Home Inspection Report

410-420 Marlborough St.
Cornwall, Ontario K6H 4A5

Prepared for: Jared Henderson

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5698 County Rd. 44
Long Sault, Ontario K0C 1P0

Marginal Summary

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

Lots and Grounds

1. Grading: Snow Covered, Flat with Negative Pockets - Ground snow covered at time of inspection. Improper soil slope towards foundation in areas, recommend the addition of fill dirt to improve grade. It is very important run off water drains away from foundation to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure ground, patios and walkways slope away from the house for the first 6 feet (2 metres) around the perimeter of the home. Slope should be at least 1 inch per foot.



Exterior

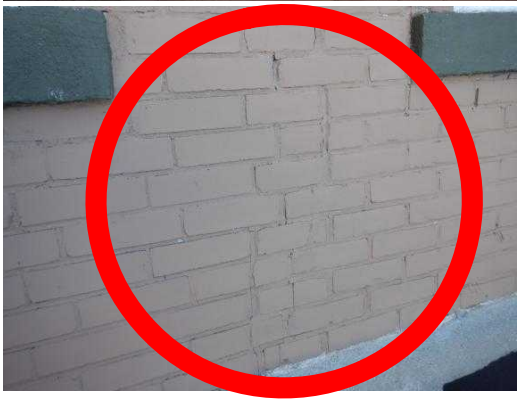
2. Walls Exterior Surface Type: Vinyl siding, Metal Siding, Brick - Minor damages and staining noted on the siding due to age. Lower elevations around building where soil is closer than 8" to underside of siding; moisture may enter structure or damage sheathing if grade is left too high. Older brick had deterioration, damages, cracking, loose/missing bricks and spalling due to age and moisture. Movement was present in areas. Previous repairs noted. Tuck and point repairs required at various locations of the building. Recommend repairs by a qualified mason. Recommend inspecting mortar between brick/stone regularly and making necessary tuck and point repairs when required to keep the integrity of the exterior and prevent moisture intrusion. Unable to view condition of the brick behind the siding.

Exterior (Continued)

Type: (continued)








3. Entry Doors: Metal, Wood - Doors had age appropriate deterioration noted. Soft kick plate below door usually indicates deterioration and moisture damage. Caulking and seal improvements required. Recommend caulking is regularly maintained on the exterior of all door frames. Some uneven installation noted. Some doors and hardware require adjustment to facilitate operation and locking. Some inside door frames had higher readings on the moisture meter at time of the inspection. Monitor. Weather seal improvements recommend around doors. Broken terminated transom windows noted above doors.

Exterior (Continued)

Entry Doors: (continued)





4. Windows: Thermal Vinyl Windows - Age appropriate deterioration noted on frame portion of windows due to moisture and age. Caulking improvements required around some windows. Recommend caulking is regularly maintained on the exterior of all windows. Some windows were frozen and unable to be tested at time of the inspection. Some windows will require adjustment to facilitate ease of operation and locking. Replace damaged locking hardware. Air was noted coming through gaps between window and framing. Water stains present around windows. Some inside window frames had higher readings on the moisture meter at time of the inspection. Monitor.

Exterior (Continued)

Windows: (continued)







Marginal Summary (Continued)

5. Basement Windows: Terminated - Deterioration on wood frame portion of terminated windows due to moisture and age. High grade noted on some basement windows. Recommend immediate improvements to prevent moisture intrusion and potential damage to the window framing. Non thermal windows. Recommend window upgrade to improve the overall efficiency of the home


6. Exterior Lighting: Surface mount - Damaged noted. Some lights were not functional at time of the inspection - likely burnt bulbs but this was not confirmed.

Roof

7. Main Building Roof Roof Surface Material: Rubber Membrane - Due to height and pitch of the roof along with full snow coverage the roof was not visible for inspection. The old MLS Listing stated the rubber membrane roof was updated in the last 15 years. This would make the roofing material older. A proper view and inspection of the roof membrane will be available in the spring once the snow melts. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

8. Gutters: Aluminum, Missing - Recommend installing gutters, downspouts and leaders for all eaves to prevent water from draining next to the foundation. Install missing end caps and downspouts.

Roof (Continued)

Gutters: (continued)


Electrical

9. Main - Service and Distribution Panel - Unit 410 Electric Panel Manufacturer: Federal Pioneer Stab lok - Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future.

10. Basement - Service and Distribution Panel - Unit 412 Electric Panel Manufacturer: Federal Pioneer Stab lok - Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future. Panel was not clearly labeled. Recommend labeling each breaker clearly and accurately.

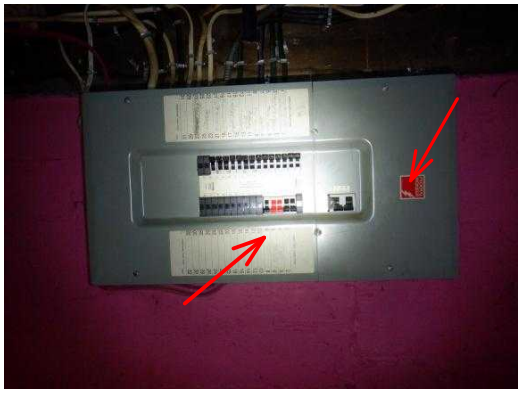
11. Basement Sub Panel - Unit 412 Electric Panel Manufacturer: Taylor Electric Company - Panel had no fuses and was not being used at time of the inspection. Recommend proper termination of all unused panels.

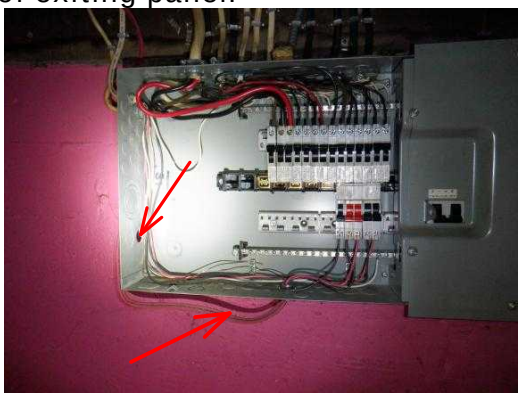
Marginal Summary (Continued)

12. Main - Service and Distribution Panel - Unit 414 Electric Panel Manufacturer: Federal Pioneer Stab lok - Recommend three feet of clearance in front of all electrical panels allowing for adequate access. Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future. Panel was not clearly labeled. Recommend labeling each breaker clearly and accurately.

13. Basement - Service and Distribution Panel - Unit 416 Electric Panel Manufacturer: Federal Pioneer Stab lok - Recommend three feet of clearance in front of all electrical panels allowing for adequate access. Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future.

14. Basement - Service and Distribution Panel - Unit 418 Electric Panel Manufacturer: Federal Pioneer Stab lok - Panel was not clearly labeled. Recommend labeling each breaker clearly and accurately. Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future. Open "knock-out" hole- insert "blank-out" cap to close off opening. Loose wiring at panel. Wiring should be secured within 12 inches of exiting panel.





Structure

15. Differential Movement: Settlement Noted - See foundation, porch and stoop notes. Settlement is noted by the sloping floors. If concerned about this settlement or further settlement continues, recommend consulting a qualified structural contractor. Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. It is

Marginal Summary (Continued)

Differential Movement: (continued)

not possible to determine the presence or extent of ongoing movement based on a one-time visit.





16. Beams: Steel I-Beam - Rusting and sagging was noted on older beam.

Marginal Summary (Continued)

17. Joists/Trusses: 2x8 - Any areas that have finished ceilings will not allow a full inspection of the joists. Age appropriate deterioration noted on most visible joists. Monitor age Appropriate cracking and brace joists should cracks enlarge past their current size. Older joists had wide spacing which allowed for some sagging of the joists. Joists have been modified notched and should be monitored for cracking. Brace should any cracking occur. Larger cracked joists in Units 416 and 414 require bracing repairs to help maintain the integrity of the joists. Previous bracing repairs noted.



18. Piers/Posts: Wood posts - Some Footings/Piers were not visible but standard construction is generally below the concrete floor. Deterioration was noted on older wood posts with some moisture damage present at the bases. Minor movement noted. Posts should be upgraded in the future.


Structure (Continued)

Piers/Posts: (continued)

19. Floor/Slab: Concrete - Some portions of the floor were not visible due to floor coverings. Deterioration and cracking present at time of the inspection. Shrinkage cracking noted in areas with minor separation noted. Recommend sealing the cracks to prevent efflorescence.

20. Stairs/Handrails: Wood stairs with wood handrails - Settlement on the stairs were comparable to the rest of the home. Loose, deteriorated and soft steps require improvements. Some railing system height is low and does not meet today's safety standards. Secure loose railings for safety and to prevent potential damage to the railings.

Structure (Continued)

Stairs/Handrails: (continued)


21. Subfloor: Dimensional wood - Unable to inspect portions of subfloor as basement ceilings were finished. Age appropriate deterioration and repairs for renovations noted on visible sub floor. Water stains noted on subfloor were dry on the moisture meter at time of the inspection. Squeak in flooring noted in numerous areas throughout the home. This is a difficult item to repair and is usually tolerated by the home owner until more intensive renovations are being completed. Soft and damaged flooring should be braced.


Basement

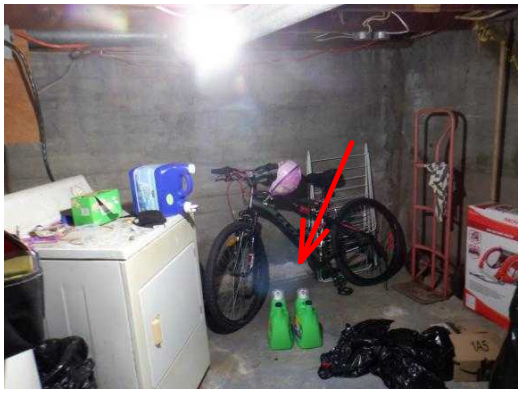
22. Entire Basement Area - Unit 410 Basement Electrical: 110 VAC Outlets and Lighting Circuits - Improper electrical noted. Recommend repairs by a qualified electrician.

Marginal Summary (Continued)

23. Entire Basement Area - Unit 410 Basement Insulation: Polystyrene - Unable to inspect portions covered by wall finishes. Recommend removal or covering of polystyrene insulation with a fire retardant like drywall as it is extremely flammable and the gases are toxic.

24. Entire Basement Area - Unit 410 Basement Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. Ongoing seepage present. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.



Basement (Continued)

Moisture Location: (continued)

25. Entire Basement Area - Unit 410 Basement Basement Stairs/Railings: Wood stairs with no handrails - Deteriorated older steps require improvements. Install missing railing. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

26. Entire Basement Area - Unit 412 Basement Electrical: 110 VAC Outlets and Lighting Circuits - Loose fixtures should be secured to prevent movement and potential wiring becoming loose. Open "knock-out" hole- insert "blank-out" cap to close off opening. Install missing junction box cover plates.

Basement (Continued)

Electrical: (continued)



27. Entire Basement Area - Unit 412 Basement Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. Ongoing seepage present. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.


Marginal Summary (Continued)

28. Entire Basement Area - Unit 412 Basement Basement Stairs/Railings: Wood stairs with no handrails - Deteriorated older steps require improvements. Install missing railing. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

29. Entire Basement Area - Unit 414 Basement Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.

Marginal Summary (Continued)

30. Entire Basement Area - Unit 414 Basement Basement Stairs/Railings: Wood stairs with wood handrails - Deteriorated older steps require improvements. Recommend improved railings. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

31. Entire Basement Area - Unit 416 Basement Windows: Terminated - Note: Basements with bedrooms require a proper size window for an egress. Basement window egresses should have a minimum of 3.8ft with no dimension less than 15 inches and can be opened.

32. Entire Basement Area - Unit 416 Basement Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.

Marginal Summary (Continued)

33. Entire Basement Area - Unit 416 Basement Basement Stairs/Railings: Wood stairs with no handrails - Deteriorated older steps require improvements. Install missing railings. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

Heating System

34. Basement Unit 420 Heating System Heating System Operation: Functional at time of the inspection - Unit is in serviceable condition, but is an older unit (17 Years) and should be regularly maintained. Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Rusting noted inside the cabinet but area was dry at time of the inspection. Likely due to past condensate leak but this was not confirmed. Owner may have insight.

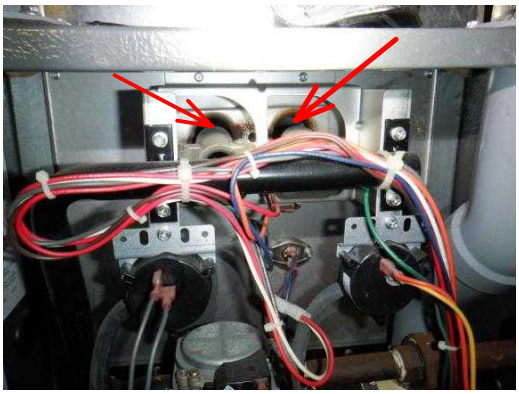
35. Basement Unit 420 Heating System Heat Exchanger: 2 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Advanced deterioration was noted on older burners due to age but no cracks were visible at time of the inspection. This should be inspected by your heating contractor during your next cleaning.

36. Basement Unit 420 Heating System Blower Fan/Filter: Drive with disposable filter - Filter is dirty, Change filter regularly. Recommend using better quality filters.

Marginal Summary (Continued)

37. Basement Unit 420 Heating System Distribution: Metal duct - Some duct work was not visible due to interior finishings. Recommend using proper aluminum tape to seal all duct connections and terminations. Ducts were dirty and in need of a cleaning.

38. Basement Unit 418 Heating System Heat Exchanger: 2 Burner - Advanced deterioration was noted on older burners due to age but no cracks were visible at time of the inspection. This should be inspected by your heating contractor during your next cleaning.



39. Basement Unit 418 Heating System Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Recommend using better quality filters. Change filter regularly

40. Basement Unit 418 Heating System Distribution: Metal duct - Majority of duct work was not visible due to interior finishings. Insulation required between duct work and wiring to prevent over heating of the wiring. Suspected asbestos present. Recommend testing and removal by a qualified contractor.

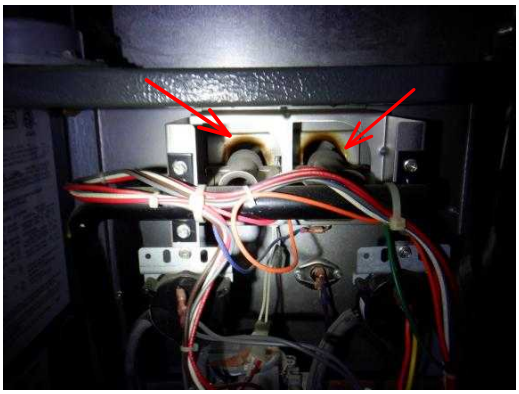
Heating System (Continued)

Distribution: (continued)


41. Basement Unit 416 Heating System Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Change filter regularly

42. Basement Unit 416 Heating System Distribution: Metal duct - Some duct work was not visible due to interior finishings. Rusting and deterioration was present on older ducts but no penetrations were noted. Ducts were dirty and in need of a cleaning. Recommend using proper aluminum tape to seal all duct connections and terminations.

43. Basement Unit 414 Heating System Heat Exchanger: 2 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Advanced deterioration was noted on older burners due to age but no cracks were visible at time of the inspection.



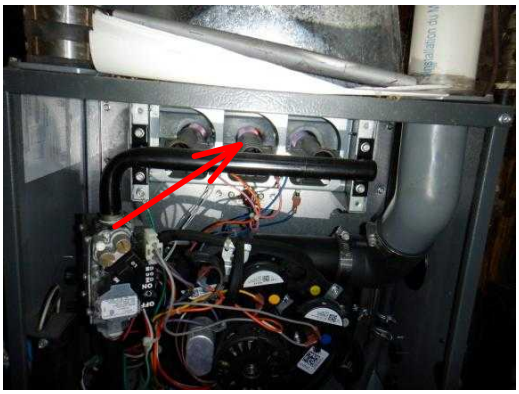
Marginal Summary (Continued)

44. Basement Unit 414 Heating System Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Change filter regularly. Recommend using better quality filters. Install proper size filter.

45. Basement Unit 414 Heating System Distribution: Metal duct - Some duct work was not visible due to interior finishings. Insulation required between duct work and wiring to prevent over heating of the wiring.

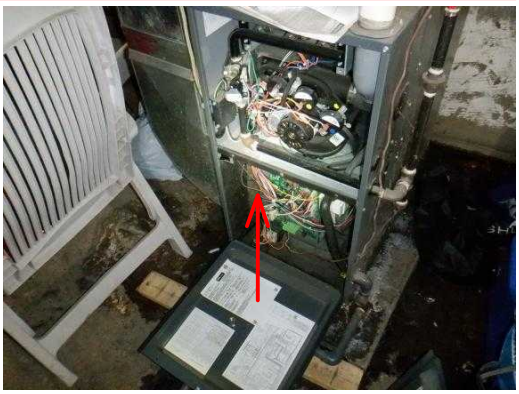
46. Basement Unit 412 Heating System Heating System Operation: Functional at time of the inspection - Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Repair disconnected condensate drain.

47. Basement Unit 412 Heating System Heat Exchanger: 3 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Age appropriate deterioration noted but no cracks were visible at time of the inspection. Improper flame color indicates less than perfect efficiency of the unit. This should be inspected by your heating contractor during your next cleaning.



Marginal Summary (Continued)

48. Basement Unit 412 Heating System Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Change filter regularly. Recommend using better quality filters.



49. Basement Unit 412 Heating System Distribution: Metal duct - Some duct work was not visible due to interior finishings. Ducts were dirty and in need of a cleaning. Rusting and deterioration was present on older ducts but no penetrations were noted. Recommend using proper aluminum tape to seal all duct connections and terminations. Insulation required between duct work and wiring to prevent over heating of the wiring.

50. Basement Unit 410 Heating System Heating System Operation: Functional at time of the inspection - Unable to fully open and the inspect the furnace due to stripped cover screws. Replace stripped cover screws. Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit.

Marginal Summary (Continued)

51. Basement Unit 410 Heating System Heat Exchanger: Burner - The heat exchanger is substantially concealed and could not be fully inspected. Improper flame color indicates less than perfect efficiency of the unit. This should be inspected by your heating contractor during your next cleaning.

52. Basement Unit 410 Heating System Blower Fan/Filter: Drive with disposable filter - Filter is extremely dirty. Change filter regularly. Recommend using better quality filters. Install proper size filter.

53. Basement Unit 410 Heating System Distribution: Metal duct - Some duct work was not visible due to interior finishings. Ducts were dirty and in need of a cleaning. Rusting and deterioration was present on older ducts but no penetrations were noted. Recommend using proper aluminum tape to seal all duct connections and terminations.

Marginal Summary (Continued)

Plumbing

54. Service Line: Visible portions were copper - Diameter of some service lines were smaller then today's standards due to the age of the home. Tenants reported poor water pressure on upper levels when other faucets are being used.

55. Drain Pipes: All visible drain pipes were ABS, Copper, Cast iron, Galvanized - Some drain piping was not visible due to interior finishing. Pitting and rusting noted on older cast drain piping. No leakage was present at time of the inspection. Monitor. An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor. Some visible galvanized drain pipes were terminated. Galvanized pipe present in unit 416 but appeared to be just a vent pipe but this could not be confirmed due to finishings. Owner may have insight.




Plumbing (Continued)

Drain Pipes: (continued)


56. Service Caps: Accessible, Missing - Recommend installation of a proper main clean out. Prior clean out cap was replaced with another drain.


57. Basement - 410 Water Heater TPRV and Drain Tube: Copper valve and missing tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in. Install missing TPRV tube

Marginal Summary (Continued)

58. Basement - Unit 220 Water Heater TPRV and Drain Tube: Copper valve and missing tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in. Install missing TPRV tube

Bathroom

59. Second Floor - Unit 414 Bathroom Electrical: 110 VAC GFCI, 110 VAC lighting circuits - The shower light fixture was not protected from moisture. Recommend improvements.

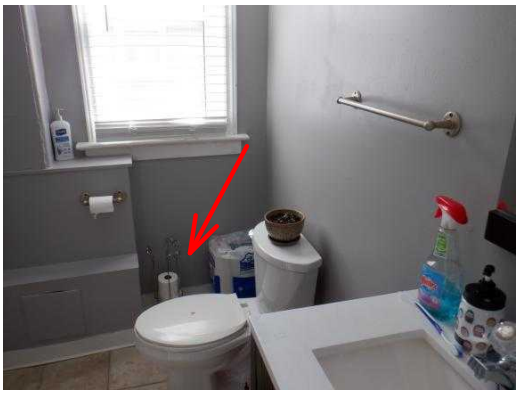
60. Second Floor - Unit 414 Bathroom Counter/Cabinet: Granite like and laminate - Some damages noted. Signs of past moisture under the cabinet. Area was dry on the moisture meter at time of the inspection. Cabinet not properly mounted to wall. Recommend improvements to prevent movement and potential leakage from water and drain pipes.

61. Second Floor - Unit 414 Bathroom Shower/Surround: Plastic pan and plastic surround - Outside corners had water signs that were dry on the moisture meter at time of the inspection. Monitor. Maintain caulking in this space to prevent moisture intrusion and water damage behind the wall.

Marginal Summary (Continued)

62. Second Floor - Unit 414 Bathroom Toilets: American Standard - The toilet is loose at the floor and will require tightening along with the possibility of replacing of the wax seal. Flush hardware requires adjustment.

63. Second Floor - Unit 414 Bathroom HVAC Source: Missing - A HVAC source should be present in each room of the home.



64. Second Floor - Unit 412 Bathroom Faucets/Traps: Fixtures with ABS Trap - The shower head stem is loose. Recommend securing to prevent damage to the supply line and possible water damage.

65. Second Floor - Unit 412 Bathroom Shower/Surround: Plastic pan and plastic surround - Outside corners had water signs that were dry on the moisture meter at time of the inspection. Monitor. Maintain caulking in this space to prevent moisture intrusion and water damage behind the wall.

Marginal Summary (Continued)

66. Second Floor - Unit 412 Bathroom Toilets: American Standard - The toilet is loose at the floor and will require tightening along with the possibility of replacing of the wax seal.

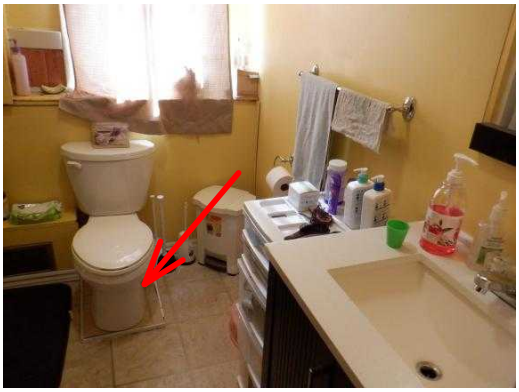
67. Second Floor - Unit 412 Bathroom Ventilation: Electric ventilation fan and window - Limited suction from fan. Cleaning or replacement may be necessary. Moisture and humidity can cause damage due to lack of ventilation in the space

68. Second Floor - Unit 410 Bathroom Faucets/Traps: Fixtures with ABS Trap - Some corrosion was noted on the drain but no leakage was present at time of the inspection. Monitor.

69. Second Floor - Unit 410 Bathroom Shower/Surround: Plastic pan and plastic surround - Outside corners had water signs with higher readings on the moisture meter at time of the inspection. Monitor. Caulking improvements required. Maintain caulking in this space to prevent moisture intrusion and water damage behind the wall.

Marginal Summary (Continued)

70. Second Floor - Unit 410 Bathroom Toilets: American Standard - Moisture stains noted around base of toilet. It appeared to be as urine. Monitor. Toilet does not flush properly. Recommend improvements.



71. Second Floor - Unit 410 Bathroom Ventilation: Electric ventilation fan and window - Limited suction from older fan. Cleaning or replacement may be necessary. Moisture and humidity can cause damage due to lack of ventilation in the space

Kitchen

72. Main Floor Kitchen Area - 410 Kitchen Ventilator: Missing - Recommend installing a hood fan above the stove to reduce moisture and fumes in the kitchen.

73. Main Floor Kitchen Area - 410 Kitchen Electrical: 110 - 240 VAC outlets and 110 VAC lighting circuits - Recommend installing GFCI outlets above countertop area within close proximity of the sink. Recommend repairs by a qualified electrician.

Marginal Summary (Continued)

74. Main Floor Kitchen Area - 410 Kitchen Plumbing/Fixtures: Fixtures with ABS Trap - An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.

75. Main Floor Kitchen Area - 410 Kitchen Cabinets: Laminate - Damages noted. Water stains under the cabinet were dry on the moisture meter at time of the inspection. Loose cabinet doors noted. Recommend immediate repairs to prevent damage to the cabinet door or hinge.

76. Main Floor Kitchen Area - 410 Kitchen Floor: Floor Tiles - Some damages and imperfections noted. These types of tiles may contain small amount of asbestos. If you are concerned we recommend testing.

77. Main Floor Kitchen Area - 412 Kitchen Ventilator: Missing - Recommend installing a hood fan above the stove to reduce moisture and fumes in the kitchen.

Marginal Summary (Continued)

78. Main Floor Kitchen Area - 412 Kitchen Plumbing/Fixtures: Fixtures with ABS Trap - An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.

79. Main Floor Kitchen Area - 412 Kitchen Ceiling: Ceiling tiles - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection. These type of ceiling tiles have been known to contain a small amount of asbestos. If you are uncomfortable with this possibility we recommend testing.

80. Main Floor Kitchen Area - 412 Kitchen Floor: Floor Tiles - Some damages and imperfections noted. These type of floor tiles have been known to contain a small amount of asbestos. However, due to the age of the home, it is unlikely unless older floor tiles were used. If you are uncomfortable with this possibility we recommend testing.

81. Main Floor Kitchen - Unit 414 Kitchen Ventilator: Electric Ventilation Fan - Fan exhaust into the kitchen. Exhaust fans should exhaust on the exterior of the building. A compromise would be using charcoal filters and change regularly.

Marginal Summary (Continued)

82. Main Floor Kitchen - Unit 414 Kitchen Plumbing/Fixtures: Fixtures with ABS Trap - Some areas do not appear to be vented. Installing power vents would be a reasonable inexpensive solution. A licensed plumber is recommended to evaluate and estimate repairs.

Living Space

83. Living Room, Dining Area, Bedrooms, Hall and Entrance - Unit 410 Living Space Ceiling: Textured, Ceiling tiles - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection. These type of ceiling tiles have been known to contain a small amount of asbestos. If you are uncomfortable with this possibility we recommend testing.

84. Living Room, Dining Area, Bedrooms, Hall and Entrance Area - 412 Living Space Ceiling: Textured, Ceiling tiles - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection. Recommend further inspection behind the finished ceiling to determine the overall extent of the past moisture concerns. These type of ceiling tiles have been known to contain a small amount of asbestos. However, due to the age of the home, it is unlikely unless older ceiling tiles were used. If you are uncomfortable with this possibility we recommend testing.

85. Living Room, Dining Area, Bedrooms, Hall and Entrance Area - 412 Living Space Doors: Hollow wood, Wood, Metal entry - Some damages and broken glass noted.

Marginal Summary (Continued)

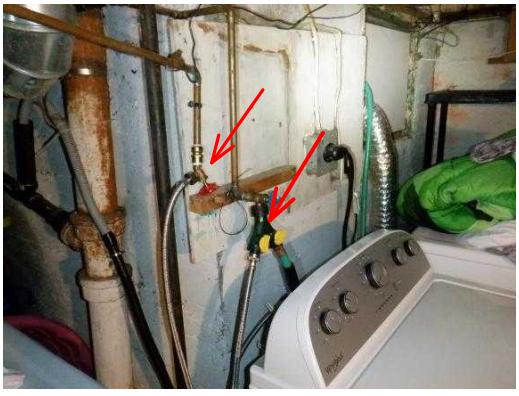
86. Living Room, Dining Area, Bedrooms, Hall and Entrance Area - Unit 414 Living Space Ceiling: Textured, Drywall and Paint, Ceiling tiles - Damage and imperfections were noted on ceiling. Settlement cracks noted at various locations of the ceiling. All oddities were dry on the moisture meter at time of the inspection. These type of ceiling tiles have been known to contain a small amount of asbestos. If you are uncomfortable with this possibility we recommend testing.

Laundry Room/Area

87. Building's Laundry Areas Laundry Room/Area Laundry Tub: Cast Tub - Older sink in 414 had rusting noted.

88. Building's Laundry Areas Laundry Room/Area Laundry Tub Drain: ABS Trap - An "S" trap has been used in unit 414. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.

89. Building's Laundry Areas Laundry Room/Area Washer Hose Bib: Rotary - Multiple hook ups in unit 420 will reduce water pressure. Recommend improvements.



Marginal Summary (Continued)

90. Building's Laundry Areas Laundry Room/Area Dryer Vent: Visible Portion Was Metal Flex, Plastic flex - Replace plastic flex in unit 416 with metal flex for safety reasons. For safety reasons, the dryer exhaust duct should always discharge directly to the exterior of the structure. Lint accumulation in a dryer duct poses a potential fire hazard. To prevent lint accumulation, the use of flexible metal duct should be limited to the connection of the dryer to the adjacent rigid metal duct and the dryer duct should be cleaned and inspected on a regular basis. Plastic flex should never be used as it's known to be a fire hazard. Replace broken exterior dryer vent cover to prevent potential pest intrusion and allow for proper ventilation of the dryer.


91. Building's Laundry Areas Laundry Room/Area Washer Drain: Drains to main drain system - Washing machine drain tail pipe should be a minimum 24 inches in length with 2 inch diameter and above the flood rim of the sink/washing machine. Recommend improvements in unit 416. Install missing trap in unit 420.


Defective Summary

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

Lots and Grounds

1. Steps/Stoops: Wood Frame Rear Stoops - Stoops built without access, unable to inspect underside. However, improper footings noted. Settlement was present on the rear structures and roofs. Older wood had deterioration present. Roofs were almost fully snow covered at time of the inspection but small visible areas had deterioration and curling noted. Roof sheathing was visible at the eaves with extreme deterioration noted. A qualified contractor is recommended to evaluate and estimate repairs.



2. Porch: Wood Frame Front Porches - Porches built without access, unable to inspect the underside. Extensive settlement and sagging was present on the front wood structures. Roofs were almost fully snow covered at time of the inspection but small visible areas had deterioration and curling noted. Outside walls had water damage noted. A qualified contractor is recommended to evaluate and estimate repairs

Lots and Grounds (Continued)

Porch: (continued)




Exterior

3. Exterior Electric Outlets: 110 VAC - Non-GFCI outlet was not functional at time of the inspection. Recommend all exterior outlets are ground fault protected. Loose outlet should be secured to prevent movement and potential wiring becoming loose. Recommend improvement by a qualified electrician.

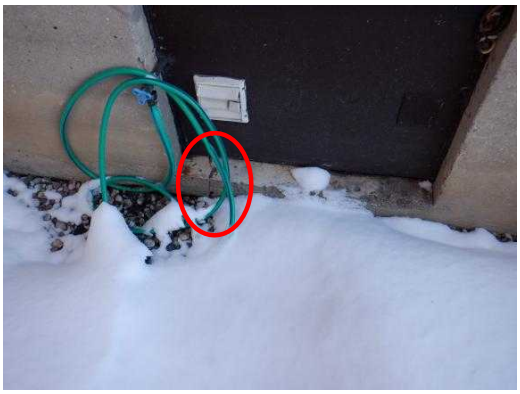
Structure

4. Foundation: Visible Portion Was Concrete - Portions of the foundation on the interior of the building was not visible due to finished wall coverings. Previous foundation repairs noted. Owner may have insight to extent of the repairs and if any warranty covers the repairs. Cracks will require monitoring, if movement or moisture entry noted, recommend epoxy injection be performed. Larger cracks with displacement should be addressed immediately. Recommend repairs by a qualified foundation contractor.

Structure (Continued)

Foundation: (continued)








Structure (Continued)

Foundation: (continued)



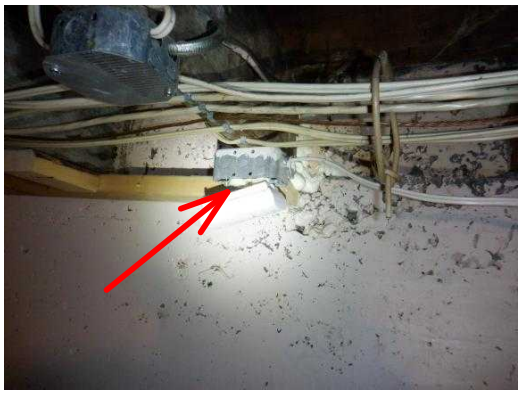


Basement

5. Entire Basement Area - Unit 414 Basement Electrical: 110 VAC Outlets and Lighting Circuits - Install missing cover plates on junction boxes, outlets and switches. Open grounds noted. Recommend repairs by a qualified electrician.

Basement (Continued)

Electrical: (continued)

6. Entire Basement Area - Unit 416 Basement Electrical: 110 VAC Outlets and Lighting Circuits - Install missing cover plates on junction boxes, outlets and switches. Replace damaged cover plates. Loose light fixtures should be secured to prevent movement and potential wiring becoming loose. Open grounds noted. Recommend repairs by a qualified electrician.


Basement (Continued)

Electrical: (continued)

Heating System

7. Basement Unit 418 Heating System Heating System Operation: Functional at time of the inspection - Unit is in serviceable condition, but is an older unit (17 Years) and should be regularly maintained. Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Ongoing condensate leak requires immediate repairs.

8. Basement Unit 414 Heating System Heating System Operation: Functional at time of the inspection - Unit is in serviceable condition, but is an older unit (17 years) and should be regularly maintained. Life expectancy of a high efficiency furnace is 15 - 20 years. Ongoing condensate leak noted. Recommend immediate repairs. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Replace stripped cover screws.

Heating System (Continued)

Heating System Operation: (continued)


Plumbing

9. Water Lines: All visible water lines were copper, PEX, Galvanized - Some water supply piping was not visible due to interior finishing. Some corrosion was noted on areas of the water lines but no leakage was present at time of the inspection. Monitor. Some water lines were in contact with duct work. This situation will likely cause condensation at times. Recommend insulating between water lines and duct work Unit 418. Galvanized supply piping present in Units 416 and 418. Galvanized corrodes from inside causing decreased flow-rates and will require updating. Update may be required for insurance purposes. Corrosion and leakage of water lines was present in Unit 416. A licensed plumber is recommended to evaluate and estimate repairs




Plumbing (Continued)

Water Lines: (continued)


10. Basement - Unit 412 Water Heater Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years. Water heater is nearing the end of it's design life (10 Years). Recommend being pro active when addressing the age of this hot water tank and not waiting for a problem.

Kitchen

11. Main Floor Kitchen Area - 412 Kitchen Electrical: 110 - 240 VAC outlets and 110 VAC lighting circuits - Recommend installing GFCI outlets above countertop area within close proximity of the sink. Open or missing grounds noted. Recommend repairs by a qualified electrician.

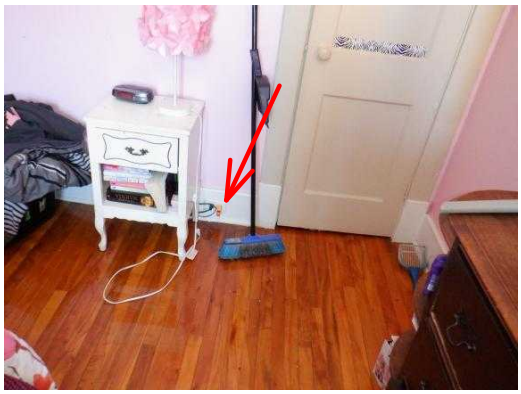

12. Main Floor Kitchen - Unit 414 Kitchen Electrical: 110 - 240 VAC outlets and 110 VAC lighting circuits - Recommend installing GFCI outlets above countertop area within close proximity of the sink. Loose outlets should be secured to prevent movement and potential wiring becoming loose. Open or missing ground noted. Recommend proper and full termination of all unused outlets. Recommend repairs by a qualified electrician.

Kitchen (Continued)

Electrical: (continued)


Living Space

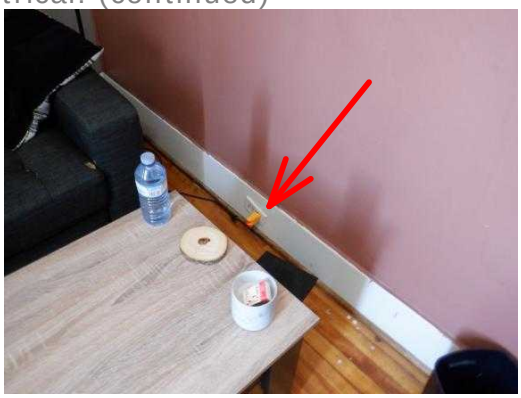
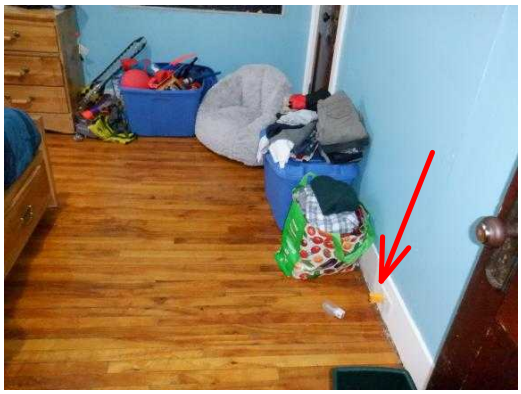
13. Living Room, Dining Area, Bedrooms, Hall and Entrance - Unit 410 Living Space Electrical: 110 VAC Outlets and Lighting Circuits - Loose outlets should be secured to prevent movement and potential wiring becoming loose. Open or missing grounds noted. Recommend repairs by a qualified electrician.


14. Living Room, Dining Area, Bedrooms, Hall and Entrance Area - 412 Living Space Electrical: 110 VAC Outlets and Lighting Circuits - Open or missing grounds noted. Recommend repairs by a qualified electrician.

Living Space (Continued)

Electrical: (continued)


15. Living Room, Dining Area, Bedrooms, Hall and Entrance Area - Unit 414 Living Space Electrical: 110 VAC Outlets and Lighting Circuits - Some outlets were not accessible to test due to the vast amount of clutter present. Loose outlets should be secured to prevent movement and potential wiring becoming loose. Open or missing grounds noted. Recommend repairs by a qualified electrician.


Definitions

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Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 410-420 Marlborough St.
City Cornwall Province: Ontario Postal Code: K6H 4A5

Client Information

Client Name Jared Henderson
Phone 514-589-8355
E-Mail jjhenderson555@gmail.com

Inspection Company

Inspector Name Dean Slaney
Company Name Peace of Mind Home Inspections - Cornwal
Address 5698 County Rd. 44
City Long Sault Province: Ontario Postal Code: K0C 1P0
Phone 613-330-4258
Fax 613-931-9695
E-Mail dean@peaceofmindhomeinspections.ca
File Number February282022
Amount Received $1580.87

Conditions

Others Present Buyer, Tenants, Owner Property Occupied Occupied
Estimated Age Undetermined, Older - Owner may have insight Entrance Faces East
Inspection Date: 02/28/22
Start Time 9:00 a.m. End Time 2:00 p.m.
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature Minus 10 Degrees Celsius
Weather Sun and Cloud Soil Conditions Snow covered, Frozen
Space Below Grade Basement Low Height
Building Type Townhouse/Row Houses Garage None, Sheds Not Inspected
Sewage Disposal Municipal How Verified Multiple Listing Service
Water Source Municipal How Verified Multiple Listing Service

Invoice

1. Inspection Date: 02/28/22
   Inspector Name: Dean Slaney
   Company Name: Peace of Mind Home Inspections - Cornwal
2. Tax #: 808845093RT0001
   Address: 5698 County Rd. 44
   City, Province, Postal Code: Long Sault, Ontario K0C 1P0

   Client Name: Jared Henderson
   Address:
   City, Province, Postal Code:

   Property Address: 410-420 Marlborough St.
   City, Province, Postal Code: Cornwall, Ontario K6H 4A5

Services Performed	Amount Due
Multi Family Inspection Services	$1399.00

3. Tax: $181.87

Total	$1580.87

4. Method Of Payment: E Transfer To Be Sent

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 613-330-4258.

Lots and Grounds

Ground that slopes toward the structure can contribute to water seepage problems around the foundation and in the basement. The ground around the structure should be graded to slope down and away from the foundation so there are no low places or pockets where water can collect. As general maintenance, negative drainage should be corrected where possible.

Fences, invisible pet fences, lawn sprinklers, recreational facilities, detached storage buildings, trees and landscaping, erosion control and earth stabilization measures are NOT within the scope of this inspection.

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1. Acceptable, Not Inspected Driveway: Asphalt, Snow Covered - Due to snow or ice cover the comments reflect only the visible portion of the driveway. Maintain the area so that the driveway slopes away from the structure of the home, eliminating water seepage issues in the basement and to prevent damage due to water pooling against the foundation wall.
2. Acceptable, Not Inspected Walks: Asphalt, Snow Covered - Due to snow or ice cover, the comments reflect only the visible portion of the walks. Maintain a slope away from the structure to allow proper run off of water.
3. Defective Steps/Stoops: Wood Frame Rear Stoops - Stoops built without access, unable to inspect underside. However, improper footings noted. Settlement was present on the rear structures and roofs. Older wood had deterioration present. Roofs were almost fully snow covered at time of the inspection but small visible areas had deterioration and curling noted. Roof sheathing was visible at the eaves with extreme deterioration noted. A qualified contractor is recommended to evaluate and estimate repairs.
4. Defective Porch: Wood Frame Front Porches - Porches built without access, unable to inspect the underside. Extensive settlement and sagging was present on the front wood structures. Roofs were almost fully snow covered at time of the inspection but small visible areas had deterioration and curling noted. Outside walls had water damage noted. A qualified contractor is recommended to evaluate and estimate repairs
5. Marginal Grading: Snow Covered, Flat with Negative Pockets - Ground snow covered at time of inspection. Improper soil slope towards foundation in areas, recommend the addition of fill dirt to improve grade. It is very important run off water drains away from foundation to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure ground, patios and walkways slope away from the house for the first 6 feet (2 metres) around the perimeter of the home. Slope should be at least 1 inch per foot.
6. Acceptable Vegetation: Shrubs, Trees and Grass, Snow covered
7. Not Present Window Wells: None - Window wells may be necessary on some basement windows to help improve grading around the home.

Lots and Grounds (Continued)

8. Acceptable Exterior Surface Drain: Surface drain

Exterior

Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

Screens are not within the scope of this inspection and are not inspected in accordance with the Canadian Association of Home and Property Inspector's (CAHPI) Standards Of Practice.

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Walls Exterior Surface

1. Marginal Type: Vinyl siding, Metal Siding, Brick - Minor damages and staining noted on the siding due to age. Lower elevations around building where soil is closer than 8" to underside of siding; moisture may enter structure or damage sheathing if grade is left too high. Older brick had deterioration, damages, cracking, loose/missing bricks and spalling due to age and moisture. Movement was present in areas. Previous repairs noted. Tuck and point repairs required at various locations of the building. Recommend repairs by a qualified mason. Recommend inspecting mortar between brick/stone regularly and making necessary tuck and point repairs when required to keep the integrity of the exterior and prevent moisture intrusion. Unable to view condition of the brick behind the siding.
2. Acceptable Trim: Aluminum, Vinyl
3. Acceptable Fascia: Aluminum
4. Acceptable Soffits: Aluminum
5. Marginal Entry Doors: Metal, Wood - Doors had age appropriate deterioration noted. Soft kick plate below door usually indicates deterioration and moisture damage. Caulking and seal improvements required. Recommend caulking is regularly maintained on the exterior of all door frames. Some uneven installation noted. Some doors and hardware require adjustment to facilitate operation and locking. Some inside door frames had higher readings on the moisture meter at time of the inspection. Monitor. Weather seal improvements recommend around doors. Broken terminated transom windows noted above doors.

Exterior (Continued)

6. Marginal — Windows: Thermal Vinyl Windows - Age appropriate deterioration noted on frame portion of windows due to moisture and age. Caulking improvements required around some windows. Recommend caulking is regularly maintained on the exterior of all windows. Some windows were frozen and unable to be tested at time of the inspection. Some windows will require adjustment to facilitate ease of operation and locking. Replace damaged locking hardware. Air was noted coming through gaps between window and framing. Water stains present around windows. Some inside window frames had higher readings on the moisture meter at time of the inspection. Monitor.
7. Marginal — Basement Windows: Terminated - Deterioration on wood frame portion of terminated windows due to moisture and age. High grade noted on some basement windows. Recommend immediate improvements to prevent moisture intrusion and potential damage to the window framing. Non thermal windows. Recommend window upgrade to improve the overall efficiency of the home
8. Marginal — Exterior Lighting: Surface mount - Damaged noted. Some lights were not functional at time of the inspection - likely burnt bulbs but this was not confirmed.
9. Defective — Exterior Electric Outlets: 110 VAC - Non-GFCI outlet was not functional at time of the inspection. Recommend all exterior outlets are ground fault protected. Loose outlet should be secured to prevent movement and potential wiring becoming loose. Recommend improvement by a qualified electrician.
10. Acceptable — Hose Bibs: Rotary
11. Acceptable — Gas Meter: Exterior surface mount at front and sides of home.
12. Acceptable — Main Gas Valve: Located at gas meter

Roof

Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods as there are limitations to the inspection. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations.

The roof inspection is an opinion of the general quality and overall condition of the roof covering and flashings. The inspection report does not represent a warranty or guarantee that the roof covering or flashings have not leaked in the past and that they will not leak in the future.

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Main Building Roof Roof Surface

1. Method of Inspection: Ground Level With Binoculars
2. Acceptable, Not Inspected Unable to Inspect: 100% - Height and pitch of roof. Roof snow covered at time of the inspection.

Roof (Continued)

3. Not Inspected, Marginal Material: Rubber Membrane - Due to height and pitch of the roof along with full snow coverage the roof was not visible for inspection. The old MLS Listing stated the rubber membrane roof was updated in the last 15 years. This would make the roofing material older. A proper view and inspection of the roof membrane will be available in the spring once the snow melts. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.
4. Type: Flat
5. Approximate Age: 15 Years according to the old MLS
6. Not Inspected Flashing: Snow covered - Flashing was not visible for inspection due to snow.
7. Not Inspected Plumbing Vents: None Visible - No visible plumbing vents. Possible snow covered. Owner should have insight.
8. Acceptable Electrical Mast: Mast with drip loops
9. Marginal Gutters: Aluminum, Missing - Recommend installing gutters, downspouts and leaders for all eaves to prevent water from draining next to the foundation. Install missing end caps and downspouts.
10. Not Present Downspouts:
11. Not Present Leader/Extension:

Terminated chimneys present in basements Chimney

12. Not Inspected Chimney:
13. Not Inspected Flue/Flue Cap:
14. Not Inspected Chimney Flashing:

Electrical

Due to limitations of time and scope, branch circuit load analysis is not part of a home inspection. The accessible electrical wiring, outlets and switches were inspected and appeared to be in serviceable condition. The electrical inspection was not technically exhaustive, did not include the use of meters or probes, nor did it determine code compliance. Actual electrical load and demand calculators require the services of a qualified electrician, and therefore, are beyond he scope of this inspection. The service amperage is determined by the lowest rating of the main service entrance wires, the listed amperage rating on the main service panel, or the size of the main disconnect. The inspection of low voltage wiring systems, including intercom systems, and/or fire alarm systems was not within the scope of this inspection. The inspection of the electrical wiring included a random testing of accessible installed fixtures, switches, and outlets. All accessible outlets within six feet of plumbing fixtures and on the exterior were tested for grounding and polarity. Wiring within walls and ceilings are not visible, therefore, are not within the scope of this inspection. NOTE: All panels were identified by the markings on the panels and were not inspected to verify sources and actual distribution.

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1. Service Size Amps: 100 Volts: 110-240 VAC
2. Acceptable Service: Visible Portion was Copper

Electrical (Continued)

3. Acceptable 120 VAC Branch Circuits: All visible branch circuits were copper, Aluminum tinned copper - Some lights not functional at time of the inspection - suspected bulbs. Terminated knob and tube wiring was noted. All visible were tested and not live at time of the inspection. Recommend accessing a verification statement from the qualified electrician who removed all the knob and tube wiring.
4. Acceptable 240 VAC Branch Circuits: All visible circuits were copper
5. Not Inspected Aluminum Wiring: None visible at time of the inspection
6. Acceptable, Not Inspected Conductor Type: Non-metallic sheathed cable, NMD, BX - The majority of wiring was not visible due to interior finishings. Some older wiring present that will require updating in the future.
7. Acceptable Ground: Plumbing grounds

Main - Service and Distribution Panel - Unit 410 Electric Panel

8. Marginal Manufacturer: Federal Pioneer Stab lok - Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future.
9. Maximum Capacity: 125 Amps
10. Acceptable Main Breaker Size: 100 Amps According to Main Breaker
11. Acceptable Breakers: CUAL
12. Not Present AFCI:
13. Acceptable GFCI: At GFCI receptacles only

Basement - Service and Distribution Panel - Unit 412 Electric Panel

14. Marginal Manufacturer: Federal Pioneer Stab lok - Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future. Panel was not clearly labeled. Recommend labeling each breaker clearly and accurately.
15. Maximum Capacity: 125 Amps
16. Acceptable Main Breaker Size: 100 Amps According to Main Breaker
17. Acceptable Breakers: CUAL
18. Not Present AFCI:
19. Acceptable GFCI: At GFCI receptacles only

Basement Sub Panel - Unit 412 Electric Panel

20. Marginal Manufacturer: Taylor Electric Company - Panel had no fuses and was not being used at time of the inspection. Recommend proper termination of all unused panels.
21. Maximum Capacity: 30 Amps
22. Acceptable Main Breaker Size: 20 Amps According to Fuse
23. Acceptable Fuses: Screw type, Missing

Main - Service and Distribution Panel - Unit 414 Electric Panel

Electrical (Continued)

24. Marginal — Manufacturer: Federal Pioneer Stab lok - Recommend three feet of clearance in front of all electrical panels allowing for adequate access. Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future. Panel was not clearly labeled. Recommend labeling each breaker clearly and accurately.
25. Maximum Capacity: 125 Amps
26. Acceptable — Main Breaker Size: 100 Amps According to Main Breaker
27. Acceptable — Breakers: CUAL
28. Not Present — AFCI:
29. Acceptable — GFCI: At GFCI receptacles only

Basement - Service and Distribution Panel - Unit 416 Electric Panel

30. Marginal — Manufacturer: Federal Pioneer Stab lok - Recommend three feet of clearance in front of all electrical panels allowing for adequate access. Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future.
31. Maximum Capacity: 125 Amps
32. Acceptable — Main Breaker Size: 100 Amps According to Main Breaker
33. Acceptable — Breakers: CUAL
34. Not Present — AFCI:
35. Acceptable — GFCI: At GFCI receptacles only

Basement Sub Panel - Unit 418 Electric Panel

36. Acceptable — Manufacturer: General
37. Maximum Capacity: 30 Amps
38. Acceptable — Main Breaker Size: 20 Amps According to Fuse
39. Acceptable — Fuses: Screw type

Basement - Service and Distribution Panel - Unit 418 Electric Panel

40. Marginal — Manufacturer: Federal Pioneer Stab lok - Panel was not clearly labeled. Recommend labeling each breaker clearly and accurately. Note: Federal Pioneer Stab Lok panels are discontinued. The breakers will be difficult to find and will likely be expensive. These type of panels have a history of not tripping. The rarity of the breakers will lead to these panels having to be updated in the future. Open "knock-out" hole- insert "blank-out" cap to close off opening. Loose wiring at panel. Wiring should be secured within 12 inches of exiting panel.
41. Maximum Capacity: 125 Amps
42. Acceptable — Main Breaker Size: 100 Amps According to Main Breaker
43. Acceptable — Breakers: CUAL
44. Not Present — AFCI:
45. Acceptable — GFCI: At GFCI receptacles only

Basement - Service and Distribution Panel - Unit 420 Electric Panel

46. Acceptable — Manufacturer: Square D - Pigtails added for wire extensions were all tight at time of the inspection.
47. Maximum Capacity: 125 Amps
48. Acceptable — Main Breaker Size: 100 Amps According to Main Breaker

Electrical (Continued)

49. Acceptable Breakers: CUAL
50. Not Present AFCI:
51. Acceptable GFCI: At GFCI receptacles only

Structure

Most foundation walls and masonry walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable, Not Inspected Structure Type: Wood frame, Not Visible - Majority of structure was not visible due to interior finishings. See notes throughout the structure section.
2. Not Inspected, Defective Foundation: Visible Portion Was Concrete - Portions of the foundation on the interior of the building was not visible due to finished wall coverings. Previous foundation repairs noted. Owner may have insight to extent of the repairs and if any warranty covers the repairs. Cracks will require monitoring, if movement or moisture entry noted, recommend epoxy injection be performed. Larger cracks with displacement should be addressed immediately. Recommend repairs by a qualified foundation contractor.
3. Marginal Differential Movement: Settlement Noted - See foundation, porch and stoop notes. Settlement is noted by the sloping floors. If concerned about this settlement or further settlement continues, recommend consulting a qualified structural contractor. Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. It is not possible to determine the presence or extent of ongoing movement based on a one-time visit.
4. Marginal Beams: Steel I-Beam - Rusting and sagging was noted on older beam.
5. Acceptable, Not Inspected Bearing Walls: Frame, Not Visible - Majority of structure was not visible due to interior finishings. See notes throughout the structure section.

Structure (Continued)

6. Marginal — Joists/Trusses: 2x8 - Any areas that have finished ceilings will not allow a full inspection of the joists. Age appropriate deterioration noted on most visible joists. Monitor age Appropriate cracking and brace joists should cracks enlarge past their current size. Older joists had wide spacing which allowed for some sagging of the joists. Joists have been modified notched and should be monitored for cracking. Brace should any cracking occur. Larger cracked joists in Units 416 and 414 require bracing repairs to help maintain the integrity of the joists. Previous bracing repairs noted.
7. Marginal — Piers/Posts: Wood posts - Some Footings/Piers were not visible but standard construction is generally below the concrete floor. Deterioration was noted on older wood posts with some moisture damage present at the bases. Minor movement noted. Posts should be upgraded in the future.
8. Marginal — Floor/Slab: Concrete - Some portions of the floor were not visible due to floor coverings. Deterioration and cracking present at time of the inspection. Shrinkage cracking noted in areas with minor separation noted. Recommend sealing the cracks to prevent efflorescence.
9. Marginal — Stairs/Handrails: Wood stairs with wood handrails - Settlement on the stairs were comparable to the rest of the home. Loose, deteriorated and soft steps require improvements. Some railing system height is low and does not meet today's safety standards. Secure loose railings for safety and to prevent potential damage to the railings.
10. Marginal — Subfloor: Dimensional wood - Unable to inspect portions of subfloor as basement ceilings were finished. Age appropriate deterioration and repairs for renovations noted on visible sub floor. Water stains noted on subfloor were dry on the moisture meter at time of the inspection. Squeak in flooring noted in numerous areas throughout the home. This is a difficult item to repair and is usually tolerated by the home owner until more intensive renovations are being completed. Soft and damaged flooring should be braced.

Attic

Attic inspections have inspection restrictions as in most cases there is no floor and insulation is covering the joists. This becomes a safety issue when an inspector is unable to move around the attic space safely. Not knowing what is under foot or not being able to see every step is dangerous with the possibility of hidden wires, broken joists, etc.

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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

No Visible Access Attic

1. Method of Inspection: Not Inspected
2. Acceptable, Not Inspected Unable to Inspect: 100% - No attic access present, unable to inspect. This inspection does not cover damages to areas that are not

Attic (Continued)

Unable to Inspect: (continued)
accessible or visible.

3. Not Inspected Roof Framing: Not Visible
4. Not Inspected Sheathing: Not Visible
5. Not Inspected Ventilation: None Visible
6. Not Inspected Insulation: None Visible
7. Not Inspected Insulation Depth: Not Visible - We recommend a minimum 10 inches of a quality insulation in all attics. But ultimately it will be a comfort and energy efficiency issue for you.
8. Not Inspected Vapor Barrier: None visible
9. Not Inspected Wiring/Lighting: None Visible
10. Not Inspected Moisture Penetration: Unable to inspect attic for possible moisture
11. Not Inspected Bathroom Fan Venting: Not visible - Bathroom fan venting should be vented directly to the exterior of the home through an insulated vent. This will prevent any moisture from becoming problematic in the attic space.

Basement

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside the foundation walls, it will eventually leak through into the basement. It is important that lot grading around the house slopes down away from the building so that surface water from rain and melting snow is directed away from the building, rather than towards the foundation. This note is included as a general maintenance reminder to check and correct the grading on an annual basis.

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Entire Basement Area - Unit 410 Basement

1. Acceptable, Not Inspected Unable to Inspect: 30% - Household items, shelves, storage and clutter. Areas that are not accessible or visible.
2. Acceptable Ceiling: Exposed framing and Unfinished
3. Acceptable Walls: Paneling, Unfinished
4. Acceptable Floor: Concrete
5. Not Inspected Floor Drain: None visible
6. Acceptable Doors: Hollow wood
7. Acceptable Windows: Terminated

Basement (Continued)

8. Marginal — Electrical: 110 VAC Outlets and Lighting Circuits - Improper electrical noted. Recommend repairs by a qualified electrician.
9. Not Inspected — Smoke Detector: Smoke detectors were not tested as part of this home inspection. A smoke detector should be present on each floor of the home and near all sleeping areas. Recommend installing new smoke detectors upon taking possession of a home and testing regularly.
10. Acceptable — HVAC Source: Heating system register
11. Not Inspected — Vapor Barrier: None Visible - Unable to inspect portions covered by wall finishes.
12. Marginal — Insulation: Polystyrene - Unable to inspect portions covered by wall finishes. Recommend removal or covering of polystyrene insulation with a fire retardant like drywall as it is extremely flammable and the gases are toxic.
13. Acceptable — Ventilation: Windows - Windows should be opened regularly to allow for air movement to the basement. See notes in basement moisture section.
14. Not Inspected — Sump Pump: None Visible
15. Marginal — Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. Ongoing seepage present. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.
16. Marginal — Basement Stairs/Railings: Wood stairs with no handrails - Deteriorated older steps require improvements. Install missing railing. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

Entire Basement Area - Unit 412 Basement

17. Acceptable, Not Inspected — Unable to Inspect: 30% - Household items, shelves, storage and clutter. Areas that are not accessible or visible.
18. Acceptable — Ceiling: Exposed framing and Unfinished
19. Acceptable — Walls: Unfinished
20. Acceptable — Floor: Concrete
21. Acceptable — Floor Drain: Visible with metal screen/cover.
22. Acceptable — Doors: Hollow wood
23. Acceptable — Windows: Terminated

Basement (Continued)

24. Marginal — Electrical: 110 VAC Outlets and Lighting Circuits - Loose fixtures should be secured to prevent movement and potential wiring becoming loose. Open "knock-out" hole- insert "blank-out" cap to close off opening. Install missing junction box cover plates.
25. Acceptable — HVAC Source: Heating system register
26. Not Present — Vapor Barrier:
27. Not Present — Insulation:
28. Acceptable — Ventilation: Windows - Windows should be opened regularly to allow for air movement to the basement. See notes in basement moisture section.
29. Not Inspected — Sump Pump: None Visible
30. Marginal — Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. Ongoing seepage present. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.
31. Marginal — Basement Stairs/Railings: Wood stairs with no handrails - Deteriorated older steps require improvements. Install missing railing. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

Entire Basement Area - Unit 414 Basement

32. Acceptable, Not Inspected — Unable to Inspect: 30% - Household items, shelves, storage and clutter. Areas that are not accessible or visible.
33. Acceptable — Ceiling: Exposed framing and Unfinished
34. Acceptable — Walls: Unfinished
35. Acceptable — Floor: Concrete, Vinyl floor tiles - Some damages and imperfections noted.
36. Acceptable — Floor Drain: Visible with metal screen/cover.
37. Not Present — Doors:
38. Acceptable — Windows: Terminated
39. Defective — Electrical: 110 VAC Outlets and Lighting Circuits - Install missing cover plates on junction boxes, outlets and switches. Open grounds noted. Recommend repairs by a qualified electrician.
40. Acceptable — HVAC Source: Heating system register
41. Not Inspected — Vapor Barrier: None Visible - Unable to inspect the majority covered by wall finishes
42. Not Inspected — Insulation: None visible - Unable to inspect the majority covered by wall finishes
43. Acceptable — Ventilation: Windows - Windows should be opened regularly to allow for air movement to the basement. See notes in basement moisture section.
44. Not Inspected — Sump Pump: None Visible

Basement (Continued)

45. Marginal — Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.
46. Marginal — Basement Stairs/Railings: Wood stairs with wood handrails - Deteriorated older steps require improvements. Recommend improved railings. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

Entire Basement Area - Unit 416 Basement

47. Acceptable, Not Inspected — Unable to Inspect: 30% - Household items, shelves, storage and clutter. Areas that are not accessible or visible.
48. Acceptable — Ceiling: Exposed framing and Unfinished
49. Acceptable — Walls: Drywall and Paint, Drywall and Paint
50. Acceptable — Floor: Concrete
51. Acceptable — Floor Drain: Visible with metal screen/cover.
52. Acceptable — Doors: Hollow wood
53. Marginal — Windows: Terminated - Note: Basements with bedrooms require a proper size window for an egress. Basement window egresses should have a minimum of 3.8ft with no dimension less than 15 inches and can be opened.
54. Defective — Electrical: 110 VAC Outlets and Lighting Circuits - Install missing cover plates on junction boxes, outlets and switches. Replace damaged cover plates. Loose light fixtures should be secured to prevent movement and potential wiring becoming loose. Open grounds noted. Recommend repairs by a qualified electrician.
55. Acceptable — HVAC Source: Heating system register
56. Not Inspected — Vapor Barrier: None Visible - Unable to inspect portions covered by wall finishes.
57. Not Inspected — Insulation: None visible - Unable to inspect portions covered by wall finishes.
58. Acceptable — Ventilation: Windows - Windows should be opened regularly to allow for air movement to the basement. See notes in basement moisture section.
59. Not Inspected — Sump Pump: None Visible

Basement (Continued)

60. Marginal — Moisture Location: Moisture signs in the basement area. Water stains present. Efflorescence noted on basement walls from past moisture. These older basements will always likely have some leakage and should be cared for with this in mind. There are signs of previous water penetration. Recommend referring to the seller to determine the extent of previous basement moisture. Musty odors and dampness was noted throughout the basement area. A dehumidifier and improved air circulation are recommended to reduce potential condensation problems in the basement. No moisture barrier was present under the partition walls and concrete floor. This situation will allow for dampness from the concrete to enter the wood.

61. Marginal — Basement Stairs/Railings: Wood stairs with no handrails - Deteriorated older steps require improvements. Install missing railings. As with the case of most older homes the basement stairs have limited clearances and/or don't meet today's standards. Caution should be used at all times when using the stairs for safety.

Heating System

This is only a visual inspection of the unit. A home inspector can only perform a basic inspection of the furnace units. It is strongly recommended that all HVAC systems are thoroughly serviced by a qualified heating and cooling specialist. The HVAC inspection was performed in compliance with the Standards of Practice of the American Society of Home Inspectors, A.S.H.I. and the report was issued based on the scope and limitations as described and agreed upon in the inspection contract. The inspection was visual only, and did not include the disassembly of any parts or system components. The HVAC inspection was performed using normal operating controls and by removing access panels provided by the equipment manufacturer or installer for routine homeowner maintenance. It was not within the scope of the HVAC inspection to determine or calculate the uniformity, adequacy or efficiency of the heating system, the cooling system, or the air supply system. There will be some temperature variation from room to room, most noticeable during the cooling season. The HVAC inspection does not constitute a guarantee or warrantee of any kind, nor does it represent that any system observed functional at the time of the inspection will remain so for any period of time following the inspection.

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Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Basement Unit 420 Heating System

Heating System (Continued)

1. Marginal — Heating System Operation: Functional at time of the inspection - Unit is in serviceable condition, but is an older unit (17 Years) and should be regularly maintained. Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Rusting noted inside the cabinet but area was dry at time of the inspection. Likely due to past condensate leak but this was not confirmed. Owner may have insight.
2. Manufacturer: Goodman
3. Model Number: GMS90453BXA Serial Number: 0512199827
4. Type: Forced air Capacity: 46,000 BTU's
5. Area Served: Whole Row House Approximate Age: 17 Years
6. Fuel Type: Natural gas
7. Not Inspected, Marginal — Heat Exchanger: 2 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Advanced deterioration was noted on older burners due to age but no cracks were visible at time of the inspection. This should be inspected by your heating contractor during your next cleaning.
8. Unable to Inspect: Interior components that are not visual
9. Marginal — Blower Fan/Filter: Drive with disposable filter - Filter is dirty, Change filter regularly. Recommend using better quality filters.
10. Not Inspected, Marginal — Distribution: Metal duct - Some duct work was not visible due to interior finishings. Recommend using proper aluminum tape to seal all duct connections and terminations. Ducts were dirty and in need of a cleaning.
11. Acceptable — Flue Pipe: ABS Gas Type Direct Vent
12. Acceptable — Devices: Blower door safety switch, flame sensor, hot surface ignitor

Basement Unit 418 Heating System

13. Defective — Heating System Operation: Functional at time of the inspection - Unit is in serviceable condition, but is an older unit (17 Years) and should be regularly maintained. Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Ongoing condensate leak requires immediate repairs.
14. Manufacturer: Goodman
15. Model Number: GMS90453BXA Serial Number: 0507734278
16. Type: Forced air Capacity: 46,000 BTU's
17. Area Served: Whole Row House Approximate Age: 17 Years
18. Fuel Type: Natural gas

Heating System (Continued)

19. Not Inspected, Marginal Heat Exchanger: 2 Burner - Advanced deterioration was noted on older burners due to age but no cracks were visible at time of the inspection. This should be inspected by your heating contractor during your next cleaning.
20. Unable to Inspect: Interior components that are not visual
21. Marginal Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Recommend using better quality filters. Change filter regularly
22. Not Inspected, Marginal Distribution: Metal duct - Majority of duct work was not visible due to interior finishings. Insulation required between duct work and wiring to prevent over heating of the wiring. Suspected asbestos present. Recommend testing and removal by a qualified contractor.
23. Acceptable Flue Pipe: ABS Gas Type Direct Vent
24. Acceptable Devices: Blower door safety switch, flame sensor, hot surface ignitor

Basement Unit 416 Heating System

25. Acceptable Heating System Operation: Functional at time of the inspection - Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Ongoing condensate leak requires immediate repairs.
26. Manufacturer: Goodman
27. Model Number: GMSS920402BNAA Serial Number: 1410121613
28. Type: Forced air Capacity: 40,000 BTU'S
29. Area Served: Whole Row House Approximate Age: 8 Years
30. Fuel Type: Natural gas
31. Acceptable, Not Inspected Heat Exchanger: 2 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Age appropriate deterioration noted but no cracks were visible at time of the inspection.
32. Unable to Inspect: Interior components that are not visual
33. Marginal Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Change filter regularly
34. Not Inspected, Marginal Distribution: Metal duct - Some duct work was not visible due to interior finishings. Rusting and deterioration was present on older ducts but no penetrations were noted. Ducts were dirty and in need of a cleaning. Recommend using proper aluminum tape to seal all duct connections and terminations.
35. Acceptable Flue Pipe: PVC Gas Type Direct Vent
36. Acceptable Devices: Blower door safety switch, flame sensor, hot surface ignitor

Basement Unit 414 Heating System

Heating System (Continued)

37. Defective — Heating System Operation: Functional at time of the inspection - Unit is in serviceable condition, but is an older unit (17 years) and should be regularly maintained. Life expectancy of a high efficiency furnace is 15 - 20 years. Ongoing condensate leak noted. Recommend immediate repairs. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Replace stripped cover screws.
38. Manufacturer: Goodman
39. Model Number: GMS990453BXA Serial Number: 0507734264
40. Type: Forced air Capacity: 46,000 BTU's
41. Area Served: Whole Row House Approximate Age: 17 Years
42. Fuel Type: Natural gas
43. Not Inspected, Marginal — Heat Exchanger: 2 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Advanced deterioration was noted on older burners due to age but no cracks were visible at time of the inspection.
44. Unable to Inspect: Interior components that are not visual
45. Marginal — Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Change filter regularly. Recommend using better quality filters. Install proper size filter.
46. Not Inspected, Marginal — Distribution: Metal duct - Some duct work was not visible due to interior finishings. Insulation required between duct work and wiring to prevent over heating of the wiring.
47. Acceptable — Flue Pipe: ABS Gas Type Direct Vent
48. Acceptable — Devices: Blower door safety switch, flame sensor, hot surface ignitor

Basement Unit 412 Heating System

49. Marginal — Heating System Operation: Functional at time of the inspection - Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit. Repair disconnected condensate drain.
50. Manufacturer: Goodman
51. Model Number: GMVC960603BNBAA Serial Number: 1408720043
52. Type: Forced air Capacity: 60,000 BTU'S
53. Area Served: Whole Row House Approximate Age: 8 Years
54. Fuel Type: Natural gas
55. Not Inspected, Marginal — Heat Exchanger: 3 Burner - The heat exchanger is substantially concealed and could not be fully inspected. Age appropriate deterioration noted but no cracks were visible at time of the inspection. Improper flame color indicates less than perfect efficiency of the unit. This should be inspected by your heating contractor during your next cleaning.
56. Unable to Inspect: Interior components that are not visual

Heating System (Continued)

57. Marginal — Blower Fan/Filter: Drive with disposable filter - Filter is dirty. Change filter regularly. Recommend using better quality filters.
58. Not Inspected, Marginal — Distribution: Metal duct - Some duct work was not visible due to interior finishings. Ducts were dirty and in need of a cleaning. Rusting and deterioration was present on older ducts but no penetrations were noted. Recommend using proper aluminum tape to seal all duct connections and terminations. Insulation required between duct work and wiring to prevent over heating of the wiring.
59. Acceptable — Flue Pipe: PVC Gas Type Direct Vent
60. Acceptable — Devices: Blower door safety switch, flame sensor, hot surface ignitor

Basement Unit 410 Heating System

61. Not Inspected, Marginal — Heating System Operation: Functional at time of the inspection - Unable to fully open and the inspect the furnace due to stripped cover screws. Replace stripped cover screws. Life expectancy of a high efficiency furnace is 15 - 20 years. Service and cleaning recommended on an annual basis to ensure proper function and to prolong the stated design life of the unit.
62. Manufacturer: Goodman
63. Type: Forced air Capacity: 46,000 BTU's
64. Area Served: Whole Row House Approximate Age: Undetermined - Older
65. Fuel Type: Natural gas
66. Not Inspected, Marginal — Heat Exchanger: Burner - The heat exchanger is substantially concealed and could not be fully inspected. Improper flame color indicates less than perfect efficiency of the unit. This should be inspected by your heating contractor during your next cleaning.
67. Unable to Inspect: Interior components that are not visual
68. Marginal — Blower Fan/Filter: Drive with disposable filter - Filter is extremely dirty. Change filter regularly. Recommend using better quality filters. Install proper size filter.
69. Not Inspected, Marginal — Distribution: Metal duct - Some duct work was not visible due to interior finishings. Ducts were dirty and in need of a cleaning. Rusting and deterioration was present on older ducts but no penetrations were noted. Recommend using proper aluminum tape to seal all duct connections and terminations.
70. Acceptable — Flue Pipe: ABS Gas Type Direct Vent
71. Acceptable — Devices: Blower door safety switch, flame sensor, hot surface ignitor
72. Acceptable — Thermostats: Wall mount - Determining the accuracy of the thermostat settings was not within the scope of this inspection. The thermostat was observed to be in serviceable condition.
73. Not Inspected — Fuel Tank: No Visible Tank or Oil Lines
74. Suspected Asbestos: Yes - Minor damages noted on suspected asbestos. Recommend removal by a qualified asbestos contractor.

Plumbing

Underground pipes and pipes concealed within walls and ceilings cannot be evaluated for sizing, leaks, corrosion or blockage. Since these pipes are not visible, they are not within the scope of this inspection. Determining future drainage performance is beyond the scope of this inspection. Determining water quality requires laboratory testing, and therefore, was not within the scope of this inspection. Water softeners and treatment systems were not inspected and are not required to be inspected by InterNachi, CAPI and OACHI Standards of Practice. The inspection was performed and the report issued based on acceptance of these limitations. NOTE: Hot water tanks were not verified for which unit each was associated with.

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1. Marginal — Service Line: Visible portions were copper - Diameter of some service lines were smaller then today's standards due to the age of the home. Tenants reported poor water pressure on upper levels when other faucets are being used.
2. Acceptable — Main Water Shutoff: Basements, Front of Buildings - Always make main water shut off accessible
3. Not Inspected, Defective — Water Lines: All visible water lines were copper, PEX, Galvanized - Some water supply piping was not visible due to interior finishing. Some corrosion was noted on areas of the water lines but no leakage was present at time of the inspection. Monitor. Some water lines were in contact with duct work. This situation will likely cause condensation at times. Recommend insulating between water lines and duct work Unit 418. Galvanized supply piping present in Units 416 and 418. Galvanized corrodes from inside causing decreased flow-rates and will require updating. Update may be required for insurance purposes. Corrosion and leakage of water lines was present in Unit 416. A licensed plumber is recommended to evaluate and estimate repairs
4. Not Inspected, Marginal — Drain Pipes: All visible drain pipes were ABS, Copper, Cast iron, Galvanized - Some drain piping was not visible due to interior finishing. Pitting and rusting noted on older cast drain piping. No leakage was present at time of the inspection. Monitor. An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor. Some visible galvanized drain pipes were terminated. Galvanized pipe present in unit 416 but appeared to be just a vent pipe but this could not be confirmed due to finishings. Owner may have insight.

Plumbing (Continued)

5. Marginal — Service Caps: Accessible, Missing - Recommend installation of a proper main clean out. Prior clean out cap was replaced with another drain.
6. Acceptable — Vent Pipes: All visible vent pipes were ABS, Cast iron, Galvanized - Power vents were present. Galvanized pipe present but appeared to be just a vent pipe but this could not be confirmed due to finishings. Owner may have insight. The continuity of hidden venting are not verified as part of this inspection. If any areas are not vented. Installing power vents would be a reasonable inexpensive solution. A licensed plumber is recommended to evaluate and estimate repairs.
7. Acceptable — Gas Service Lines: Black Iron Pipes - Underground gas lines, and those concealed from view, were not within the scope of this inspection. Testing for gas leaks, carbon monoxide leaks, or evaluating gas line sizing was NOT within the scope of this inspection. For safety reasons, it is advisable to have carbon monoxide detectors on each level of the structure. The gas meter and main shut-off valve were located on the exterior wall of the structure. The visible gas lines were constructed of black iron piping. The visible gas lines were inspected and appeared to be in serviceable condition.

Basement - 410 Water Heater

8. Acceptable — Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years.
9. Manufacturer: Moffat
10. Model Number: G6-50SDE-30 250 Serial Number: 1708105079599
11. Type: Electric Capacity: 182 Litres
12. Approximate Age: 5 Years Area Served: Whole Row House
13. Marginal — TPRV and Drain Tube: Copper valve and missing tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in. Install missing TPRV tube

Basement - Unit 412 Water Heater

14. Defective — Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years. Water heater is nearing the end of it's design life (10 Years). Recommend being pro active when addressing the age of this hot water tank and not waiting for a problem.
15. Manufacturer: Giant
16. Model Number: 152ETE-3S8M-E8 Serial Number: A 655 3674
17. Type: Electric Capacity: 181 Litres
18. Approximate Age: 10 Years Area Served: Whole Row House
19. Acceptable — TPRV and Drain Tube: Copper valve and plastic tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in.

Basement - Unit 414 Water Heater

20. Acceptable — Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years.
21. Manufacturer: Rheem

Plumbing (Continued)

22. Model Number: Xe40M61ST30B0 Serial Number: Q111632461
23. Type: Electric Capacity: 178 Litres
24. Approximate Age: 6 Years Area Served: Whole Row House
25. Acceptable TPRV and Drain Tube: Copper valve and plastic tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in.

Basement - Unit 416 Water Heater

26. Acceptable Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years.
27. Manufacturer: Rheem
28. Model Number: XE40M61ST30B0 Serial Number: Q201533938
29. Type: Electric Capacity: 178 Litres
30. Approximate Age: 7 Years Area Served: Whole Row House
31. Acceptable TPRV and Drain Tube: Copper valve and plastic tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in.

Basement - Unit 418 Water Heater

32. Acceptable Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years.
33. Manufacturer: Rheem
34. Model Number: XE40M61ST30B0 Serial Number: Q362016695
35. Type: Electric Capacity: 178 Litres
36. Approximate Age: 2 Years Area Served: Whole Row House
37. Acceptable TPRV and Drain Tube: Copper valve and plastic tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in.

Basement - Unit 220 Water Heater

38. Acceptable Water Heater Operation: Functional at time of inspection - The expected life cycle for an electric hot water is 10 - 12 years.
39. Manufacturer: Moffat
40. Model Number: G650SDE-30 250 Serial Number: 1709105148552
41. Type: Electric Capacity: 182 Litres
42. Approximate Age: 5 Years Area Served: Whole Row House

Plumbing (Continued)

43. Marginal — TPRV and Drain Tube: Copper valve and missing tube - This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in. Install missing TPRV tube

Bathroom

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Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Second Floor - Unit 414 Bathroom

1. Acceptable — Ceiling: Drywall and Paint, Textured - Damage and imperfections were noted on ceiling. Settlement cracks noted at various locations of the ceiling. All oddities were dry on the moisture meter at time of the inspection.
2. Acceptable — Walls: Drywall and Paint - Damage and imperfections were noted on walls.
3. Acceptable — Floor: Vinyl floor tiles - Some damages and imperfections noted.
4. Acceptable — Doors: Hollow wood
5. Acceptable — Windows: Thermal Vinyl Window
6. Marginal — Electrical: 110 VAC GFCI, 110 VAC lighting circuits - The shower light fixture was not protected from moisture. Recommend improvements.
7. Marginal — Counter/Cabinet: Granite like and laminate - Some damages noted. Signs of past moisture under the cabinet. Area was dry on the moisture meter at time of the inspection. Cabinet not properly mounted to wall. Recommend improvements to prevent movement and potential leakage from water and drain pipes.
8. Acceptable — Sink/Basin: Molded single bowl
9. Acceptable — Faucets/Traps: Fixtures with ABS Trap
10. Marginal — Shower/Surround: Plastic pan and plastic surround - Outside corners had water signs that were dry on the moisture meter at time of the inspection. Monitor. Maintain caulking in this space to prevent moisture intrusion and water damage behind the wall.

Bathroom (Continued)

11. Marginal — Toilets: American Standard - The toilet is loose at the floor and will require tightening along with the possibility of replacing of the wax seal. Flush hardware requires adjustment.
12. Marginal — HVAC Source: Missing - A HVAC source should be present in each room of the home.
13. Acceptable — Ventilation: Electric ventilation fan and window

Second Floor - Unit 412 Bathroom

14. Acceptable — Ceiling: Drywall and Paint - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection.
15. Acceptable — Walls: Drywall and Paint - Damage and imperfections were noted on walls.
16. Acceptable — Floor: Vinyl floor tiles - Some damages and imperfections noted.
17. Acceptable — Doors: Hollow wood
18. Acceptable — Windows: Thermal Vinyl Window
19. Acceptable — Electrical: 110 VAC GFCI, 110 VAC lighting circuits
20. Acceptable — Counter/Cabinet: Granite like and laminate - Some damages noted.
21. Acceptable — Sink/Basin: Molded single bowl
22. Marginal — Faucets/Traps: Fixtures with ABS Trap - The shower head stem is loose. Recommend securing to prevent damage to the supply line and possible water damage.
23. Marginal — Shower/Surround: Plastic pan and plastic surround - Outside corners had water signs that were dry on the moisture meter at time of the inspection. Monitor. Maintain caulking in this space to prevent moisture intrusion and water damage behind the wall.
24. Marginal — Toilets: American Standard - The toilet is loose at the floor and will require tightening along with the possibility of replacing of the wax seal.
25. Acceptable — HVAC Source: Heating system register
26. Marginal — Ventilation: Electric ventilation fan and window - Limited suction from fan. Cleaning or replacement may be necessary. Moisture and humidity can cause damage due to lack of ventilation in the space

Second Floor - Unit 410 Bathroom

27. Acceptable — Ceiling: Drywall and Paint - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection.
28. Acceptable — Walls: Drywall and Paint - Damage and imperfections were noted on walls.
29. Acceptable — Floor: Vinyl floor tiles - Some damages and imperfections noted.
30. Acceptable — Doors: Hollow wood
31. Acceptable — Windows: Thermal Vinyl Window
32. Acceptable — Electrical: 110 VAC GFCI, 110 VAC lighting circuits
33. Acceptable — Counter/Cabinet: Laminate - Some damages noted. Signs of past moisture under the cabinet. Area was dry on the moisture meter at time of the inspection.
34. Acceptable — Sink/Basin: Molded single bowl

Bathroom (Continued)

35. Marginal — Faucets/Traps: Fixtures with ABS Trap - Some corrosion was noted on the drain but no leakage was present at time of the inspection. Monitor.
36. Marginal — Shower/Surround: Plastic pan and plastic surround - Outside corners had water signs with higher readings on the moisture meter at time of the inspection. Monitor. Caulking improvements required. Maintain caulking in this space to prevent moisture intrusion and water damage behind the wall.
37. Marginal — Toilets: American Standard - Moisture stains noted around base of toilet. It appeared to be as urine. Monitor. Toilet does not flush properly. Recommend improvements.
38. Acceptable — HVAC Source: Heating system register
39. Marginal — Ventilation: Electric ventilation fan and window - Limited suction from older fan. Cleaning or replacement may be necessary. Moisture and humidity can cause damage due to lack of ventilation in the space

Kitchen

Appliances are not within the scope of this inspection and were not tested. Inspector's time is better served looking for problems that may impact the overall living conditions of the home.

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Floor Kitchen Area - 410 Kitchen

1. Marginal — Ventilator: Missing - Recommend installing a hood fan above the stove to reduce moisture and fumes in the kitchen.
2. Acceptable — Sink: Stainless Steel
3. Marginal — Electrical: 110 - 240 VAC outlets and 110 VAC lighting circuits - Recommend installing GFCI outlets above countertop area within close proximity of the sink. Recommend repairs by a qualified electrician.
4. Marginal — Plumbing/Fixtures: Fixtures with ABS Trap - An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.
5. Acceptable — Counter Tops: Laminate

Kitchen (Continued)

6. Marginal — Cabinets: Laminate - Damages noted. Water stains under the cabinet were dry on the moisture meter at time of the inspection. Loose cabinet doors noted. Recommend immediate repairs to prevent damage to the cabinet door or hinge.
7. Acceptable — Ceiling: Drywall and Paint - Damage and imperfections were noted on ceiling. Settlement cracks noted at various locations of the ceiling. All oddities were dry on the moisture meter at time of the inspection.
8. Acceptable — Walls: Drywall and Paint - Damage and imperfections were noted on walls. Settlement cracks noted at various locations of the walls.
9. Marginal — Floor: Floor Tiles - Some damages and imperfections noted. These types of tiles may contain small amount of asbestos. If you are concerned we recommend testing.
10. Acceptable — Doors: Metal entry
11. Acceptable — HVAC Source: Heating system register
12. Acceptable — Windows: Thermal Vinyl Window

Main Floor Kitchen Area - 412 Kitchen

13. Marginal — Ventilator: Missing - Recommend installing a hood fan above the stove to reduce moisture and fumes in the kitchen.
14. Acceptable — Sink: Stainless Steel
15. Defective — Electrical: 110 - 240 VAC outlets and 110 VAC lighting circuits - Recommend installing GFCI outlets above countertop area within close proximity of the sink. Open or missing grounds noted. Recommend repairs by a qualified electrician.
16. Marginal — Plumbing/Fixtures: Fixtures with ABS Trap - An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.
17. Acceptable — Counter Tops: Laminate
18. Acceptable — Cabinets: Wood - Damages noted. Water stains under the cabinet were dry on the moisture meter at time of the inspection.
19. Marginal — Ceiling: Ceiling tiles - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection. These type of ceiling tiles have been known to contain a small amount of asbestos. If you are uncomfortable with this possibility we recommend testing.
20. Acceptable — Walls: Drywall and Paint - Damage and imperfections were noted on walls. Settlement cracks noted at various locations of the walls.
21. Marginal — Floor: Floor Tiles - Some damages and imperfections noted. These type of floor tiles have been known to contain a small amount of asbestos. However, due to the age of the home, it is unlikely unless older floor tiles were used. If you are uncomfortable with this possibility we recommend testing.
22. Acceptable — Doors: Metal entry
23. Acceptable — Windows: Thermal Vinyl Window
24. Acceptable — HVAC Source: Heating system register

Main Floor Kitchen - Unit 414 Kitchen

Kitchen (Continued)

25. Marginal — Ventilator: Electric Ventilation Fan - Fan exhaust into the kitchen. Exhaust fans should exhaust on the exterior of the building. A compromise would be using charcoal filters and change regularly.
26. Acceptable — Sink: Stainless Steel
27. Defective — Electrical: 110 - 240 VAC outlets and 110 VAC lighting circuits - Recommend installing GFCI outlets above countertop area within close proximity of the sink. Loose outlets should be secured to prevent movement and potential wiring becoming loose. Open or missing ground noted. Recommend proper and full termination of all unused outlets. Recommend repairs by a qualified electrician.
28. Marginal — Plumbing/Fixtures: Fixtures with ABS Trap - Some areas do not appear to be vented. Installing power vents would be a reasonable inexpensive solution. A licensed plumber is recommended to evaluate and estimate repairs.
29. Acceptable — Counter Tops: Laminate - Minor damage noted at time of the inspection
30. Acceptable — Cabinets: Laminate and wood - Damages noted. Water stains under the cabinet were dry on the moisture meter at time of the inspection.
31. Acceptable — Ceiling: Drywall and Paint - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection.
32. Acceptable — Walls: Drywall and Paint - Damage and imperfections were noted on walls.
33. Acceptable — Floor: Laminate - Some damages and imperfections noted.
34. Acceptable — Doors: Metal entry
35. Acceptable — Windows: Thermal Vinyl Window
36. Acceptable — HVAC Source: Heating system register

Living Space

The amount of storage and household items in rooms will impact the scope of this inspection. NOTE: Between 1940 and 1980 asbestos drywall/plaster was installed in homes. As with any other building materials there is no way to look at drywall/plaster and determine whether asbestos is present. If left undisturbed this product is usually safe. If you are concerned about the possibility of asbestos drywall/plaster due to the age of the home or plan on renovations of suspected areas we recommend testing.

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Living Room, Dining Area, Bedrooms, Hall and Entrance - Unit 410 Living Space

1. Acceptable — Closet: Single Closets - Missing closet doors

Living Space (Continued)

2. Marginal — Ceiling: Textured, Ceiling tiles - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection. These type of ceiling tiles have been known to contain a small amount of asbestos. If you are uncomfortable with this possibility we recommend testing.
3. Acceptable — Walls: Drywall and Paint, Wallpaper, Paint and paneling - Damage and imperfections were noted on walls. Settlement cracks noted at various locations of the walls.
4. Acceptable — Floor: Hardwood - Some damages and imperfections noted.
5. Acceptable — Doors: Hollow wood, Wood, Metal entry
6. Acceptable — Windows: Thermal Vinyl Windows
7. Defective — Electrical: 110 VAC Outlets and Lighting Circuits - Loose outlets should be secured to prevent movement and potential wiring becoming loose. Open or missing grounds noted. Recommend repairs by a qualified electrician.
8. Not Inspected — Smoke Detector: Smoke detectors were not tested as part of this home inspection. A smoke detector should be present on each floor of the home and near all sleeping areas. Recommend installing new smoke detectors upon taking possession of a home and testing regularly.
9. Acceptable — HVAC Source: Heating system register

Living Room, Dining Area, Bedrooms, Hall and Entrance Area - 412 Living Space

10. Acceptable — Closet: Single and Double closets, Walk In - Missing closet doors
11. Marginal — Ceiling: Textured, Ceiling tiles - Damage and imperfections were noted on ceiling. All oddities were dry on the moisture meter at time of the inspection. Recommend further inspection behind the finished ceiling to determine the overall extent of the past moisture concerns. These type of ceiling tiles have been known to contain a small amount of asbestos. However, due to the age of the home, it is unlikely unless older ceiling tiles were used. If you are uncomfortable with this possibility we recommend testing.
12. Acceptable — Walls: Drywall and Paint, Wallpaper, Paint and paneling - Damage and imperfections were noted on walls. Settlement cracks noted at various locations of the walls.
13. Acceptable — Floor: Hardwood - Some damages and imperfections noted.
14. Marginal — Doors: Hollow wood, Wood, Metal entry - Some damages and broken glass noted.
15. Acceptable — Windows: Thermal Vinyl Windows
16. Defective — Electrical: 110 VAC Outlets and Lighting Circuits - Open or missing grounds noted. Recommend repairs by a qualified electrician.
17. Acceptable — HVAC Source: Heating system register
18. Not Inspected — Smoke Detector: Smoke detectors were not tested as part of this home inspection. A smoke detector should be present on each floor of the home and near all sleeping areas. Recommend installing new smoke detectors upon taking possession of a home and testing regularly.

Living Room, Dining Area, Bedrooms, Hall and Entrance Area - Unit 414 Living Space

19. Acceptable — Closet: Single and Double closets, Walk In

Living Space (Continued)

20. Marginal — Ceiling: Textured, Drywall and Paint, Ceiling tiles - Damage and imperfections were noted on ceiling. Settlement cracks noted at various locations of the ceiling. All oddities were dry on the moisture meter at time of the inspection. These type of ceiling tiles have been known to contain a small amount of asbestos. If you are uncomfortable with this possibility we recommend testing.
21. Acceptable — Walls: Drywall and Paint, Wainscoting - Damage and imperfections were noted on walls. Settlement cracks noted at various locations of the walls.
22. Acceptable — Floor: Laminate, Hardwood - Some damages and imperfections noted.
23. Acceptable — Doors: Hollow wood, Wood, Metal entry
24. Acceptable — Windows: Thermal Vinyl Windows
25. Defective — Electrical: 110 VAC Outlets and Lighting Circuits - Some outlets were not accessible to test due to the vast amount of clutter present. Loose outlets should be secured to prevent movement and potential wiring becoming loose. Open or missing grounds noted. Recommend repairs by a qualified electrician.
26. Acceptable — HVAC Source: Heating system register
27. Not Inspected — Smoke Detector: Smoke detectors were not tested as part of this home inspection. A smoke detector should be present on each floor of the home and near all sleeping areas. Recommend installing new smoke detectors upon taking possession of a home and testing regularly.
28. Not Inspected — Smoke Detector: Smoke detectors were not tested as part of this home inspection. A smoke detector should be present on each floor of the home and near all sleeping areas. Recommend installing new smoke detectors upon taking possession of a home and testing regularly.

Laundry Room/Area

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Building's Laundry Areas Laundry Room/Area

1. Marginal — Laundry Tub: Cast Tub - Older sink in 414 had rusting noted.
2. Marginal — Laundry Tub Drain: ABS Trap - An "S" trap has been used in unit 414. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed." Fixtures should be monitored for sewer odor.

Laundry Room / Area (Continued)

3. Marginal	Washer Hose Bib: Rotary - Multiple hook ups in unit 420 will reduce water pressure. Recommend improvements.
4. Acceptable	Washer and Dryer Electrical: 110-240 VAC
5. Marginal	Dryer Vent: Visible Portion Was Metal Flex, Plastic flex - Replace plastic flex in unit 416 with metal flex for safety reasons. For safety reasons, the dryer exhaust duct should always discharge directly to the exterior of the structure. Lint accumulation in a dryer duct poses a potential fire hazard. To prevent lint accumulation, the use of flexible metal duct should be limited to the connection of the dryer to the adjacent rigid metal duct and the dryer duct should be cleaned and inspected on a regular basis. Plastic flex should never be used as it's known to be a fire hazard. Replace broken exterior dryer vent cover to prevent potential pest intrusion and allow for proper ventilation of the dryer.
6. Not Present	Dryer Gas Line:
7. Marginal	Washer Drain: Drains to main drain system - Washing machine drain tail pipe should be a minimum 24 inches in length with 2 inch diameter and above the flood rim of the sink / washing machine. Recommend improvements in unit 416. Install missing trap in unit 420.