



Home Inspection Report



40 Morse Street
February 25th, 2019

Prepared by
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Inspection Component Summary:

Approximate Age of Home:

Report #

Roof Covering Type! Estimated Age

Inspection Address!

Foundation Type!

Insulation R Value:!

AC Make:! Furnace Make:

Unit Age:! Age:

Tons! Age of Hot Water Tank

Panel:! Amperage:

Location:

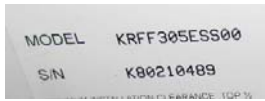
Circuit Type:!

Branch Wiring:! Estimated Age

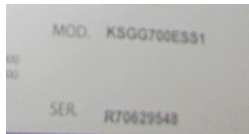
Insulation:

Water Meter Location:

- Copper Distribution Synthetic Distribution (100%) SyntheticAluminum Core (Kitec - PE-AL-PE) Galvanized Plumbing
- Synthetic Drainage Copper Drainage Cast Iron Drainage Galvanized Drainage
- Estimated Age of Plumbing Backwater Valve Exists Storm Crocks Still Connected



Refrigerator



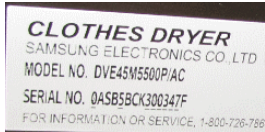
Stove



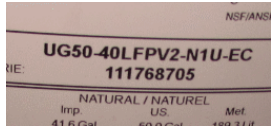
Dishwasher



Washer



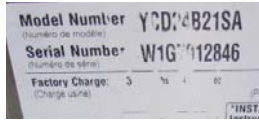
Dryer



HW Tank



Furnace



AC

Executive/Narrative Summary

Good Overall Condition Minor Concerns Substantial Concerns Major Concerns Potential Hazards Exist

Roofing Observations

Newer Torched Membrane and Architectural Shingles
Good Overall Condition

Electrical Observations

100 Amp Service
Copper Wiring
Good Overall Condition

Panel Amperage Circuit

HVAC System Observations

**Newer Furnace and AC
Appear in Very Good Condition
Service Units Annually - Change
Filter Every 3-4 Months**

AC Make Age Size

Furnace Make: Age: Type:

Attic and Insulation Observations

No Attic Access
Thermal Imaging Normal
Good Overall Condition

Insulation: Estimated R Value:

Masonry/Chimney Observations

N/A

Plumbing/Washroom Observations

Good Overall Condition

Copper Distribution Synthetic Distribution (100%) Synthetic Aluminum Core (Kitec - PE-AL-PE) Galvanized Plumbing
 Synthetic Drainage Copper Drainage Cast Iron Drainage Galvanized Drainage

Executive/Narrative Summary

Window Observations

Good Overall Condition
Good Quality Lo E Windows

Siding Observations

Good Condition

Observed Condition of Exterior Foundation

No Damages Observed

Observed Condition of Landscape and Grade

None Observed

Miscellaneous Safety Recommendations

None Observed

Exterior Deck

Good Condition

Observed Condition of Basement

Good Condition
Interior Weeping/Waterproofing System and Sump Pump Observed

Observed Condition of Drainage, Gutters, Downspouts

Good Condition

Miscellaneous Recommendations

House in Good Condition
No Major Defects Deficiencies or Hazards Observed

Exterior

Observed Condition of Chimney(s)

N/A

Garage

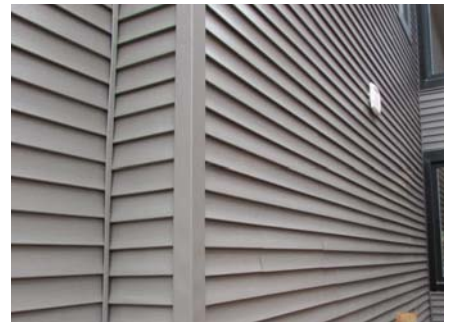
- Garage Door Damages Exist
- Drywall Damages Exist - S/B Repaired
- Extension Cord Wiring of Opener (recommend outlet install)
- Fire-Rated/Auto-Closure Door
- Missing/Non-Functional Auto-Closure
- Improper or Non-Functional Fire Door

** It is Code to Have a Fire Rated Door to Garage with an Auto-Closure Mechanism to Prevent Fire Spread and CO Penetration

N/A

Foundation Type:

- Step or Vertical Cracks Visible
- Tree Root Obstructions Possible due to Size/Proximity
- Walkout/Basement Access with Drain s/b Clear of Obstructions
- Neighbouring Grading may Drain onto Property
- Grade Infringes on Weeper Holes at Sill Plate
- Grading Requires Adjustment/Repairs
- Window Well Re-Grading Required
- Exposed Delta Wrap
- Parging Damages
- Basement Windows Should Have Wells Installed
- Gas Line to House < 1"
- Gas Line to House 1" +



- 1- Overhead Service - Secure
- 2- Gas Line - 1" Feed
- 3- Siding in Good Condition

Exterior

Roof Accessed in Compliance with 2015 Working at Heights Legislation (< 3 Meters Access)

Inspected by

Covering Type

- Flashings Good condition Poor condition Unable to inspect
- Valleys Metal valleys Asphalt valleys N/A
- Vents Roof vents Soffit vents Ridge Vent Turbine vent Gable vents Maxxum Vents
- Exhaust Vents Visible/Proper Improper None Observed
- Cross Venting Exists

- Ice Damming Re-engineer Roof Drainage
- Tree Overhang S/B Monitored Evidence of Critter Penetration
- Improper Mixture of Roof Venting Exists Vent Stacks Too Short - S/B Extended
- Possible Leak Points Identified Multi-layer Shingles: Not Recommended



- Low Failure Risk Moderate Failure Risk High Failure Risk Further Evaluation/Inspection/Repairs Required

Observed Condition of Roof/Shingles

Newer Torched Membrane and Architectural Shingles
Good Overall Condition

Exterior

Fascia/Soffit Damages Visible

Siding Damages/Deficiencies Exist - Further Inspection Recommended

Siding: Vinyl

Good Condition

Grading Deficiencies

None Observed

Trip Hazards Exist

Exterior Deck

Potentially Unsafe Decking (Missing Handrails, Rotting Deck, Unstable) - REPAIRS REQUIRED *see below*

Good Condition

- Improper Build/Fastening
- Further Inspection Required
- Rotting/Unstable - Damaged

Hot Tub < 4 Feet From Foundation; Recommend Verifying Local (Municipal Code) Regulations

Hornets/Wasp/Insect Infestation etc... Visible Around House - Recommend Removal (Pest Control)

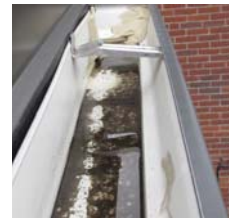
Grade, Slope or Concrete Repairs Required on Front Porch (Uneven Treads and Risers etc...)

Repairs Required to Gutters and Downspouts (Slope and Secure)

Downspout Elbows Require Repointing to Drain away from Foundation

General Drainage, Gutters and Downspouts

Good Condition



Neighbouring Grading may Drain onto Property

Separate Sewer/Storm

Possible Weeping System Damages/Failure Due to Age/Root Obstructions

Septic

Damages Observed to Gutters/Downspouts-Repairs Recommended

Storm Cocks Still Connected

Gutters are Clogged - Require Cleaning

Missing or Damaged Elbow/Splash Blocks

Combined Sewer/Storm

Extend Downspouts Away From House

Ensure all gutters and downspouts drain minimum 2 feet from house. Maintain a positive grade away from house. Ensure minimum 5 degree slope away from foundations. Maintain and inspect grading and drainage often. Storm crocks should capped and sealed and all downspouts empty well away from house.

Interior Components

Location Branch Wiring:

Panel Amperage Circuit

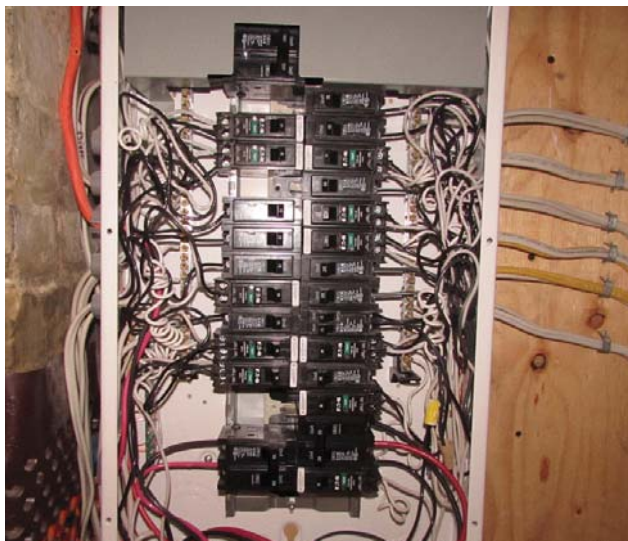
Sub-Panels Exist Amperage Location

- Electrical Deficiencies Observed: Recommend Electrical Inspection/Repairs by Licensed Electrician
- Further Evaluation/Inspection Required (ESA Inspection)
- Obsolete Panel Type (Pushmatic, Federal Pacific, Sylvania etc...)
- Service Upgrade Recommended (Panel or Amperage)
- Knockouts/Grommets Missing -At Panel
- Double Tapping Exists at Panel
- Ungrounded Outlets Observed
- Overfusing at Panel Exists
- Reversed Polarity on Existing Outlets Detected
- Fuse to Breaker Upgrade Recommended
- Breakers other than Panel Manufacturer Exist

Observed Electrical/Wiring Details

100 Amp Service
Copper Wiring
Good Overall Condition

- Low Failure Risk Moderate Failure Risk High Failure Risk Further Evaluation/Inspection/Repairs Required



Electrical Panel Branch Wiring

Interior

Washroom Ventilation All HRV None Grandfathered (Window Vented Washrooms) - Pre-1994

Electrical GFCI Faulty Recommend GFCI Unsafe Washroom Electrical - SB Inspected by Electrician

GFCI Reset:

Pressure: Caulked Toilet Base (not recommended)
 Recommend Installation of Ventilation Fans
Drainage: Exhaust or Light Installed in Shower or Above Bath (Verify Model Specs)
 Suspect Possible Improper Shower Installation
 Loose Toilets - Soft Floors Observed - FURTHERINSPECTION RECOMMENDED

Cross Connections:

City Well Cistern Potability Tests Required Well Inspection Recommended
 Copper Distribution Synthetic Distribution (100%) Synthetic Aluminum Core (Kitec - PE-AL-PE) Galvanized Plumbing
 Synthetic Drainage Copper Drainage Cast Iron Drainage Galvanized Drainage

It is recommended to contact your insurance carrier to inform them of galvanized, lead, cast iron or aluminum core plumbing as rates and coverage may vary from carrier to carrier...

Sump Pump Operates Faulty Does Not Drain Above Grade/EXT. Check Valve (Backwater Valve) Present
 Sump Pump Discharge Pipe Not Properly Braced Check Valve Leaks Lead Feed Line

Meter Location:

Observed Plumbing Conditions Electrical is Grounded

Observed Drain Pipe Material (If Visible)

Regional Flood Prevention:

Sanitary Supply
 City Septic Recommend Septic Inspection
 Backwater Valve Exists
 Slow Draining/Clogs Exist
 Further Evaluation/Inspection/Repairs Required
 Video Inspection of Sewage/Waste Drains Recommended (Sewage Drains are Considered Hidden Components and not in Scope of Inspection)
 Older Plumbing Should be Assessed by Plumber and Should be Scoped if Necessary (Where Cast Iron/Clay Pipes Exist-High Recommendation)



Main water line - Upgraded service pipe to street

In Older Homes, A Sewer Drain Scope Can Assess the Condition of Older Street Drains and Can Detect Potential Problems that May Occur
Most Regions Offer Excellent Rebates for Installation of Flood Prevention Devices: Contact Your Region for Details

Interior

- Mould/Mildew in Cold Cellar
- Missing or Blocked Venting in Cold Room
- Wood Framing S/B Removed From Cold Room
- High Moisture/Water Penetration Visible

N/A

Living Space

Water Staining Visible:

Structural Concerns:

Waterproofing System:

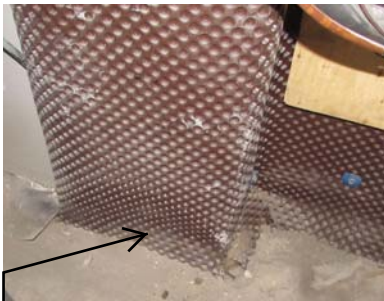
- Some Doors Require Adjustment/Repairs
- Damages or Possible Concealed Damages Consistent with Potential "Grow House" Operation
- Damages or Possible Concealed Damages Consistent with Fire or Smoke Damages
- All Stairwells with More than 3 Treads/Risers Should Have Handrails Meeting Building Code (Code May Vary Based on Age)

Interior Observed Deficiencies

None Observed
Good Overall Condition



Backwater Valve -
Sewer Flood
Prevention



Interior Waterproofing
(French Drain System)



Sump Pump - Storm
Water Management
System

- 1- Access to Backwater Valve
- 2- Interior Weeping System
- 3- Storm Water Sump Pump with Check Valve

Interior

Further Evaluation/Inspection Required

Restricted View of Attic

Insp. Method: No Access

Insulation: Unknown

Estimated R Value: Unknown

Sheathing: Unknown

Depth: Unknown

Attic Venting Good Poor Attic Venting Unable to Determine Venting

Insulation Level Below Recommended Amount

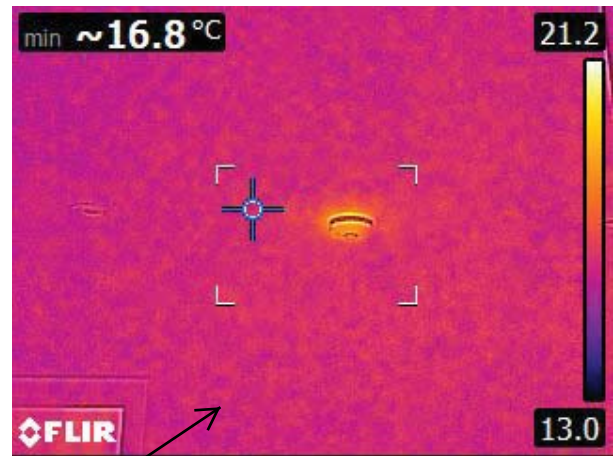
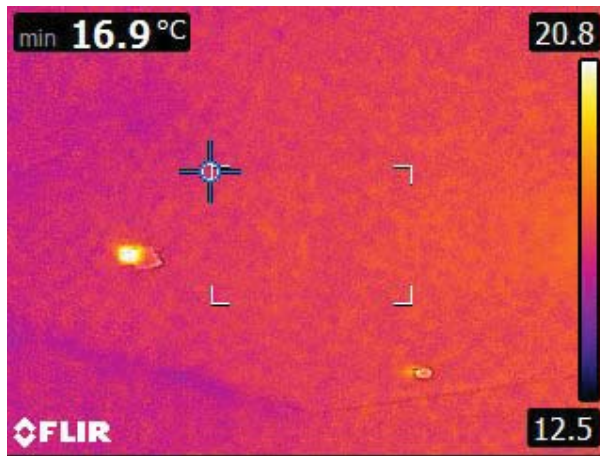
Suspected Black Mould

Recommend Upgrading Insulation

Damaged/Displaced Insulation/Critter Penetration Possible

Improperly Vented Exhaust Fan Tubes in Attic

Attic Hatch Missing Insulation/Weather Stripping



No Deficiencies Observed

Observed Attic Conditions:

No Attic Access
Thermal Imaging Normal
Good Overall Condition

Interior

**** Basements, especially finished, may not display water problems unless conditions are present or happened recently. A home inspection is limited to a visible non-instrusive inspection and finished areas are considered out of scope. The inspector disclaims any responsibility for future damages which may occur due to finished walls/physical obstructions...****

Previous Damages/Leaks Disclosed Physical Obstructions Restricting View: Unable to Inspect

Evidence of Previous Water Damage Present

Walls Covered North South East West

Floor Drains Visible Not Visible Clear Obstructed

Efflorescence Visible Not Visible

Moisture Visible Not Visible

Vertical Cracks Exist Monitor

Moisture Levels

Horizontal Cracks Exist Monitor 0-15% 15%-30% Over 30%

Step Cracks Exist Monitor Normal High

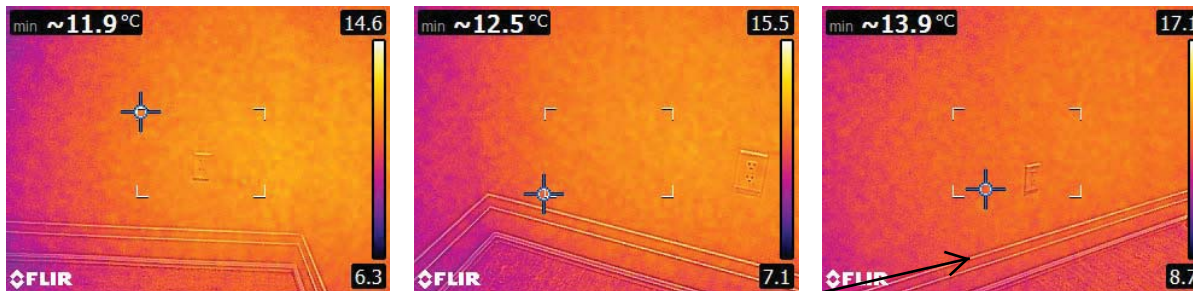
V Cracks Exist Monitor

Thermal Imaging/Infra-Red Camera Used on Exterior Walls Manual Moisture Readings Taken on Exterior Walls

Normal Levels Levels 0-15% - Over 30% May Indicate Current/Previous Water Penetration Problems

Observed Condition of Basement

Good Condition
Interior Weeping/Waterproofing System and Sump Pump Observed



Basement Dry - No Evidence of Water Penetration

Windows

Window Desc.: Thermals - LO E

Some Sanding/Painting Required

Some [Thermal Seals Breached](#)

Suspected Black Mould

Rotting Visible on Frames or Brick Mold

Cracks/Broken Panes Found

Storms

Stripped Gears / Damaged Locks

Representative # Opened

Missing or Damaged Screens

Further Evaluation/Inspection/Repairs Required

Upgrading of Windows Due to Failure, Amount of Repairs Repairs or Energy Efficiency is Highly Recommended

Window Sills Have Deteriorating Caulking/Mortar/Bricks - Joints Should Be Caulked - Brick Sills Should be Waterproofed

Good Overall Condition
Good Quality Lo E Windows

Due to Weather, House Size, Accessibility; Not All Windows Can Be Opened

Interior

Kitchen

Plumbing

Good Condition

GFCI Visible in Kitchen

Electrical

Good Condition

Rot Under Faucet (Leaks)

Cabinetry

Good Condition

Counter-Tops

Good Condition

Good Overall Condition

Visual Condition of Appliances in Kitchen

Good Condition

*Regulations on external exhaust for any range (gas/electric) are governed by the manufacturers recommendations

*It is highly recommended, when possible, to properly exhaust overhead vents to exterior

Microwave/Exhaust < 24" of Clearance; Consult Manufacturer Specs to Determine Proper Recommended Clearance

Internal Kitchen Exhaust (filter)

External Kitchen Exhaust

No Kitchen Exhaust or N/A

Adequate Smoke Detection

Additional / Newer Smoke Detectors Required

Recommend Carbon Monoxide Detectors

As of October 15th, 2014, Carbon Monoxide Detectors are Mandatory in Ontario

Hazardous Materials

Material Location/Type: None

Description of Abatement Required	Quantity	Unit Price	Amount

Laundry Room

Dryer Vents Should be Metal - Should not Use Vinyl

Recommend Metal-Braided Water Lines

Dryer Vent Should be Professionally Cleaned

Dryer 40 Amp Fused - Recommend 30 Amp Max

Flexible Dryer Vents Can Not be Installed in a Finished Area - Non Accessible

Secondary Lint Trap Should be Installed

Visual Condition of Appliances (Washer and Dryer)

Good Condition

Service on Fireplace (s) Recommended (Annually)

Fireplace - Main

Operated VIA Switch

Pilot Not Lit - Recommend HVAC Inspection

W/B Fireplace - S/B WETT Inspected

Fireplace - 2nd

Operated VIA Switch

Pilot Not Lit - Recommend HVAC Inspection

W/B Fireplace - S/B WETT Inspected

Fireplace - 3rd

Operated VIA Switch

Pilot Not Lit - Recommend HVAC Inspection

W/B Fireplace - S/B WETT Inspected

** Gas Fireplaces Should Have Screens to Prevent Accidental Contact

** Installation and Fitness for Use of Fireplaces are Out of Scope of the Home Inspection - Pilots not Lit Cannot be lit by Inspector **

Interior - HVAC

HVAC Inspection Recommended (Due to Age)

Make: Age:

Type:

Filter

- HVAC Service Recommended
- Unit Failure Possible
- Duct Repairs Recommended
- Duct Work Requires Cleaning
- Filter Requires Cleaning/Replacing
- Additional Combustion Ventilation Required in Furnace Room
- Finished Basements or Enclosed Areas Should Have External Combustion Air

HRV Operable By:

Oil Tank SN Approx. Age

Hot Water Pressure Relief Valve/Sleeve Missing!!!!!!! Temperature Regulator

Capacity Approx. Age!

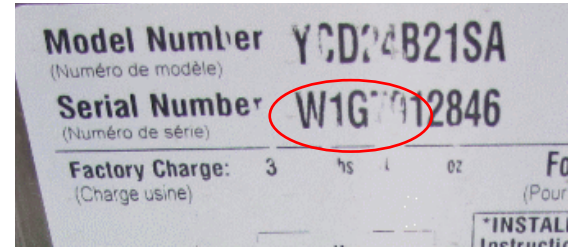
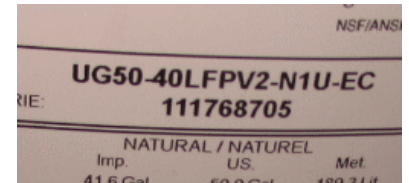
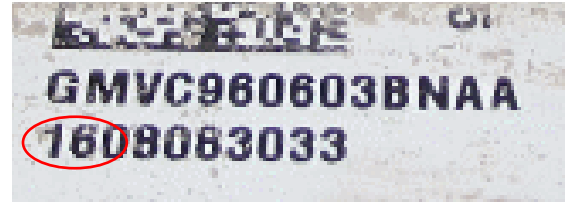
- Upgrade/Replacement of Water Tank Recommended
- Humidification System Exists

A/C Condensor Unable to Test AC Due to Weather

Make

Unit Age

Size



Newer Furnace and AC
 Appear in Very Good Condition
 Service Units Annually - Change Filter Every 3-4 Months

- Low Failure Risk
- Moderate Failure Risk
- High Failure Risk
- Further Evaluation/Inspection/Service/Repairs Required

There are absolutely no warranties expressed, written or assumed on any HVAC components. Inspection is "AS IS" at inspection time