms: 1

Floors: Laminate flooring shows normal wear and tear.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(All present or previous water infiltration are subject to wood rot and even mold in concealed areas. Please note that these conditions are not always verifiable without proper demolition and they are not within the scope of this inspection). Moisture is conducive to Fungi/Mold, decay, and wood destroying insects.

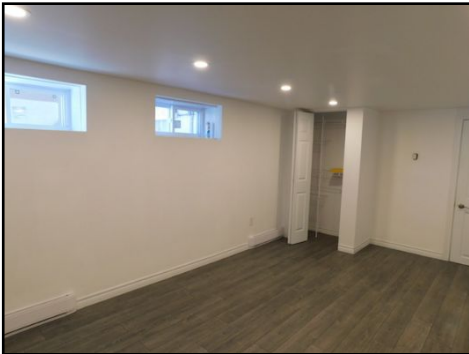
Doors: Regular wooden interior doors. Usable at the time of the inspection. Regular adjustment and maintenance is recommended as necessary.

Windows: Sliding windows, made with vinyl/PVC framing. Functional

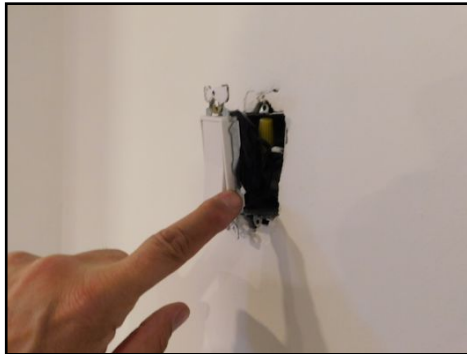
Electrical: Functional and grounded (Representative sample of light and switches were verified and they are generally in working condition).

Walls and ceilings: Drywall. Previous signs of water damage/infiltration observed on the window sill sill. No moisture detected at the time of inspection. Verified with a moisture meter.

Windows: these windows are poor egress (Egress = emergency escape) for emergency escape. This is a safety hazard. This may not be allowed by some insurance companies.



Windows: these windows are poor egress (Egress = emergency escape) for emergency escape. This is a safety hazard. This may not be allowed by some insurance companies.



Safety hazard. To be repaired



Walls and ceilings: Drywall. Previous signs of water damage/infiltration observed on the window sill sill. No moisture detected at the time of inspection. Verified with a moisture meter.



Walls and ceilings: Drywall. Previous signs of water damage/infiltration observed on the window sill sill. No moisture detected at the time of inspection. Verified with a moisture meter.

4. Living room/other interior areas

Floors: - Floating (Laminated) flooring, shows normal wear and tear, minor damage.

Walls and ceilings: Drywall/plaster, overall usable, no signs of water infiltration/damage.

Walls and ceilings: There appears to be Mold like substance observed on the baseboards where it was not properly painted. Cannot confirm this is Mold, however, there were a few areas like this that was observed where it was not properly painted. If this is a concern, recommend further verification behind the baseboards.

(All exterior walls were verified with the help of moisture detector and no signs of any water infiltration was noted at the time of the inspection).

(Please note that all areas with present or past water damage/infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection).
Moisture is conducive to Fungi/Mold, decay, and wood destroying insects.

Interior doors: Regular wooden interior doors. Usable at the time of the inspection. Regular adjustment and maintenance is recommended as necessary.

(Ok) Windows: Sliding windows, made with Vinyl/PVC framing. Usable, functional.
(All windows were verified for regular functionality and checked with moisture detector).

Electrical: Outlets are grounded (Representative sample of lights and switches were verified verified).

Smoke detector: Missing. It is the owner's responsibility to installed at lease one working smoke detector in each unit with periodic check ups to enhance safety.



Front door rubs on the wall



Appears to be previous water stains/infiltration/ Dry at the time.
Monitor the area and repair as needed.



Walls and ceilings: There appears to be Mold like substance observed on the baseboards where it was not properly painted. Cannot confirm this is Mold, however, there were a few areas like this that was observed where it was not properly painted. If this is a concern, recommend further verification behind the baseboards.



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5. Electrical

The panel was opened for proper inspection.

Missing proper labeling and identification of the breakers. Corrections required for emergency cases.

Wires are made of copper in inspected areas.

The outlets are grounded. (Representative sample of outlets and switches were verified for regular functionality. Usually one or two per room).

The main panel is estimated 100 AMPS located in the main floor closet. (Unit #5410). If a breaker trips, you must go to the other tenants place to turn on the breaker.



The main panel is estimated 100 AMPS located in the main floor closet. (Unit #5410). If a breaker trips, you must go to the other tenants place to turn on the breaker.

6. Plumbing

Observations:

- Water distribution pipes: Copper (Visible and inspected areas).
- Water distribution pipes: Pex plastic (Visible and inspected areas).
- Water drainage pipe: ABS plastic and steel/cast iron (Also see plumbing).
- The main shut off valve is located in the bathroom under the sink, however it was not tested since these types of valves leaks over time due to wear and tear of the rubber washer. Upgrading is ball valve shut offs is recommended.
- (The individual water supply have their own shut off valves).

7. Heating

Baseboard electric heaters with wall mounted thermostat. (Representative sample of the heaters were verified and they are generally in working condition).

8. Laundry area

Location: Bathroom.

Electrical connections: Visually usable, no major defects observed.

Washer hook ups: Usable, no signs of leaks. (It is strongly recommended to properly attach the drainage pipe securely to the wall to prevent back flow and water damages.

Dryer electrical supply : Usable.

9. Notes and comments

This unit, part of it, was a garage

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

It is assumed that older buildings may not have the same characteristics of new construction. This could be caused by lower standards of the insulation of exterior walls compare to today's standards and lack of proper vapor barrier. Therefore, a higher level of heat loss is common.

General note: Older homes do not have the same characteristics of new buildings. They are more exposed to water infiltration and more problems with condensation.

Also, buildings that are built prior to (+/-) 1978 may contain lead base paint and the only way to know its presence is by proper sampling by a qualified contractor and laboratory analysis. (Inspection limitation).

Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

Please note that all areas with present or past water infiltration are subject to structural wood rot and even mould in concealed areas. These conditions are not always verifiable due to limited access and the scope of this inspection.

(Plaster/asbestos) General note on houses built up to 1989: Older buildings with plaster walls, drywall, joint compound, stucco, vinyl adhesive, and other building materials may contain asbestos. Please note that sampling and laboratory analysis are beyond the scope of this inspection. If the client wished further detailed information, a certified laboratory should be consulted.

Garage

1. Garage Type

- The garage has been converted into a living area.

2. Floor drain

The floor drain pit has been covered by the flooring. No access. Access to the drain pit must be accessible. Drain pit also observed on the exterior.



The floor drain pit has been covered by the flooring. No access. Access to the drain pit must be accessible. Drain pit also observed on the exterior.

Structure

1. Visible portion

- Less than 5% (The inspection of the structure was mostly not verifiable due to interior finishing and limited access).

2. Joist Condition

Type:

- 4 x 10 Framing floor joists. (Where visible)

Overall usable considering the age of the building. No signs of major defects or rot was noted on the visible portion.

There were moisture stains present on the subfloor. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. I recommend inquiring with the sellers as they would have the best knowledge if the leak is active, and/or if repairs were made to address this issue. If they have no knowledge regarding the stains, evaluation is recommended by a qualified contractor.

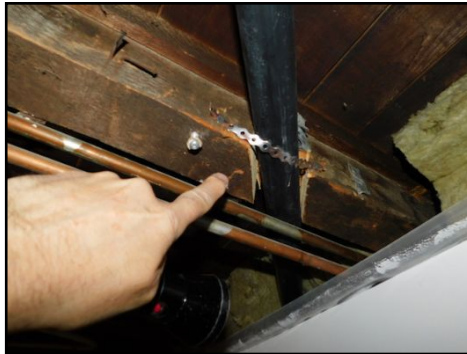
Recommendation: Contact a qualified professional.

Previous water stains observed in areas. No major rot observed.

(Older buildings) Please note that most of the older buildings may have suffered from water infiltration at one point or another and may have partially rotted the wooden structure. These conditions are not always verifiable without proper demolition and are not within the scope of this inspection (Inspection limitation).

Some areas are not visible for inspection due to wall/ceilings covered which prevents review of all structural members.

Joists have been improperly notched; repair advised. Notches on ends of joists should not exceed 1/4 the depth of the joist. Notches should not be located in the middle 1/3 of the joist.



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3. Beams Condition

Type:

- Metal Beam (I-beam).

Overall usable where observable. (About 10% visible) Two beams observed.

Evidence of partial rust noted on the visible portion. This is often caused by high level of humidity in the basement, usually in summer. It is recommended to control the humidity level of the basement and treat the metal beam with anti rust for extra protection to prevent rusting.

In general, the end beam where it sits on the foundation walls are vulnerable areas due to the presence of humidity. This condition can rot or rust the end beams and may cause structural settlements. Please note that these conditions are not always verifiable due to interior finishing and limited access. Close monitoring is required.

4. Support Post Comments

Type:

- Not verifiable due to interior finishing.

5. Notes and comments

The structural portion of the inspection is limited only to the visible and accessible areas.

General note: Damages caused by wood destroying insects, if any, are not always verifiable due to the limitations and nature of this type of inspection. It is recommended to consult with a local specialist for further investigation of these type of problems.

General note: Water and moisture intrusion into the building and condensation around windows could lead to structural rot and creation of mold. Water control around the building, maintenance of exterior caulking, proper ventilation and moisture control is required. (All areas with active or past water infiltration may result wood rot. These areas are not always verifiable due to limited access).

General note: Water infiltration into the basement, inadequate ventilation and high level of humidity can lead to wood rot and creation of microbiological growth (mold) in hidden areas.

(Central compression) Visible central compression was noted on the upper floor units (A difference of approximately 1 to 2 inches of difference was noted on the floor levelling, showing a settlement towards the middle).

These conditions are often caused by common settlement of the middle supporting posts and/or main middle beams. Although these conditions may be typical considering the age of the building, close monitoring is required for any signs of future active settlement and a structural engineer should be consulted if this condition worsen.

(Please pay close attentions to the cracks on the walls, especially on the corners and around doors and openings).

Electrical

1. Main Service Drop Condition

Type and location:

- Main Service Drop is overhead
- From the front portion of the building.
- Normal acceptable clearance is 10-15' at the closest point.

2. Method of the inspection

- Two (of 3) of the panels were opened for proper inspection.
- One of the main panels could not be opened and could not be properly inspected due to insufficient safe access to the panel. It is recommended to create safe access (3 feet required on both sides and in front of the panel) for easy access and proper inspection by a qualified electrician prior the possession (Inspection limitation).

3. Condition of the main panel

Capacity/Type/Location:

The main electrical panel has a maximum capacity of 100 amps

The main electrical panel has a maximum capacity of 200 amps

The circuit branches are protected with breakers.

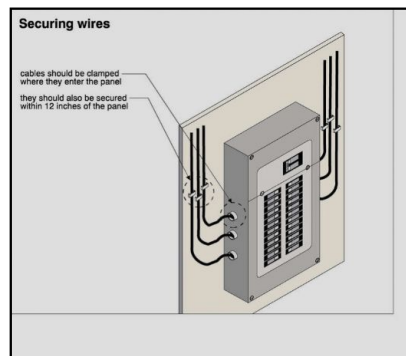
Missing proper labeling and identification of the breakers. Corrections required for emergency cases.

Wires are made of copper in inspected areas. (Where observed)

The main switch is located next to the main panel.

The main disconnect is on the panel (breaker).

The main are located in the private units however the basement and the main floor panels are in opposite dwellings.



Proper way to secure wires

4. Main ground connection

Most of the buildings electrical outlets are NOT grounded.

Grounding system may not have been a requirement for the age of the construction, however it is required for today's standards to enhance safety, specially on the outlets that are within 5 feet of any water source and on all exterior outlets.

It may also be required to be upgraded by your insurance company. It is recommended to consult with your insurance company regarding all rules and regulations that they may have regarding this situation, as well as a licensed electrician for further evaluation of upgrading the system along with all associated costs.

5. Electrical Comments

Representative of lights, switches and outlets were verify for regular functionality (usually one or two per room) and they are in working condition.

Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles within 5 feet of any water sources inside the home, such as the kitchen, the bathrooms. Also in the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

Low voltage system and alarms are not within the scope of this inspection and are not inspected. (Due to the specialized nature of these systems, we suggest that you review these systems with the seller).

Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.

Not enough plugs in the kitchen for proper modern living.

Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

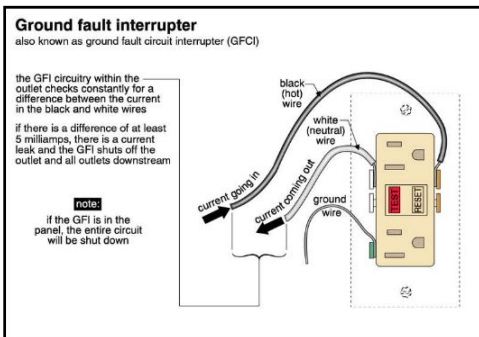
Contact a certified master electrician for estimates of repairs before the inspection expiry date/signing at the notary.

Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles within 5 feet of any water sources inside the home, such as the kitchen, the bathrooms. Also in the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

GFCI is a device designed for protection in case of electrocution. All outlets located within 5 feet of any water source should be protected with GFCI.

Open junction boxes without cover were observed, this is a safety concern. Recommend installing proper covers to enhance safety.

Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.



For kitchen/bathroom/exterior/garage Open junction boxes without cover were observed, this is a safety concern. Recommend installing proper covers to enhance safety.

Plumbing

1. Main Shutoff Location and Comments

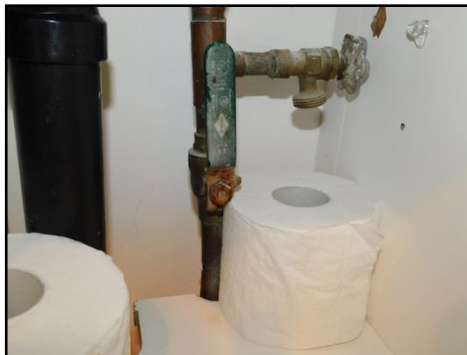
Type:

- Copper

Located in the basement bathroom, under the sink

Since main shutoff valves are operated infrequently, it is not unusual for them to become defective over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoff that have not been used for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.

In general, each unit should have their own main shut off valve to cut the water, in emergency cases. This also may be required by your insurance company. It is recommended to contact your insurance company for all rules and regulations that they may have regarding this situation as well as a licensed plumber for further investigation and proper corrections along with an accurate estimate of all associated costs.



Located in the basement bathroom, under the sink

2. Supply Line Condition

Type:

- Mostly copper and plastic Pex in some parts of the basement.

Usable, no leaks observed at the time of the inspection.

Although no leaks were noted at the time of the inspection, however copper piping may fail at any time causing leaks due to wear and tear, specially at the connections. Close monitoring is required.

General note: All original water distribution pipes appears to have been replaced with copper in all inspected areas, however galvanized piping may still exist within walls and in inaccessible areas. Please note that these conditions are not within the scope of this inspection. (Inspection limitation).

3. Waste Line Condition

Type:

- Mixture of Cast Iron, steel and ABS plastic piping.

Usable. No leaks with proper drainage was noted at the time of the inspection.

Although large portion of the plumbing drainage system has been upgraded to the ABS plastic, however they are connected to the original cast iron piping. Also, piping within the walls may also be still the original cast iron piping. (inspection limitation due to limited access).

- Cast iron pipes are prone to blockage and leakage over time, specially at the connections, horizontal pipes and the ones that are buried underground, resulting leakage and/or back flow.

Please note that these situations are not always evident and it is recommended to refer to the Vendor's declaration and/or the present owner. If a detailed information is required regarding the situation of the drainage pipes, a qualified contractor with specialized equipments should be contacted.

(The inspection of the drainage system is performed by opening several water source, in different locations, at the same time for several minutes.)

A drain specialist was present at the time of the inspection. He inspected the drain towards the street (from beneath the toilet bowl) and it was blocked with roots and also damaged. The specialist is in contact with the buyer with an estimate.



Although large portion of the plumbing drainage system has been upgraded to the ABS plastic, however they are connected to the original cast iron piping. Also, piping within the walls may also be still the original cast iron piping. (inspection limitation due to limited access).

4. Sump Pump Conditions

Location: Basement.

The pump was activated for regular functionality and it is in working condition. Regular check up is recommended to assure functionality.

Sump pit cover is missing, suggest installing cover for safety.



Sump pit cover is missing, suggest installing cover for safety.

5. Back water valve/clean outs/Floor drain

The floor drain was not found due to interior finishing. It is recommended to locate the floor drain for regular maintenance. (The floor drain may dry out over time, allowing sewer gas entering into the building. It is recommended to use special product to prevent evaporation or simply pour water on regular basis).

Based on the basement renovation, the area is most likely equipped with a back water valve, (they should have installed one) however due to interior finishing and entirely covered floor of the basement, we were unable to verify its presence. It is recommended to contact your insurance company for all rules and regulations that they may have regarding these situations. Also recommend further verification buy a drain specialist or plumber.
(A backwater valve is a device that can be installed in your basement to prevent water from backing up into your home).

The clean out was not found due to entirely finished basement. It is recommended to locate the clean out for emergency cases.

6. Venting Conditions

- Through the roof, however its efficiency on older buildings may not be the same as today's standards.

7. Plumbing Comments

The inspection of the plumbing pipes are only limited to the visible and accessible areas.

The supply and drainage system are verified by opening several water source at the same time within the same locations (bathrooms for example), for several minutes. All leaks, deficiencies and irregularity, if any, will be mentioned and will required corrections. (Minor water pressure variations are generally common).

Underground and exterior pipes (both supply and drainage) are outside the scope of this inspection due to limited access. Specialized plumber with special equipments are required for further investigation of the condition of these pipes. (The cast iron pipes located under the concrete slab may be partially blocked with rust and residues).

Limited inspection due to basement finish. All original galvanized piping appears to have been replaced. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.

Contact a certified plumber for estimates of repairs before the inspection expiry date/signing at the notary.

Water Heater

1. Age/Type/Capacity/Location

- Type of consumption: Electrical. (3 of them)
- Year manufactured: 2018
- Capacity: 40.5 Gal
- Located in the basement. • Year manufactured: 2011
(It has passed its life expectancy and it requires to be replaced. Recommended by insurance company).
- Year manufactured: 2013
(It is towards the end of its life expectancy and it will require to be replaced soon. This is recommended by the insurance companies).



Year manufactured: 2013 (It is towards the end of its life expectancy and it will require to be replaced soon. This is recommended by the insurance companies).



Year manufactured: 2018



Year manufactured: 2011 (It has passed its life expectancy and it requires to be replaced. Recommended by insurance company).

2. Supply lines Condition

Type:
• Copper.

- Usable, no leaks observed at the time of the inspection.
- Corrosion noted at fittings. (One of them). No leaks observed.



Corrosion noted at fittings. (One of them). No leaks observed.

3. Temperature Pressure Release Valve Conditions

- Usable and properly connected, no signs of leaks observed at the time of the inspection. (For 2 of them)
- Missing discharge tube. This is usually considered a safety hazard and it should be corrected to enhance safety for emergency cases.
(Installation of a discharge tube all the way down to 6 inches of the floor leveling is required).

4. Water Heater Comments

It is recommended by the insurance companies to change the hot water tanks every 10 years.

The water heater is approaching the end of its dependable lifespan, please budget a replacement cost shortly.

NO floor drain was found around the hot water tank. However, the sump pump is located near by, in case of leak. (Periodic testing of the sump pump for proper functionality is required)

There is no pan under the water heater, adding one is recommended.

The water heater is past the time of its serviceable lifespan and should be replaced.

Safety and General information

1. Personal safety and health hazards

Electrical violations are safety hazards.

There are more than four inch spacing between rungs of the railings, this is a safety hazard.

Uneven front, and / or side, and /or rear walkway(s) with multiple cracks and uneven stones, trip hazard, security hazard.

There are non functional or incomplete installation of smoke detectors in the required locations.

Asbestos is a known hazardous material and should be handled by qualified personnel only.

There are some uneven steps inside and outside (trip hazard).

All hazards should be treated with priority and should be promptly corrected

Insurance companies may insist on the repairs of safety hazards, and may send an inspector without notice to inspect the premises.

The new owner may be forced to make repairs within 90 days of insurance inspection.

Whenever it is mentioned in the report, that specialist is required for verification and/or cost estimates, it is recommended to do so before the final signing of documents at the notary.

2. For your information:

Heating systems and air conditioners are verified and operated, weather permitting, during the inspection and indicated as operational. No in depth inspections are made of any components. In depth studies can be made by qualified professionals with written reports. If failure occurs after inspection, the purchaser should be advised or a post notary inspection could be arranged by the purchaser. It is always recommended that a parts and labour insurance plan be purchased for cleaning and emergency servicing of the units involved. Underground fuel tanks are an environmental hazard. Consult the appropriate authorities if any doubt exists. These systems should be converted to internal storage type. If fuel oil or natural gas is used as a fuel, a carbon monoxide gas detector alarm is strongly recommended.

3. General Conditions and Specific Problems:

- General condition and specific problems:

The general condition of this building is to be improved, taking into consideration the problems mentioned previously in the foregoing as well as the specific problems mentioned herein.

Important notice

This report does not cover minor repairs which may be required because of normal wear and tear, nor improvements or maintenance work.

NOTE:

This building is not a new construction and, as such, may not meet the standards and current regulations, nor the standards and regulations which may have been in force when the building was constructed. Our inspection only aims to determine the physical condition of the building, and not its conformity.

Important notice: preventative recommendations

Level of the finish grade : the level of the finish grade should be 6 inches lower than the top of the foundation wall, as well as a free space of 6 inches minimum beneath the windows and door, and a slight pitch which will keep the water away from the foundations. (For masonry walls). Others : 8 inches of concrete walls must be exposed.

Every building needs periodical and cosmetic maintenance. Furthermore, any new owner should take advantage of the purchase of a property house to paint the inside, refurbish the floor covering or make renovations suited to his/her personality.

However, this work should not be considered as necessary and does not form part of this inspection report. The purpose of this inspection is not to make a new building out of an existing one, but to point out the important defects or problems which may contribute to premature deterioration of the building under inspection

Many different minor problems were pointed out to the purchaser during the visit of the building and these are not necessarily included in this report.

Insects:

Fleas, cockroaches, earwigs, silverfish, other insects and pests are usually found around garbage accumulations, in cupboards and closets. Fumigate where serious problems occur.

Rodents and small animals:

Rats, mice, squirrels and small animals can damage the framework, wiring and parts of the plumbing of the house. Holes (in the earth or wood), damaged insulation, bare wires and teeth-marks or leaking pipes may also indicate the existence of small animals or rodents. Any point of entry into the house should therefore be sealed or a screen installed, and any nests found should be destroyed. Various types of poisons are also available, however, these should be used with extreme caution, and kept away from children and pets. If the problem is serious, exterminators or the municipal authorities should be called for advice.

4. Pyrite Clause

- PYRITE CLAUSE OR OTHER BACKFILL MATERIAL SUBJECT TO EXPANSION:

•The concrete slab in the basement was covered with a sub-floor, finished floor covering over a surface of 100%. Therefore, we were unable to determine the general condition of the concrete slab. However, the backfill material beneath the slab may contain material subject to expansion (pyrite or others).

Only through sample testing from the backfill underneath the concrete slab, would confirm if there is any potential material subject to expansion.

5. CIVIL CODE OF QUEBEC

• CIVIL CODE OF QUEBEC

ARTICLES OF LAW CONCERNING THE LATENT DEFECTS

1726. The seller is bound to warrant the buyer that the property and its accessories are, at the time of the sale, free of latent defects which render it unfit for the use for which it was intended or which so diminish its usefulness that the buyer would not have bought it or paid so high a price if he had been aware of them.

The seller is not bound, however, to warrant against any latent defect known to the buyer or any apparent defect; an apparent defect is a defect that can be perceived by a prudent and diligent buyer without any need of expert assistance.

1728. If the seller was aware or could not have been unaware of the latent defect, he is bound not only to restore the price, but to pay all damages suffered by the buyer.

1739. A buyer who ascertains that the property is defective may give notice in writing of the defect to the seller only within a reasonable time after discovering it. The time begins to run, where the defect appears gradually, on the day that the buyer could have suspected the seriousness and extent of the defect.

The seller may not invoke tardy notice from the buyer if he was aware of the defect or could not have been unaware of it.

Thank you for hiring Inspectiprop

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The undersigned inspector affirms that the building inspection was conducted following the standards of practice to the best of his abilities and has no interest present or future in the intended property. All observations were formulated without any outside influences and no information or important part of any system was voluntarily omitted or withheld in respect to the customer

I remain at your service for any related questions or clarifications following the inspection, please do not hesitate to communicate with me if you have any questions concerning this report or the property inspected.

Yours truly,



Joe Marsillo : Is a Certified Master Inspector with national certification. Also, Certified Commercial Inspector, Certified Thermal Imaging and Air Quality Testing.



Visit me at www.inspectiprop.com