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RESIDENTIAL INSPECTION REPORT

24 Richard Ave
Toronto, ON M4L 1W9

Thurston Olsen Real Estate Group
03/31/2026

Inspector
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70 ITEMS INSPECTED

3 MINOR CONCERN

1 MODERATE CONCERN

2 IMMEDIATE ATTENTION

SUMMARY

1: PROCESS

		MIN	MOD	IA	NP	NI

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Color Coding Info

Minor Concern (Blue)

Routine maintenance items, DIY repairs, or recommended upgrades. These do not pose immediate risks but could lead to more serious issues if neglected over time. These concerns are typically straightforward to resolve.

Moderate Concern (Orange)

Issues that, if left unaddressed, could impact the home's value or create safety risks. These concerns may require further evaluation, professional repairs, or more complex solutions to prevent worsening conditions.

Immediate Attention (Red)

Serious issues that may significantly affect the property's value or pose an immediate safety risk. These concerns often require urgent action, may be costly to resolve, and should be addressed as soon as possible.

General Information

The exterior of the building was inspected to identify any visible signs of deficiencies or potential defects. Photographs taken during the inspection will accompany this report for reference and support.

This inspection provides an evaluation of the building's condition and its components. A list of items requiring special attention will be noted, either due to their deficiencies or because their condition prevents them from fulfilling their intended function. No furniture, equipment, or plants were moved during the inspection.

Please note, this inspection does not include a determination regarding the presence or absence of harmful or carcinogenic substances, except in cases where visible signs of mold or moisture were observed.

The responsibility of the undersigned is limited to the points outlined in this report.

Contingencies and limiting clauses are included with this report for further clarification.

Overview

A **Home Inspection** is a non-invasive, visual examination of the accessible areas of the property. It is designed to identify areas of concern within specific systems and components, as defined by the InterNACHI Standards of Practice. The inspection focuses on issues that are both observable and deemed material by the inspector at the time of the examination.

Any recommendations for repair, replacement, further evaluation, or maintenance should be addressed by the appropriate trades contractors within the client's inspection contingency period or prior to closing, as applicable. This will allow for accurate cost estimates and ensure that any additional issues, which may not have been detectable through a visual inspection, are uncovered.

Please note, this inspection does not guarantee the discovery of every potential concern or issue but focuses on material defects observable at the time of inspection. It is intended solely to assist in evaluating the overall condition of the dwelling.

Additionally, this inspection is not a prediction of future conditions, and the property's condition is subject to change immediately after the inspection is completed.

Standards of Practice

Note: (click on the blue links)

Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors and CCPIA for an insight into the scope of the inspection.

2: INSPECTION DETAILS

		MIN	MOD	IA	NP	NI
2.1	General					
2.2	Your Job as a Homeowner					
2.3	Annual Home Maintenance Inspection					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

General: In Attendance
Nobody Present at the Inspection

General: Type of Building
Semi-Detached

General: Temperature (approximate)
13 Celsius (C)

General: Overall Summary

Overall, the home appears to be in generally serviceable condition with typical wear and maintenance items noted. The inspection was performed during rainy conditions, which can help reveal moisture-related concerns. Roof coverings were observed to be in acceptable condition at the time of inspection, with no active leaks or significant deficiencies noted.

Mechanical Systems

- Furnace: Appears to be approximately 13 years old (April 2013). Typical life expectancy is 15–20 years depending on maintenance and usage.
- Hot Water Tank: Appears to be approximately 18 years old (February 2008). Typical life expectancy is 8–12 years.
- Heat Pump(s): Appear to be approximately 1 year old (June 2025). Typical life expectancy is 12–15 years.

Note: Ongoing maintenance is recommended to maximize lifespan.

Notable Concerns

- Electrical panel: An incorrect breaker type was observed. This can affect proper circuit protection and should be corrected.
- Safety items: Smoke and/or carbon monoxide detectors appear to be older or expired and should be replaced.
- Interior safety: A missing handrail was noted at a staircase, which is a fall hazard.

Functional / Plumbing Concerns

- S-traps were observed at plumbing fixtures in the kitchen and bathroom. These are not recommended and should be corrected to prevent potential sewer gas entry.

Maintenance / Sealing

- Unsealed exterior penetrations were observed. These should be sealed to prevent moisture, air, and pest entry.

Overall, the home shows typical conditions for its age; however, the items noted above should be addressed to improve safety, functionality, and long-term performance. Further evaluation and repairs by qualified contractors are recommended where applicable.

General: Occupancy
Staged

At times the home may be filled with personal belongings making the inspection difficult as some things may be hidden by various objects, that we are not allowed to move.

General: **Weather Conditions**

Rain, Cloudy

Weather conditions are important to indicate as some problematic conditions occur only under specific condition (example: rain with a wind in a specific direction)

Limitations

General

LIMITATIONS

Contingency conditions and limitations

I assume no responsibility for legal matters.

This report is to be used within the stipulated goals, and stipulated limits only.

The fees related to the production of this report limit itself to one visit, and production of the report. Any other site visits and their costs, meetings with insurers or other, should be agreed upon in advance.

The undersigned does not agree to testify in court, or appear in court relative to this report of the property concerned, unless another agreement was made for the above.

Possession of this report, or a copy of this report, does not give the right to publication or reproduction, neither the right of utilization by persons other than the client, without prior consent from the undersigned.

Certification

Taking in consideration the pertinence, the quality, and the quantity of the recorded information, I declare that the building described above was visited by qualified professional and I certify that the opinion and the information included in this report are to the best of my knowledge, are true, and that I have no direct or indirect interest in this real estate property.

3: ROOF

		MIN	MOD	IA	NP	NI
3.1	General					
3.2	Coverings					
3.3	Flashings, Fascia & Soffits					
3.4	Gutters and Roof Drain					
3.5	Skylights, Chimneys & Other Roof Penetrations					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

General: Inspection Method
Drone, Telescopic Camera Pole

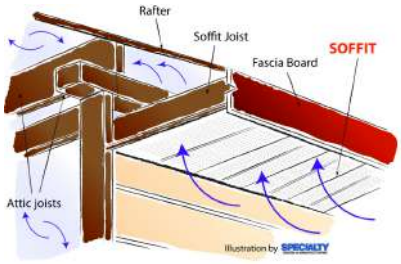
General: Roof Type/Style
Flat

Flashings, Fascia & Soffits: Flashing Material
Aluminum Covered

Flashings, Fascia & Soffits: Soffit Material
Perforated Aluminum

Gutters and Roof Drain : Gutter Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Skylight
N/A



General: Limitations And Methods Used To Inspect The Roof

The inspector is not required to walk on any roof surface

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

The useful life of a roof covering varies according to many factors, under proper insulation and ventilation conditions, shingles, and membranes of any kind, good qualities last from 15 to 20 years on average. (CMHC)

Coverings: Acceptable Condition

Acceptable condition at time of inspection.
The life expectancy of a roof will vary depending on a number of factors. The evaluation of the condition of the roof covering does not exclude the possibility that the roof may leak after a certain time. A roof may leak continually or its resistance to water may vary as a function of the rain's intensity, wind direction, ice formation, slope of the roof, kind of roof covering, falling objects, etc. The lower levels of the waterproofing membranes applied as sub layers may not be identifiable during a simple visual inspection. The presence or absence of these sub layers may have an over weighing influence on the waterproofing and useful life of a roof.
Note: Typical shingle life expediency range from about 15 years to 25 years

Coverings: Material

Modified Bitumen Roof, Asphalt Shingles

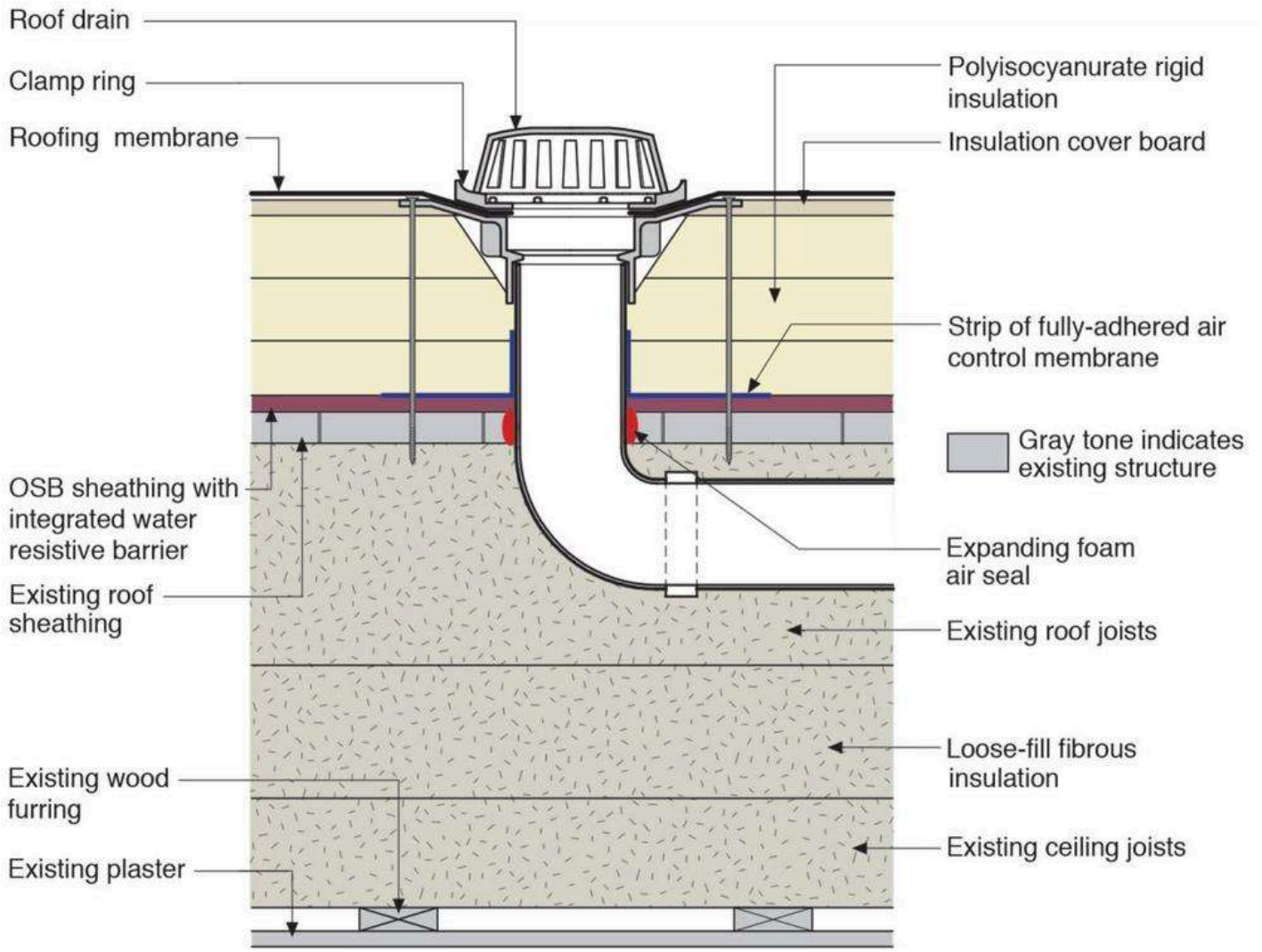


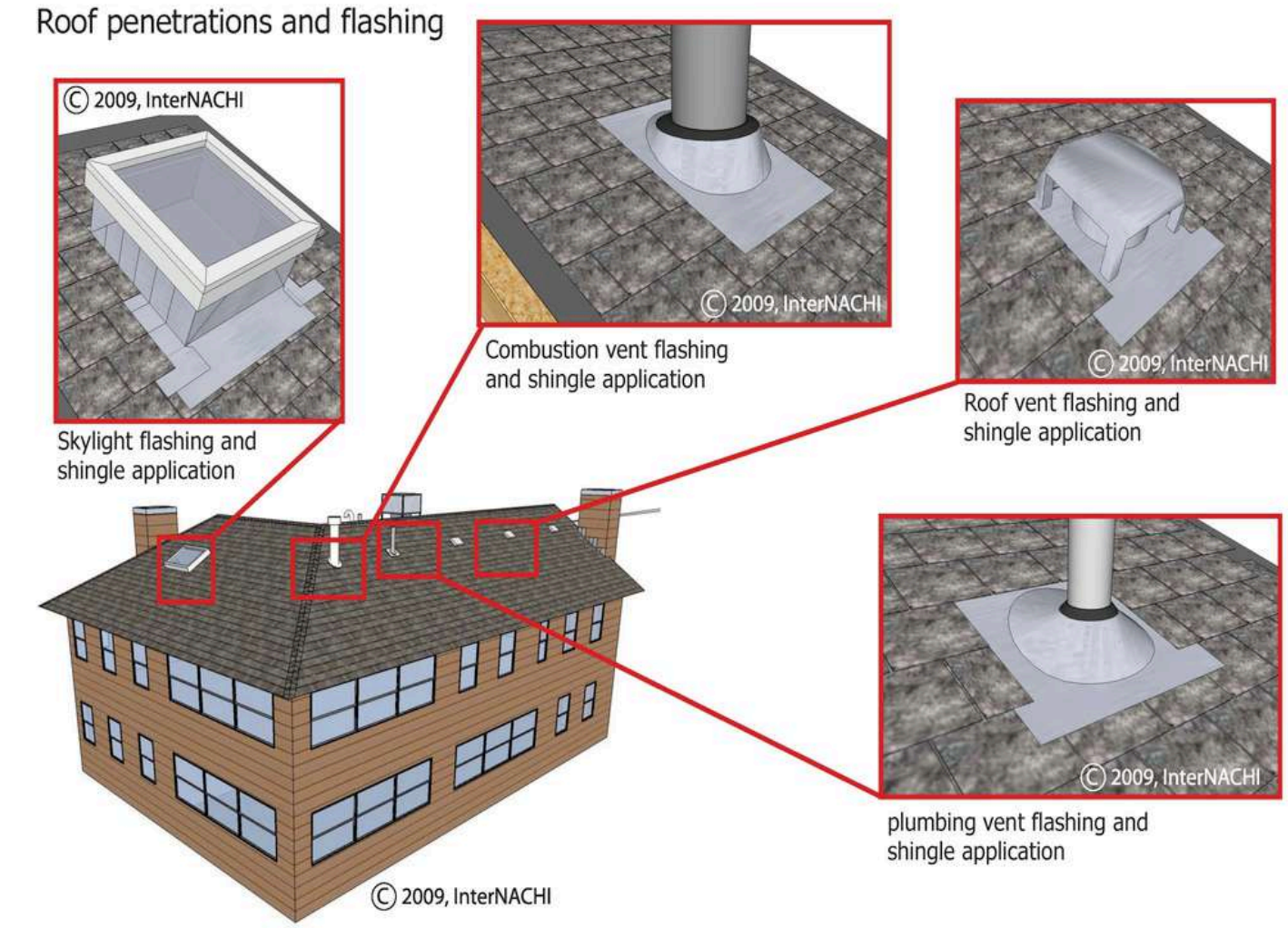



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations

Proper Flashing Observed

Roof penetrations include any components that pass through the roof, such as plumbing stacks, attic vents, chimneys, or skylights. These areas are prone to leaks if not properly flashed or maintained. Any visible damage, improper sealing, or deterioration should be monitored or corrected to help prevent water intrusion.





Skylights, Chimneys & Other Roof Penetrations: Chimney

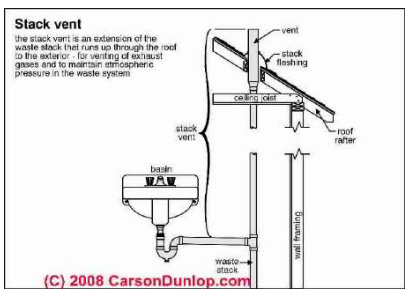
Chimney: a vertical channel or pipe that conducts smoke and combustion gases up from a fire or furnace and typically through the roof of a building.

Not verified. As noted in our inspection agreement and in the standards of practice of the Association of Building Inspectors, this is beyond the scope of the inspection. Fireplaces/wood stoves/slow combustion and chimney, (auxiliary systems), etc. are specialized items, subject to strict permit regulations; their installation (unit and chimney) must conform to regulations. We recommend obtaining from the owner/seller a conformity certificate and/or consulting your insurance company to verify these permits and requirements and for a complete inspection of the system to ensure proper and safe operation.

Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent

Present

It is a vertical pipe attached to a drain line and runs through the roof of your home. The vent stack is the pipe leading to the main roof vent. It channels the exhaust gases to the vent and helps maintain proper atmospheric pressure in the waste system.



Skylights, Chimneys & Other Roof Penetrations: Roof Vents

Not Present

Roof vents. ... Intake Vents: Air intake vents are used to allow outside air to enter into attics and ventilation spaces. Intake vents should be located along a roof assembly's lowest eave at or near soffits or eaves. Intake vents are best used with exhaust vents that are located at or near a roof assembly's peak.

4: EXTERIOR

		MIN	MOD	IA	NP	NI
4.1	Siding, Brick, Stone, Trim & Facade					
4.2	Visible Foundation – Exterior					
4.3	Exterior Windows					
4.4	Exterior Doors					
4.5	Decks, Balconies, Porches & Steps					
4.6	Walkways, Patios & Driveways					
4.7	Vegetation, Grading, Drainage & Retaining Walls					
4.8	Exterior Valves					
4.9	Exterior Penetrations & Vents	X				
4.10	Exterior Lighting & Electrical	X				

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Information

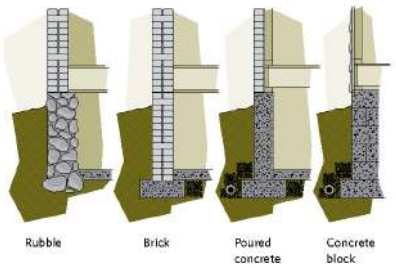
Siding, Brick, Stone, Trim & Facade: Exterior Wall Covering Material
Brick, Aluminum Sliding

Siding, Brick, Stone, Trim & Facade: Window Lintels
Brick

Siding, Brick, Stone, Trim & Facade: Window Sills
Brick, Cement

Visible Foundation – Exterior: Material
Brick Foundation

There are different types of foundations:



Exterior Doors: Front Entry Door
Wood, Glass

Exterior Doors: Back/Side Entry Doors
Thermal Glass Pane, Metal

Exterior Doors: Balcony/Upper Deck
N/A

Decks, Balconies, Porches & Steps: Front Steps
Pressure Treated Wood

Decks, Balconies, Porches & Steps: Front Deck/Porch Structure
Pressure Treated Wood

Decks, Balconies, Porches & Steps: Rear/Side Steps or Stairs
Concrete

Decks, Balconies, Porches & Steps: Back Deck Structure
N/A

Decks, Balconies, Porches & Steps: Railing
Solidly Mounted to the Structure, Proper Spindle Spacing, Wood

Decks, Balconies, Porches & Steps: Basement Stairs
N/A

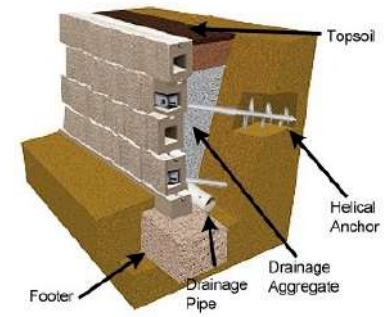
Walkways, Patios & Driveways: Driveway Material
Street Parking

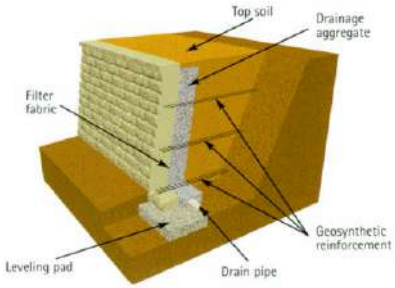
Walkways, Patios & Driveways: Walkway Materials
Concrete

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall
Present

Vegetation, Grading, Drainage & Retaining Walls: Type of Ground
Flower beds, Grass, Concrete

Exterior Valves: Location
Back





Visible Foundation – Exterior: Foundations
Foundation Covered, Brick

Foundation failure is a significant (and costly) problem in its own right. But left unaddressed, even relatively minor foundation damage can lead to much bigger (and more expensive) repairs down the road.

The best defense against escalating expenses is to scan for potential signs of foundation damage and address these issues as soon as they appear. Many of these signs often manifest in other parts of the home, usually several levels above the underlying foundation.

Exterior Windows: Exterior Windows

Weather conditions and/or limited access may restrict the operation of permanently affixed doors and windows. The inspector is not required to inspect the presence or the condition of screens and/or non-permanent doors and windows. It is not always possible for the inspector to operate each window. Our evaluation of windows may be based on a sampling process.

Most windows last 20-25 years. It is our experience that replacing windows does not save much money on the heating bill. Replace the windows if you want them to be more functional, easier to maintain and for cosmetic reasons. Old windows can always be refurbished although the work can be expensive.

Testing, identifying, or identifying the source of environmental pollutants or odours (including but not limited to lead, mould, allergens, odours from pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the end of your inspection deadline.

Decks, Balconies, Porches & Steps: Balconies, Upper Decks, Roof-Top Terrace

N/A

Balcony is a platform on the outside of a building, above ground level, with a wall or railing around it, typically accessed from a 2nd floor room.

Deck is a flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, and usually connected to a building.

Porch is a small area, usually unenclosed, at the main-floor height and used as a sitting area or for the removal of working clothes so as not to get the home's interior dirty, when the entrance door is accessed via the porch.

Vegetation, Grading, Drainage & Retaining Walls: Ground Grading

Proper Grading

The way your home is positioned on the lot, along with the slope of the surrounding land, plays a crucial role in preventing water intrusion into the basement. If the soil around the foundation becomes oversaturated—such as after heavy rain or a spring thaw—it can allow water to seep into the home. To avoid this, the ground should always slope away from the foundation for several feet at a grade of at least 1 inch per foot to ensure proper drainage.

Exterior Valves: Valve

Valves are used to stop and regulate the flow of water, and each type of valve has its pros and cons and its best applications. Anti-freeze valves keep pipes from breaking in below freezing weather by restricting the flow of water in the pipes.

Example of anti-freeze valve with a slip connection

Exterior Penetrations & Vents: Dryer Vent Covers

Plastic

Exterior wall **vent covers** are placed over the vent in order to prevent certain elements from creating havoc on the home. Exterior wall vents have the ability to dispel moisture, heat and pressure but also act as a barrier against weather elements such as rain, snow and hail.

Exterior Penetrations & Vents: Exhuast Vent Covers

Plastic

Exterior wall **vent covers** are placed over the vent in order to prevent certain elements from creating havoc on the home. Exterior wall vents have the ability to dispel moisture, heat and pressure but also act as a barrier against weather elements such as rain, snow and hail.

Exterior Lighting & Electrical: Exterior Receptacles

Exterior electrical receptacles were observed and tested where accessible. These should be GFCI-protected, weatherproof, and equipped with in-use (bubble) covers to ensure safe operation in outdoor conditions. Recommend periodic testing and confirming protection via a GFCI breaker or outlet.

Observations

4.9.1 Exterior Penetrations & Vents

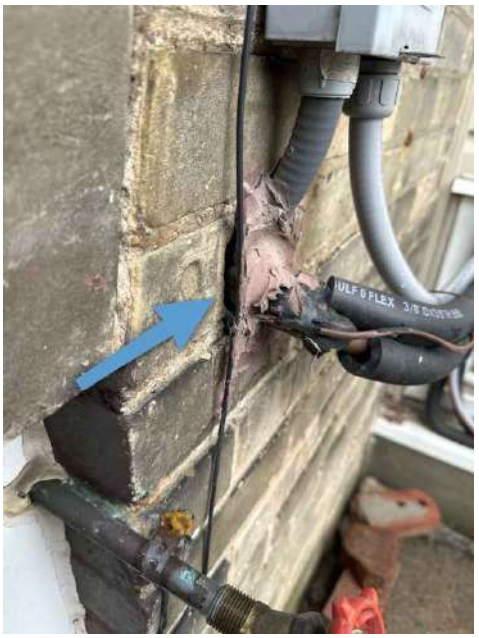
Minor Concern

UNSEALED WALL PENETRATIONS (AIR/MOISTURE ENTRY)

Unsealed Wall Penetrations
Observation:
One or more exterior wall penetrations (e.g. pipes, cables) are not properly sealed, allowing potential water or pest intrusion.
Recommendation:
Recommend sealing all exterior penetrations with appropriate weather-resistant materials.
Concern Rating: Minor Concern

Recommendation

Contact a qualified professional.



5: INTERIOR

		MIN	MOD	IA	NP	NI
5.1	Floors					
5.2	Walls Interior					
5.3	Ceilings Interior					
5.4	Steps, Stairways & Railings			X		
5.5	Windows - Interior View					
5.6	Doors Interior View					
5.7	Full Bathroom	X				
5.8	Basement Full Bathroom					
5.9	Kitchen	X				
5.10	Laundry Room					
5.11	Utility Sink					
5.12	Utility Room					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Floors: Floor Coverings
Engineered Hardwood, Tile

Walls Interior: Wall Finish Materials
Painted Drywall (Gypsum Board), Brick or Stone Veneer (Interior), Wood Paneling, Lath and Plaster

Ceilings Interior: Ceiling Finish Materials
Painted Drywall

Steps, Stairways & Railings: Main floor to Second floor
Wood

Steps, Stairways & Railings: Basement Stairs (to/from Main Floor)
Wood

Windows - Interior View: Window Types
Casement, Slider (Horizontal), Awning, Fixed / Picture

Windows - Interior View: Window Material
Vinyl, Wood, Aluminum

Windows - Interior View: Windows Condition
Good condition – no visible issues

Doors Interior View: Exterior Entry Doors
front, rear

Doors Interior View: Interior Doors
Wood

Doors Interior View: Patio Doors
Double Door

Full Bathroom: Floor Material
Tile

Basement Full Bathroom: Floor Material
Tile

Basement Full Bathroom: Exhaust Fan
The exhaust fan was tested and functioning properly.

Kitchen : Cabinets

Melamine

Kitchen : Countertop Materials

Granite

Kitchen : Sink and Faucet

Kitchen

Moen

Overall the sink and faucet are functioning properly.

Laundry Room: Floor Material

Vinyl Plank

Laundry Room: Washer Connections

Braided Steel Hose, Hot/cold water shut-offs present

Laundry Room: Dryer Vent

Rigid Metal, Flexible Duct

Utility Sink: Utility Sink

Limitations

Interior Inspection Limitations:
The interior inspection is visual in nature and limited to readily accessible areas. Cosmetic imperfections and minor flaws may not be reported; clients are encouraged to perform their own review if concerned about finishes or aesthetics. Personal belongings, furniture, rugs, and stored items can restrict access to walls, floors, receptacles, windows, and doors. All accessible areas were inspected and are noted in the report.

Windows - Interior View: Windows

Residential windows are designed to provide natural light, ventilation, and emergency egress in certain rooms. They also play a key role in energy efficiency and weather resistance. Over time, windows can develop issues such as deteriorated seals, condensation between panes (in double or triple-glazed units), damaged hardware, frame deterioration, or poor operation due to settling or wear.

As per standard home inspection practices, a representative sample of windows is inspected to assess general condition and functionality. This typically includes checking for proper operation, visible damage, signs of moisture intrusion, and the condition of glazing, frames, and hardware.

It's important to note that:

- Windows that are obstructed by furniture, window coverings, or personal belongings may not be accessible for inspection.
- Weather conditions at the time of inspection may limit the ability to detect air or water infiltration.
- The presence of failed thermal seals may not always be visible, especially in cooler temperatures.

Recommend ongoing maintenance of all windows, including sealing, caulking, and hardware adjustments as needed. Any windows not tested during the inspection should be checked during the final walk-through to confirm satisfactory operation.

Full Bathroom: Full Bathroom

The toilet, sink, and shower faucet were tested and functioning properly the day of the inspection.

Basement Full Bathroom: Basement Full Bathroom

The toilet, sink, and shower faucet were tested and functioning properly the day of the inspection.

Basement Full Bathroom: GFCI Receptacle

The Bathroom is protected by GFCI receptacles and they are functioning properly. It's a good idea to test these devices monthly.

Kitchen : Appliances

The kitchen appliances were briefly operated to confirm basic power and function. Full performance testing, cycle effectiveness, calibration, and life expectancy are beyond the scope of a home inspection.




Kitchen : Exhaust Hood

Microwave/Exhaust Hood, Not Vented to Outside

In general, most installations require a distance from **20" to 24"** between the bottom of the hood and the **electric** cooking surface. Over a **gas range**, this distance should be between **24" and 30"**, unless otherwise specified by local codes.

Kitchen : GFCI Receptacle

GFCI-protected receptacles were present and tested functional at the time of inspection. These are required for electrical outlets located within 1.5 metres of a sink in accordance with the Ontario Electrical Safety Code (OESC).

Laundry Room: Appliances

Laundry Room

Laundry appliances were present but not tested as part of this inspection, which is consistent with standard home inspection practices.

Utility Room: Utility Room

The utility room typically houses essential mechanical systems such as the furnace, water heater, electrical panel, or water softener. It may also include laundry appliances or storage, and is often located in the basement or a dedicated mechanical closet.

Limitations

Laundry Room

LIMITATION – LAUNDRY APPLIANCES NOT TESTED

Laundry appliances were present but not tested as part of this inspection. Evaluation of washer and dryer functionality, drainage, or cycle performance is outside the scope of a standard home inspection.

Observations

5.4.1 Steps, Stairways & Railings

Immediate Attention

MISSING HANDRAIL (FALL HAZARD)

Missing Handrail
Observation:
No handrail was present on one or more staircases where required for safety.
Recommendation:
Recommend installation of a properly secured handrail to meet safety standards and reduce fall risk.
Concern Rating: Immediate Attention

Recommendation

Contact a qualified professional.

5.7.1 Full Bathroom

Minor Concern

S-TRAP OBSERVED AT PLUMBING FIXTURE (FUNCTIONAL/PLUMBING ISSUE)

Observation: An S-trap was observed at a plumbing fixture. This type of trap can allow sewer gases to enter the home and is not considered current best practice.

Recommendation: Have a qualified plumber modify the drain configuration to a properly vented P-trap in accordance with current plumbing standards.

Recommendation

Contact a qualified professional.

5.9.1 Kitchen

Minor Concern

S-TRAP (FUNCTIONAL/PLUMBING ISSUE)

Observation: An S-trap style drain configuration was observed in the kitchen. S-traps are no longer permitted under modern plumbing standards because they can self-siphon, allowing the trap to lose its water seal. Loss of the trap seal may permit sewer gases to enter the living space.

Recommendation: Recommend correction by a licensed plumber. The drain should be reconfigured with a properly vented P-trap in accordance with current plumbing standards.

Recommendation

Contact a qualified professional.

6: HEATING

		MIN	MOD	IA	NP	NI
6.1	Equipment					
6.2	Normal Operating Controls					
6.3	Distribution Systems					
6.4	Natural Gas					
6.5	Fuel Storage & Distribution Systems					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Equipment: Model and Serial Number

Model: Gmvc950704cxba Serial: 1304236767

Equipment: Approximate Age

04/01/2013

Equipment: Energy Source

Natural Gas

Equipment: Humidifier/Dehumidifier

Not Present

Do You Really Need That Whole-House Humidifier?

Normal Operating Controls: Location

Basement

Distribution Systems: Ductwork

Non-insulated

Equipment: Manufacturer

Goodman

Many consumers may not realize that popular makes of heating and cooling equipment are owned by the same parent company.

Note that although two brands may be owned by the same parent company, this does not necessarily mean that the heating & air conditioning systems are the same. Some parts may be shared between them, and the units may even look similar, but certain core components may be different, the manufacturing process may be different, and warranties or other features may not be the same.

Equipment: Heat Type

Forced Air

Types Heating System Fuels: oil, gas, electricity, solar, etc. Electric heating systems may use electric baseboards along walls of rooms or an electric furnace to heat forced warm air, or an electric boiler to circulate hot water through baseboards or radiators.

Equipment: Furnace

Our inspection of the furnace is limited to operating the unit. We do not have the qualifications nor the equipment to technically verify the condition of all the components of this system. This can normally only be done by dismantling the unit and, this is not within the scope of this inspection. Prior to operating the heating system, we recommend the complete system be fully reviewed by a heating specialist to ensure proper and safe operation of the system.

Normal Operating Controls: Thermostat

Programmable Thermostat

Thermostat: a device that automatically regulates temperature, or that activates a device when the temperature reaches a certain point.

Normal Operating Controls: Non-functioning Thermostat

Observation:
A secondary older thermostat was observed but is no longer connected to or controlling the furnace. The system is now fully operated by the newer smart thermostat.

1st Floor

Distribution Systems: Ventilation - Forced Air

Forced air systems use a furnace or heat pump to heat the air and then disperse it through the house via ductwork and in-room vents. Once the temperature is set at the thermostat, cold air from the home is pulled into the system where it passes through the air filter, removing allergens like pollen and dust.

Natural Gas: Maintenance

Regular maintenance of natural gas appliances by certified professionals is essential, as for any appliance, regardless of the energy source. To ensure that your appliances are working properly, we recommend an inspection by inspected by a licensed expert.

Natural Gas: Natural Gas

Natural Gas Furnace Installation Notice:
The gas installation itself is **not inspected** as part of this home inspection.
Gas appliances must be installed following the manufacturer's installation instructions and in accordance with CSA B149.1 standards for Natural Gas and Propane Installation. Vent terminations, particularly those using sidewall venting, must be properly located to ensure that combustion gases are safely dispersed into open areas, away from operable windows, openings, and not less than 1 foot (300 mm) above grade level, among other requirements.
We recommend consulting a Certified Gas Installer to verify that the installation complies with all applicable codes and manufacturer specifications.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Preferred to use the house-side main shutoff valve located after the meter. This house-side valve usually a ball valve may be located where the pipe first enters the house or farther down the line, but it will always be located before the first appliance.

Limitations

Fuel Storage & Distribution Systems

LIMITATION – FUEL SYSTEM NOT FULLY EVALUATED

Limitation – Fuel System Not Fully Evaluated
The fuel storage and distribution system was not fully evaluated due to inaccessible components, shut-off valves, or inactive service at the time of inspection. Underground piping and interior conditions of fuel tanks are beyond the scope of a visual inspection. Recommend confirming system condition with the utility provider or licensed fuel technician.

7: COOLING

		MIN	MOD	IA	NP	NI
7.1	Cooling Equipment					
7.2	Normal Operating Controls					
7.3	Distribution System					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Cooling Equipment: Type
Heat Pump

Cooling Equipment: Location
Patio Area, Back

Cooling Equipment: Brand of AC
Kepler

Cooling Equipment: Aproximate Age
04/01/2025

Cooling Equipment: Energy Source/Type
Electric

Normal Operating Controls: Controls
Same as Heating Controls

Normal Operating Controls: Location
Basement

Cooling Equipment: Model and Serial Number
Model: AZPNS/24ROD Serial: 540N954560244080120130

Cooling Equipment: SEER Rating
unknown unknown

SEER stands for Seasonal Energy Efficiency Ratio. It's a measurement of an air conditioner's cooling capacity to power input, or simply, the ratio of cooling produced (in BTUs) divided by the amount of electricity used (in watts). The higher the SEER rating means the greater the unit's efficiency.

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Distribution System: Configuration

Central

A central air conditioner is either a split-system unit or a packaged unit. In a split-system central air conditioner, an outdoor metal cabinet contains the condenser and compressor, and an indoor cabinet contains the evaporator.

Limitations

Cooling Equipment

❄ LIMITATION – COOLING NOT TESTED DUE TO TEMPERATURE (BELOW 15°C)

❄ Limitation – Cooling Not Tested Due to Temperature

Limitation – Cooling System Not Tested Due to Outdoor Temperature
The air conditioning system was not tested due to outdoor temperatures below approximately 15°C (60°F), as running it in cool weather may damage the compressor. Recommend confirming functionality with the seller or through an HVAC service prior to use.

8: ELECTRICAL

		MIN	MOD	IA	NP	NI
8.1	Service Entrance Conductors					
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device		X			
8.3	Branch Wiring Circuits					
8.4	Lighting Fixtures, Switches & Receptacles					
8.5	GFCI & AFCI					
8.6	Smoke & Carbon Monoxide Detectors			X		

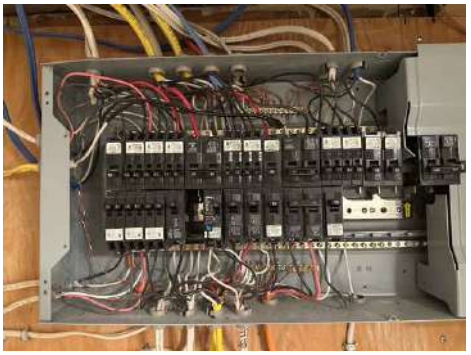
MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Siemens

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Interior Panel Observations



Smoke & Carbon Monoxide Detectors: Detector type
Combo Smoke/CO

Smoke & Carbon Monoxide Detectors: Location
Present on each floor

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement, Bedroom

A residential main service panel contains either circuit breakers or fuses and is usually located in a utility area. It should be easily accessible but away from the main traffic flow in the house. The panel typically is in the garage or basement.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect Location

On the Panel

The main circuit breaker is a large breaker usually located at the top of the panel but sometimes near the bottom or along one side.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

100 AMP

A panel's total amperage is printed near or on the main circuit breaker, which controls all the circuits in the panel. Most breaker boxes are 100, 150, or 200 amps. Add the amperages of all the individual breakers in the box.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

What are the Different Types of Electrical Panels?

- Main Breaker Panel. The main breaker panel is the most commonly used electrical panels. ...
- Fuse Boxes. Fuse boxes are designed for preventing circuit overloads. ...
- Main Lug Panels. These types of panels don't feature the main breaker. ...
- Sub Panels. ...
- Transfer Switches.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding & Bonding Observations

Grounding and bonding were inspected where visible. A grounding conductor was observed within the main electrical panel; however, full verification of grounding and bonding continuity, conductor sizing, and connection points is beyond the scope of a visual inspection. Recommend evaluation by a licensed electrician if concerns arise or recent modifications were made to the system.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel

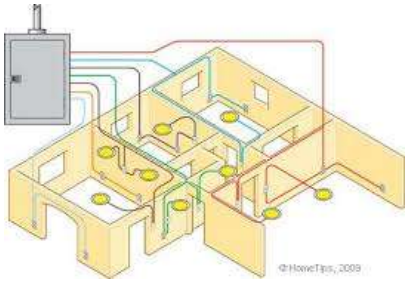
N/A

An electrical sub-panel, also known as a service sub-panel or circuit breaker sub-panel, acts as a waypoint between the main service panel and branch circuits further down the line.

Branch Wiring Circuits: Wiring Type / Material Observed

Copper

Branch wiring design refers to the circuit design of the circuits that supply electricity to different areas in a home. Branch wiring originates from the service distribution panel that has two hot bus bars and a neutral bus bar.



Lighting Fixtures, Switches & Receptacles: Electrical Fixtures and Devices

Lighting fixtures, switches, and receptacles were inspected by operating a representative number in each accessible room. Observations include general condition, operation, and safety-related issues such as loose components, damaged covers, or improper wiring. Electrical devices are tested for basic function but not for load capacity or internal wiring defects. Devices obstructed by furnishings or personal items may not be accessible for testing.

GFCI & AFCI: GFCI Overview

A GFCI (Ground Fault Circuit Interrupter) is a special type of outlet or breaker designed to shut off power if it detects electricity leaking from a circuit — which can happen when water or a person comes into contact with it. GFCIs are required in areas near water, like bathrooms, kitchens, and outdoor outlets, to help prevent electric shock.

GFCI & AFCI: GFCI - Present

Present

The Canadian Electrical Code requires that a Class A GFCI be provided to protect all receptacles within 1.5 metres of a sink. In addition, in residential occupancies the code requires that all receptacles installed outdoors and within 2.5 metres of finished grade be protected by a Class A GFCI.

GFCI & AFCI: AFCI Locations / Bedroom Protection

Present

An arc-fault circuit interrupter (AFCI) is a specialized circuit breaker designed to reduce the risk of electrical fires by detecting dangerous arcing conditions within a circuit. Unlike standard breakers, AFCIs can differentiate between normal, harmless arcing (such as when a switch is operated) and potentially hazardous arcing caused by damaged wires or loose connections.

AFCI protection has been required by the Canadian Electrical Code since 2015 for circuits supplying outlets in residential sleeping areas. The U.S. National Electrical Code has expanded AFCI requirements more broadly since 2014. While older homes may not have AFCIs due to code grandfathering, installation is recommended as a safety upgrade.

Smoke & Carbon Monoxide Detectors: Condition

Operational (button tested), Expired

Observations

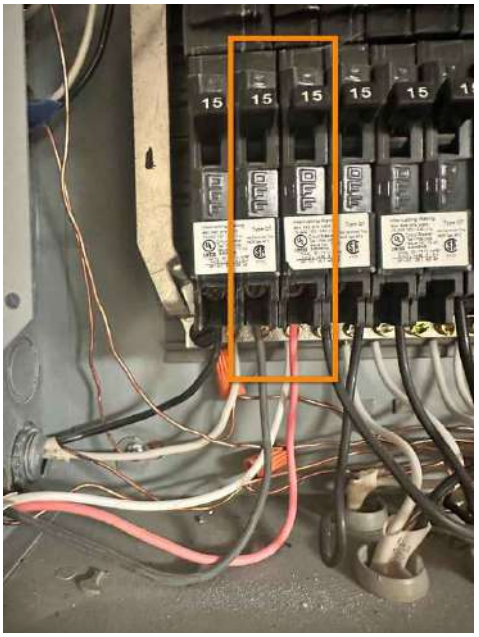
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate Concern

INCORRECT BREAKER TYPE

Observation: A 14/3 cable was observed connected to two separate single-pole breakers. Multi-wire branch circuits require a common disconnect, which was not present at the time of inspection.

Recommendation: A qualified electrician should correct this condition by installing an approved double-pole breaker or properly handle-tied breakers to ensure simultaneous disconnect of all ungrounded conductors.



8.6.1 Smoke & Carbon Monoxide Detectors

Immediate Attention

OLD OR EXPIRED SMOKE/CO DETECTOR (LIFE SAFETY)

Old or Expired Smoke/CO Detector
Observation:
The smoke or carbon monoxide detector appeared to be older than 10 years or had a visible expiration date indicating replacement is due.
Recommendation:
Recommend replacement to ensure reliable function.
Concern Rating: Immediate Attention

Recommendation

Contact a qualified professional.

9: PLUMBING

		MIN	MOD	IA	NP	NI
9.1	Main Water Supply					
9.2	Water Supply Piping Material (Interior)					
9.3	Drain, Waste, & Vent Systems					
9.4	Water Heating System					
9.5	Sump Pump					
9.6	Plumbing Vent					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Main Water Supply: Water Source
City

Water Heating System: Year of Manufacture
February 2008

Water Heating System: Location
Basement, Utility Room

Main Water Supply: Water Main Shut off and Meter Location
Basement

A main water shut-off valve is a control valve located immediately downstream of the water meter, used to turn off/on all water flow to a property. It should be easily accessible and in good working order.

Main Water Supply: Material of Water Entry Line
Copper

Information only:

Lead from the atmosphere or soil can end up in groundwater and surface water. It is also potentially in drinking water, e.g. from plumbing and fixtures that are either made of lead or have lead solder.

Main Water Supply: Size of the Water Entry

1/2 inch

In most cases, the main pipeline from the street to your home is either 3/4 or 1 inch in diameter, supply branches use 3/4-inch-diameter pipe, and pipes for individual components are 1/2 inch. Remember that water pressure decreases by a half-pound per square inch for every foot pipes extend above your water supply.

Water Supply Piping Material (Interior): Water Supply Material

Copper, Pex

Various water supply piping materials may be present, including copper, PEX, CPVC, and older types such as galvanized steel, Poly-B, or Kitec. Where visible, the supply piping was noted, but concealed areas such as walls and ceilings were not accessible. Some materials (like Poly-B or Kitec) may have known performance concerns — consult a licensed plumber for confirmation or further evaluation if present.

More about water pipe materials

Drain, Waste, & Vent Systems: Drain Size (Main)

4 Inch

The main house drain is the primary horizontal pipe that carries wastewater from the home to the municipal sewer or private septic system. Drain sizes are typically 3 or 4 inches in diameter. Where visible, the main drain was observed and its size noted. Full confirmation of underground drainage components is beyond the scope of a visual inspection.

Drain, Waste, & Vent Systems: Material

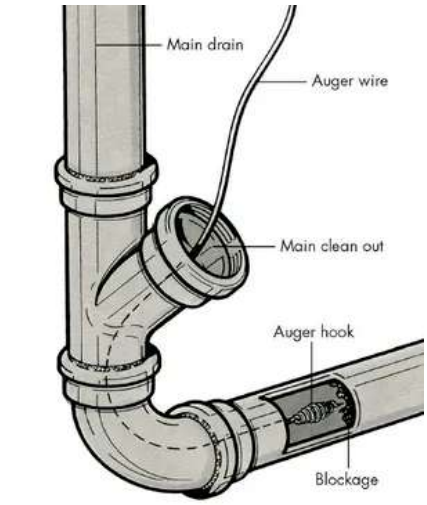
ABS

The most common pipes used today are copper, PVC, or ABS. However, when dealing with older homes, you might encounter a number of other piping material. For example, homes built before 1960 used galvanized steel or cast iron DWV (drain/waste/vent) pipe systems.

Drain, Waste, & Vent Systems: Main Drain - Clean Out

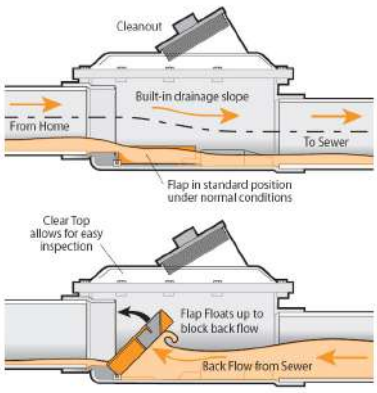
Present

A main drain cleanout is typically a 4-inch capped pipe that provides access to the home's main sewer line for maintenance or clearing blockages. Where accessible, the cleanout was located and its material noted. In some homes, the cleanout may be concealed, sealed, or located outside the scope of a visual inspection.



Drain, Waste, & Vent Systems: Back Water Valve Observed

A mainline backwater valve is designed to help prevent sewage from an overloaded municipal sewer from backing up into the home during heavy rain or flooding events. The valve is typically installed in the main sewer lateral and automatically closes if wastewater begins to flow in the reverse direction. Its presence is especially important in flood-prone or low-lying areas and is often required by local building codes in basements with plumbing fixtures.



Water Heating System: Brand / Model / Serial

- Brand: Rheem (Guardian Fury series)
- Model: D RP50-45FV1
- Serial: 0208512607

Water Heating System: Type / Power Source

Tank, Natural Gas

Water heaters come in various types and efficiencies. Storage tank systems are the most common, but tankless (on-demand) and hybrid models are becoming more popular for their energy savings.

- Typical lifespan for tank systems: 8–12 years
- Typical lifespan for tankless systems: 15–20 years

Energy costs can vary by fuel type and usage. For example, gas and heat pump models tend to be more efficient than standard electric tanks over time. Age and condition should be considered when budgeting for replacement.

Sump Pump: Location

Present

Sump pumps are most effective at removing water from under your basement floor when located in the lowest spot of the floor.

Sump Pump: Sump Pump

Basement

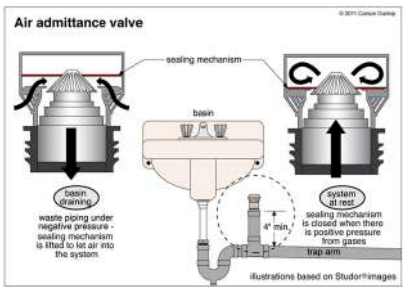
Submersible Pump

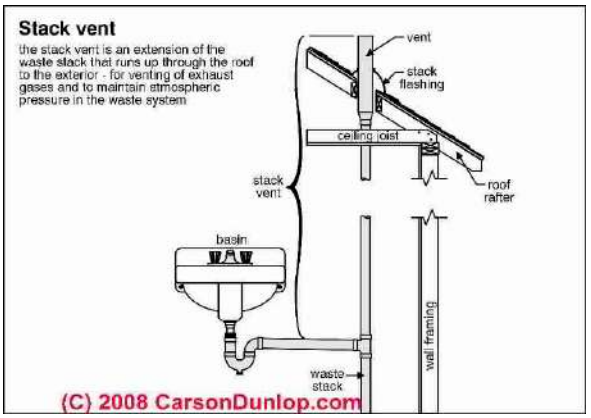
A sump pump is a critical water management device installed in basements or crawl spaces to prevent flooding and water damage. It automatically detects rising water levels and pumps excess water away from the foundation, helping to protect the home's structural integrity and prevent moisture-related issues. Sump pumps are typically installed in a specially constructed pit and can be powered by electricity, with battery backup systems recommended for continuous protection during power outages.

Plumbing Vent : Plumbing Vent

Present

A plumbing vent system is designed to allow air into the drainage system and release sewer gases safely to the exterior, typically through the roof. It helps maintain proper air pressure in the pipes and ensures drains flow freely.
Where visible, vents were inspected for presence and basic function. Some systems may include air admittance valves (AAVs) in place of traditional roof vents.





10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		MIN	MOD	IA	NP	NI
10.1	Foundation					
10.2	Basements & Crawlspaces					
10.3	Ground Finish In The Basement					
10.4	Wall Structure Interior Basement					
10.5	Structure - Visible from Inside					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Basements & Crawlspaces: **Basement Overview**
Full height

Basements & Crawlspaces: **Basement Height**
6' 5" Feet

Basements & Crawlspaces: **Foundations (Interior View)**
Covered, Partially Visible, Brick

Basements & Crawlspaces: **Basement Moisture Evidence**
No moisture observed at the time of inspection

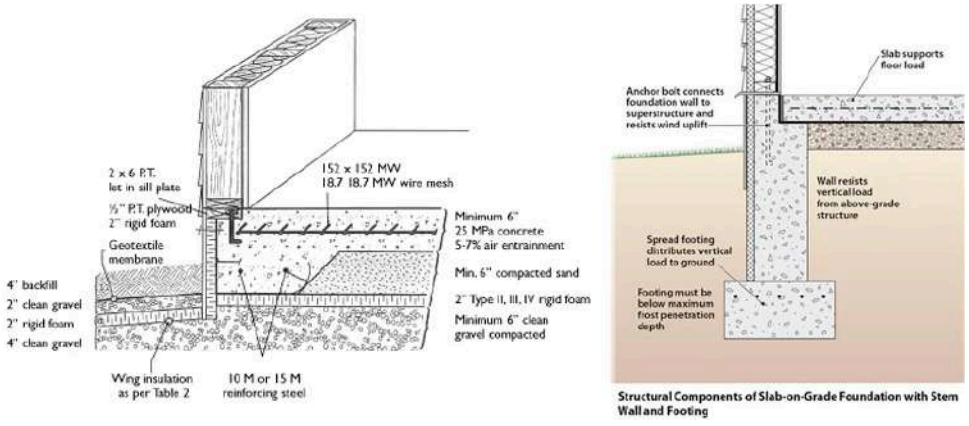
Ground Finish In The Basement: **Flooring Material**
Luxury Vinyl Plank, Concrete

Wall Structure Interior Basement: **Interior Walls**
Wood Studs, Brick

Structure - Visible from Inside: **Structure - Visible From Inside**
Wood Framing Visible

Foundation: **Foundation Material**
Brick

Foundation issues can be costly on their own, but even minor damage left unaddressed can lead to more significant and expensive structural repairs over time.



Basements & Crawlspaces: **Crawlspace Observations**
N/A

Crawlspace, (in a building) an area accessible by crawling, having a clearance less than human height, for access to plumbing or wiring, storage, etc.

Ground Finish In The Basement: Sub-floor

Delta Membrane

Subfloor

The subfloor is the structural base layer that supports all other flooring materials. In homes with concrete slab construction, the slab itself often serves as the subfloor.

Typically made from plywood or oriented strand board (OSB) and ranging from 19/32" to 1 1/8" thick, the subfloor provides critical structural support, second only to the floor joists. It bears the weight of flooring finishes, furnishings, and occupants. All homes include a subfloor system as part of the floor structure.

11: ATTIC, INSULATION & VENTILATION

		MIN	MOD	IA	NP	NI
11.1	Attic Insulation					
11.2	Vapor Retarders (Barrier)					
11.3	Roof Structure					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Attic Insulation: **Insulation Coverage**
Not Visible

Attic Insulation: **Insulation Condition**
Unknown

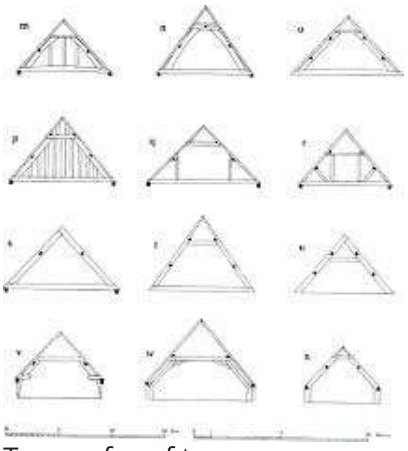
Attic Insulation: **Attic Ventilation**
N/A

Attic Insulation: **Vaulted Ceiling Insulation Adequate**
N/A

Vapor Retarders (Barrier): **Vapour Barrier**
Not Visible

Roof Structure: **Roof Structure Type**
Flat Roof Joists

Roof Structure: **Roof Decking Material**
Not Visible



Types of roof trusses

Attic Insulation: **Insulation Type**
Flat Roof No Access to the Attic

There are four main types of insulation products on the market today used for attics and wall cavities: fiberglass, rock wool or slag wool, cellulose, and spray foam.

Vermiculite produced by the Libby Mine has not been on the market in Canada for more than 10 years. Not all vermiculite sold in Canada before 1990 contains asbestos fibres. However, if you believe that your home may contain vermiculite insulation, it is reasonable to assume that it may be contaminated with asbestos.

Vapor Retarders (Barrier): **What is a Vapour barrier**

A vapour barrier (or vapor barrier) is a material used to reduce moisture movement through walls, floors, ceilings, and roofs. It is typically a plastic or foil sheet that helps prevent moisture from passing into the building envelope, where it can lead to mould, rot, or reduced insulation effectiveness. While often referred to as a “barrier,” many are technically vapour retarders, offering varying levels of moisture resistance.

Roof Structure: **Attic Access / Observability**

Flat Roof

An attic inspection should also consist of looking for mold, mildew and moisture. Black mold is one of the most common types of mold found in attics. It may start as small black dots in moist areas, but it can quickly spread and take over if left untreated. Mold is the result of excess moisture lingering in the attic.

Common problem that leads to mold and sometimes rot. The primary cause of your attic-moisture problems results from warm air escaping from the heated portion of your home into the unheated attic space. ... This warm air condenses on the cold roof sheathing, causing frost and moisture issues.

Limitations

Roof Structure

ROOF FRAMING NOT FULLY VISIBLE

Roof Framing Not Fully Visible

Observation:
The roof structure was not fully visible due to insulation or lack of access. Inspection was limited to accessible areas only.

Recommendation:
No action needed unless concerns arise. If further evaluation is desired, consider safe removal of insulation or access by a qualified contractor.

Concern Rating: Informational

12: FIREPLACE

		MIN	MOD	IA	NP	NI
12.1	General					
12.2	Distance from Walls					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

General: Type

Not Tested

Wood, Not Operational

We do not inspect the fireplace, chimneys or any of its components.

General: Fire Place

Fireplaces are not tested as part of this inspection.
This type of inspection requires a specialist, such as a WETT-certified inspector.
If needed, we can provide referrals to qualified professionals who offer this service.

Distance from Walls: Wall Clearance

Wall Clearance
It is recommended to follow the manufacturer's instructions for required clearance between stoves and nearby walls. Installing fire-rated or non-combustible materials behind the stove is also advised.

Common fire-resistant materials include tile, stone, or brick. Decorative options like faux stone panels or metal firebacks can enhance safety while improving appearance.

13: ENVIRONMENTAL & HEALTH RISKS

		MIN	MOD	IA	NP	NI
13.1	Mold					
13.2	Asbestos					
13.3	Wood-Destroying Insects					
13.4	Environmental Risk Summary					
13.5	Lead Water Supply					

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Mold: **Mold**

Testing Not Performed

Mold can be found in areas with high humidity or past water intrusion. No visible mold was observed during the inspection unless otherwise noted. Mold growth may not always be visible or accessible during a non-invasive home inspection. If suspected conditions are present (e.g., staining, odors, elevated moisture), further evaluation by a qualified environmental consultant is recommended.

Asbestos: **Asbestos**

Testing Not Performed

Asbestos was commonly used in building materials such as pipe insulation, flooring, ceiling tiles, and exterior siding in homes built before the early 1990s. This inspection does not include material testing or lab confirmation. If asbestos-containing materials are suspected or if planned renovations may disturb suspect materials, evaluation by a licensed asbestos professional is strongly recommended.

Five things you need to know about Asbestos!

Wood-Destroying Insects: **Wood-Destroying Insects**

No Visible Evidence

Wood-destroying insects such as termites and carpenter ants are known to be present in certain areas of Toronto, including the Beaches. While this inspection does not constitute a licensed WDI inspection, visible portions of the structure were checked for evidence of insect damage or conditions conducive to infestation, such as moisture, wood-soil contact, or deteriorated wood.

If signs of current or previous activity are observed, or if conditions exist that may promote infestation, a licensed pest control specialist should be consulted for further evaluation.

Wood-Destroying Insects: **Termite Activity – Area of Known Infestation**

This home is in an area with known termite activity. No evidence was seen during the visual inspection; however, hidden infestations cannot be ruled out.

Recommend evaluation by a licensed pest control professional for confirmation and preventive advice.

Environmental Risk Summary: **Lead Paint**

Testing Not Performed

Homes built before 1978 may contain lead-based paint, which can pose health risks—especially to children and pregnant individuals—if the paint is deteriorating or disturbed. This inspection does not include lead testing or paint sampling. If lead-based paint is suspected or if renovations are planned, evaluation by a certified lead professional is recommended.

Environmental Risk Summary: Oil Tank

Testing Not Performed

No invasive testing is performed to locate buried or abandoned oil tanks. If evidence such as fill pipes, vent pipes, or supply lines is observed, it may indicate the presence of an active or decommissioned oil tank. Undisclosed or abandoned tanks can pose environmental risks and may impact insurance or resale. If an oil tank is suspected, consultation with a qualified environmental contractor is recommended.

Environmental Risk Summary: Radon

Testing Not Performed

Radon is a naturally occurring radioactive gas that can accumulate in homes, particularly in basements or lower living areas. Long-term exposure may pose health risks. This inspection does not include radon testing. Health Canada recommends radon testing in all homes, especially those with below-grade living spaces. If concerned, a certified radon measurement professional can perform reliable short- or long-term testing.

Lead Water Supply: Lead Water Supply

Testing Not Performed

Homes built before the mid-1950s may have lead service lines, which can pose health risks through prolonged exposure. This inspection does not include water testing or pipe excavation. If the water supply material cannot be confirmed or if lead is suspected based on visible components, we recommend contacting the local municipality for records and considering water testing or service line replacement as needed.

Limitations

Wood-Destroying Insects

⚠ LIMITATIONS

Inspection limited to visible and accessible areas. Finished basements, insulation, stored items, and drywall conceal structural wood framing, preventing full assessment. No invasive investigation was conducted. Conditions conducive to infestation may exist in concealed spaces.

14: CONCLUSION AND LIMITATIONS

		MIN	MOD	IA	NP	NI

MIN = Minor Concern MOD = Moderate Concern IA = Immediate Attention NP = Not Present NI = Not Inspected

Information

Items Not Inspected

Items Not Inspected and Other Limitations

Items Not Inspected
A Home Inspection does not cover certain items or areas, including but not limited to:

- Fences and gates
- Pools and spas
- Outbuildings or any detached structures
- Appliances such as refrigerators, washers/dryers, and central vacuum systems
- Storm doors and storm windows, screens, and window AC units
- Water softeners, alarm systems, and intercom systems
- Any item not permanently attached to the home

Additionally, drop ceiling tiles are not removed, as they are easily damaged and this is a non-invasive inspection. Subterranean systems such as sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks are also excluded.

Operational Limitations
Water and gas shut-off valves are not operated under any circumstances. Similarly, any component or appliance that is unplugged or "shut off" will not be turned on or connected for evaluation. The reason for deactivation is unknown, and activating these components may result in damage, for which I cannot be held liable.

Excluded Areas of Reporting
This inspection does not include the following:

- The cause of any necessary repairs
- Methods, materials, or costs associated with repairs
- The suitability of the property for any specialized use
- Compliance with local codes, ordinances, or regulatory requirements
- Market value or marketability of the property
- The advisability or inadvisability of purchasing the property
- Evaluation of any system or component that was not visible or accessible
- Calculating the strength, adequacy, or efficiency of any system or component

Access and Operational Restrictions
I will not:

- Enter areas or perform procedures that may damage the property or its components
- Operate systems or components that are shut down, inoperable, or do not respond to normal controls
- Disturb insulation, move personal items, or clear obstructions such as furniture, soil, snow, or debris

Environmental Concerns
This inspection does not address environmental hazards such as, but not limited to:

- Asbestos, lead, lead-based paint, radon
- Mold, wood-destroying organisms (e.g., termites), cockroaches, rodents, and pests
- Fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide

Mold

Mold Disclaimer

This home inspection is not intended to identify mold or mold-related issues. Mold can be present in any home and requires excess moisture to grow. The key to mold control is moisture control. While this inspection aims to detect visible moisture conditions that may promote mold growth, please note that mold can develop in hidden or inaccessible areas that are beyond the scope of this inspection.

If mold is a concern, we recommend requesting a further evaluation by a mold specialist before the end of the inspection contingency period.

Recommended reading - A Brief Guide to Mold & Moisture and Your Home

Codes And Regulations

Codes and Regulations

It is always advisable to consult the Building and Codes Department of your local municipality or township for permit information and code requirements, especially when there are questions regarding the construction or remodeling of a home.

Limitations

Limitations
This inspection was conducted in accordance with the proposed scope of work, focusing on a visual, non-invasive examination of the accessible areas of the property. No destructive testing or design calculations were performed. The inspection does not cover concealed structural deficiencies, buried utilities, or any post-tension reinforcement, which fall outside the scope of this report.

Compliance with local building codes is not part of this inspection. This report was created in line with industry standards, including the ASTM Designation: E 2018 08 Standard Guide for Property Condition Assessments.

While every effort has been made to identify deficiencies, Decade Home Inspections is not responsible for issues outside the scope of the inspection. The personnel conducting the inspection are experienced in general building systems and construction but are not licensed or specialized in specific fields such as electrical, mechanical, or structural systems.

Where significant findings or possible issues were identified, recommendations for further investigation by a specialist or contractor are provided. Any budget estimates for repairs are based on general knowledge and industry standards but may vary depending on the specifics of the property and any hidden conditions not observed during the inspection.

The following are excluded from this inspection:

- Inspection of concealed systems (plumbing, ductwork, etc.)
- Environmental audits, including hazardous materials (e.g., mold, asbestos, lead, radon)
- Pest or insect infestations (e.g., termites, rodents)
- Detailed design or structural calculations
- The operation of systems or components that are off, shut down, or inaccessible
- Asbestos, lead paint, and other environmental hazards, unless visible and accessible

This report is intended for the exclusive use of Thurston Olsen Real Estate Group . Any third-party use or reliance on this report without prior written consent from Decade Home Inspections is not advised, and Decade Home Inspections will not be liable for any damages arising from such use.

If any further issues are discovered after this inspection or if more information is needed, Decade Home Inspections can provide recommendations for additional evaluations or clarification.

Conclusion

Conclusion
Decade Home Inspections has prepared this report for the exclusive use of Bianca Roth & Jae Truesdell to evaluate the condition of the Site Building at the time of the assessment. The assessment was conducted in accordance with Decade Home Inspections' proposed scope of work, the client's verbal direction, and generally accepted building condition assessment practices.

This report reflects the condition of the home at the time of inspection and within the scope of a visual home inspection.

We trust that this report addresses your requirements. Should you require clarification or further information, please do not hesitate to contact us.

Following your review of this submission, we remain available to address any questions you may have regarding the findings and/or recommendations.

Yours truly,

Nick Phillips
Decade Home Inspections

STANDARDS OF PRACTICE

Plumbing
The visible plumbing system was inspected, including supply piping, distribution, drainage, and accessible fixtures. Observations are limited to visible components only; concealed piping within walls, floors, or behind finished surfaces is excluded from the scope. Private systems (such as water softeners or filters) are noted for general awareness but are not tested or evaluated.