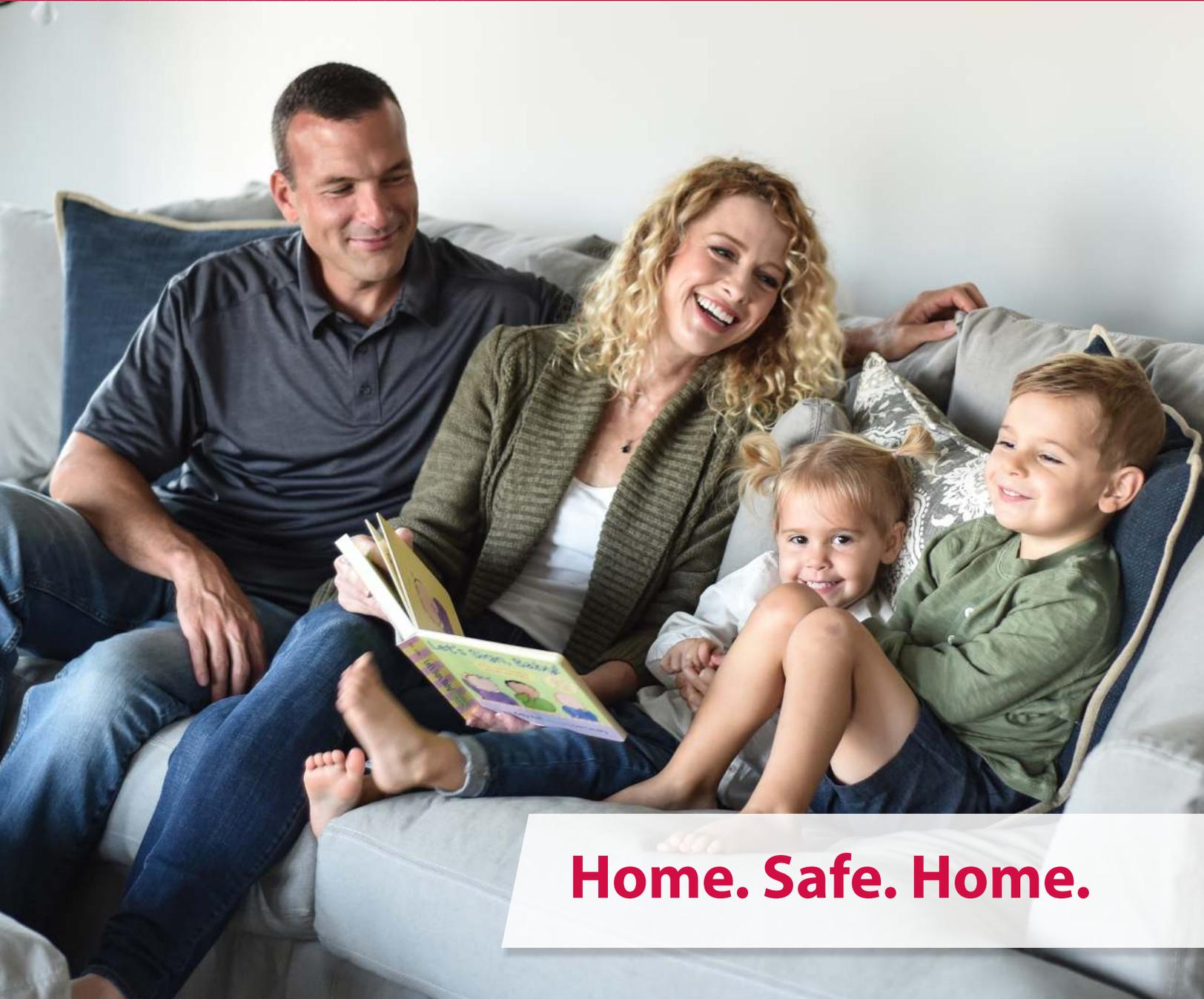




HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



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HomeTeam[®]
INSPECTION SERVICE

Friday, October 9, 2020

1234 Fifth Street
HomeTown, ON A1B 2C3
Inspection #: 647-122012-293



Dear James Smith,

On 10/9/2020 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

HomeTeam Inspection Service
Mike Henry

SCOPE

There are many misconceptions about what a home inspection is. Throughout this report there will be disclaimers. This is only to educate you about the limitations of a home inspection since most people are not truly familiar with the process. While we strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to compile an exhaustive or definitive list of defects and areas of concern in these circumstances due to the time-limited nature and generalizations inherent with a home inspection, as well as areas of the property not being visible, or accessible, or being considered dangerous and unsafe. Some defects can't be discovered without living in the home and you may find minor defects that were not listed in the report. This is normal.

This report is in compliance with the Standards of Practice and Code of Ethics of the Ontario Association of Home Inspectors (OAHI). A copy of the standards is available at www.oahi.com.

The information contained in this report should not be construed as an exhaustive, complete, or definitive list of defects and areas of concern. Recommended repairs and/or renovation of this structure, or any part of this structure, as well as issues/defects and/or safety issues listed in the report, may expose additional defects or needed upgrades that could affect your evaluation of the property. You are advised to seek professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect that part or system of the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to the end of the due diligence (inspection contingency) period or purchasing the property.

Any defects, comments, improvements or recommendations mentioned in this report dealing with water or moisture intrusion should be addressed in a timely fashion as water can cause damage to structures and foundations as well as allow for mould growth.

A home inspection is not designed to eliminate all risk and cannot be relied upon to discover all defects that are not disclosed by the sellers. All homeowners should anticipate regular expenses as a normal part of home ownership. For that reason, a home inspection should not be considered an insurance policy.

Existing buildings are not required to comply with current codes in retrospect. This report makes no claim as to the compliance or otherwise of the subject building and its systems, with any building, construction, electrical or plumbing codes nor with any insurance company requirements that may be in force.

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Any pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

The approximate temperature at the time of the inspection was 5 to 10 degrees Celsius, and the weather was mainly sunny with no precipitation. The utilities were on at the time of the inspection. The buyer was present during the inspection. The home was vacant at the time of the inspection.

The age of the home was unknown.

EXTERIOR

The exterior of the home was inspected from ground level. The inspected property consisted of a one story wood-framed structure with stone veneer and vinyl siding . There were no major visual defects on the visible portions of the siding.

ROOF STRUCTURE

The roof was a hip and gable design covered with asphalt shingles. Observation of the roof surfaces and flashing was performed from a ladder and from ground level with the aid of binoculars. The age of the roof covering was unknown. There appeared to be one layer of shingles on the accessible roof at the time of the inspection.

There was no curling and light surface wear observed on the visible roof shingles at the time of the inspection. Based on the observations made at the time of inspection the roof shingles appeared to be in the first half of their normal useful life.



This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be regularly maintained and examined for damage. There were no major visual defects detected on the exterior of the roof.

There were tree limbs near the roof surface on the right side of the home. Trimming tree branches away from the roof will greatly prolong the life of the roof surface.



There was moss on the roof on the right side of the home at the time of inspection. A build-up of moss or algae can cause premature deterioration of the roof covering and can impede the flow of water off the roof and eventually build up enough water to divert it under shingles and into the building. It is recommended to keep the roof free from moss and algae to help prolong the life of the shingles. There are several products available at most home improvement stores designed to eliminate moss and algae. Roof moss can limit the visual inspection of the roof.



There was a drain waste vent stack vented through the roof to the exterior. Due to concealed plumbing it could not be fully verified whether the branch waste plumbing in all locations is connected and functional.

ROOF DRAINAGE SYSTEM

The roof drainage system consisted of aluminum eavestroughs and downspouts which appeared to be functional at the time of the inspection. The downspouts discharged above grade. Eavestroughs and downspouts should receive routine monitoring and maintenance to prevent premature failure. Unmaintained or unrepaired eavestroughs and downspouts can allow water to enter the structure which can cause damage to foundations and allow for mould growth. Therefore any defects in the roof drainage system should be considered a high priority.

There was some damage to a section of eavestrough on the right side of the home. It is important to keep the roof drainage system in good working order and any damage to it is recommended to be repaired or replaced as needed.



There were eavestroughs and downspouts on the home that were in need of cleaning to the extent that they were ineffective in their current condition. It is recommended that the eavestroughs be cleaned to prevent them from overflowing.



DRIVEWAY AND WALKWAYS

There was a gravel driveway in the front of the home which led to the front and side of the home. There were no major visual defects observed in the driveway.

There was a wood porch in the front of the home. There were no major visual defects observed.

The bottom of the front porch was covered by boards. The covering limited the inspection under the structure.

Part of the porch in the front was missing a railing. It is recommended to install a railing to prevent a fall injury.



DECKS

There were two wood decks located in the back and left side of the home. The wood on a deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the decks.

GRADING

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

There was an area of the grading that did not appear to have an adequate slope to direct rain water away from the foundation on the back of the home. It is recommended to improve the grading and keep the landscaping sloped away from the home to protect the foundation and reduce the possibility of moisture or water in the crawlspace. Poor grading can allow water to enter the structure which can cause damage to structural elements, foundations and allow for mould growth. Therefore any defects in the grading should be considered a high priority remediation project.



FOUNDATION

The visible foundation was constructed of concrete block and poured concrete. A single inspection cannot determine whether all movement of a foundation has ceased. Any cracks should be patched and monitored regularly for movement. There were no major visual defects observed on the visible portions of the foundation.

CRAWLSPACE

The access to the crawlspaces were located on the exterior and was dry at the time of the inspection. Due to its confined configuration, there were parts of the crawlspace that could not be entered for inspection. It is recommended that a crawlspace have a polyvinyl vapor barrier covering the floor surface and should be adequately vented at all times. There were no major visual defects observed in the accessible crawlspace.

There were walls covered with insulation and vapour barrier in the unfinished area of the crawlspace which obstructed the visual inspection of some of the interior foundation walls.

The crawlspace was inspected for water or moisture. The visible areas were found to be dry at the time of the inspection.

Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the crawlspace. We can only report on the conditions that were present during the inspection. Recently painted surfaces or recently installed carpeting can prevent problem area from being identified during an inspection. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

Even optimum foundation/basement walls may leak once or twice in the life of a home, following a record rainfall. On the basis of one incident, home owners may be wise to monitor the situations for any recurrence; versus embarking upon an expensive and, sometimes, counterproductive remedial program.

FLOOR STRUCTURE

The front floor structure consisted of a tongue and groove subfloor, supported by two-inch by eight-inch wood joists spaced sixteen inches on centre. There was a 6x8-inch laminated support beam and poured concrete posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

The back structure consisted of a plywood subfloor, supported by two-inch by ten-inch open web floor trusses spaced sixteen inches on centre. There was a concrete block wall for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING

The visible service supply line entering the home was plastic. The primary visible water supply lines throughout the home were copper and PEX pipe. The water was supplied by a municipal water supply. The visible waste lines consisted of ABS pipe. The home was connected to a septic system. The condition of the main underground sewer line is beyond the scope of a home inspection.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection. **The functionality of any water conditioning systems such as water softeners, UV systems or purifiers are not within the scope of the inspection and are not tested.**

There was an exhaust fan in a bathroom that was not functioning. It is recommended to repair or replace the exhaust fan to keep excessive moisture out of the bathroom.

WATER METER

The water meter was located under the kitchen sink. The main water shutoff valve for the home was located at the water meter.

SUMP PUMP

There was a sump pump located in the crawlspace. The sump pump was functional. There was not a battery backup system for the pump. Any battery backup systems, if present, are not within the scope of the inspection and are not tested.

SEPTIC

There was an on-site waste disposal system. Functional drainage was observed to be adequate at the time of the inspection. Evaluation of the present condition of the on-site waste disposal system is beyond the scope of this home inspection and will require the services of a qualified contractor in this field.

WATER HEATER

The typical life expectancy of a water heater is 8 to 12 years. This visual inspection is not intended as a warranty or an estimate on the remaining life of the water heater.

There was an electric water heater located in the closet. The water heater was manufactured by Giant, model number 152??? and serial number A 3868???. Information on the water heater indicated that it was manufactured in 2003. A temperature and pressure relief valve (T & P) was present. A discharge pipe was not present on the water heater T & P valve. The water heater was functional at the time of inspection.

There was no T&P discharge pipe on the water heater. Because your safety depends on the presence of a T & P valve discharge pipe terminating close to the floor a discharge pipe should be installed. This is an inexpensive item available at most home improvement stores and is easy to install.



Due to the age of the water heater (17 years) it is considered to be past the end of its life expectancy and therefore failure is possible without warning. The water heater may need to be replaced in the near future.

ELECTRIC SUPPLY

The overhead electric service wire entered the home on the left side wall. The service wire was secured to the structure. The electric meter was located on the exterior wall.

ELECTRIC PANEL

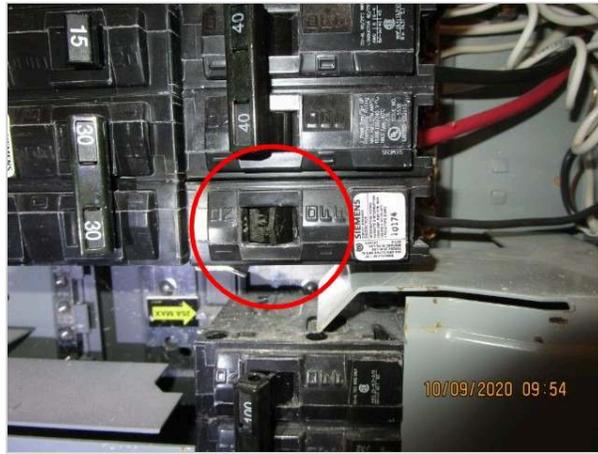
The service wire entered a Siemens circuit breaker panel, located in the kitchen pantry. The main disconnect and service panel had a 100 amps and 120/240 volt rated capacity. Any main disconnects are not opened and should only be opened by a licensed electrician. The branch circuits within the panel were copper. The visible house wiring consisted primarily of the plastic sheathed type and appeared to be in good condition. The ground conductor entered the ground on the homes exterior.



The electrical service appeared to be adequate for a typical single family needs. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment are beyond the scope of this inspection. There were no major visual defects observed in the visual electrical system.

The service panel front cover was missing one of the screws .

There was a damaged breaker in the electrical panel. Recommend replacement.



LIGHTING FIXTURES, SWITCHES AND RECEPTACLES

A representative number of accessible lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of accessible receptacles within six feet of plumbing fixtures and ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly.

There was a non functioning GFCI receptacle (would not reset) found on the front exterior. Any non-functional GFCI receptacles should be replaced.

WINDOWS, DOORS, WALLS AND CEILINGS

The interior wall and ceiling surfaces appeared to be finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc. are not addressed. There were no major visual defects observed in the visible interior walls or ceilings.

A representative number of accessible windows and doors were operated. The primary windows were constructed of vinyl, fixed and single hung, double hung, casement and sliding style, with double pane glass and were found to be functional. The interior doors were functional. All exterior doors were operated and found to be functional. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major visual defects observed in the windows or doors.

There was an exterior door window in the living room that had a failed seal causing a loss of vacuum between the panes. The most noticeable result of this failure is condensation and fogging between the panes of glass. When failed window seals are found in a home there is a possibility there are one or more others that have begun failing that could not be detected during the inspection.



SMOKE DETECTORS

There were smoke detectors found in the home. Since it is not unusual for a period of time (and sometimes an

extensive period of time) to pass between when the inspection occurred and when a buyer (or subsequent resident) takes possession of the property, we do not report on the working status of smoke detectors present. Such a report could create a dangerous sense of "false security" about the condition of the detector as its condition may have changed since the inspection. We recommend that you test the detectors upon occupying the home and follow a monthly testing regimen thereafter. Any batteries should be replaced every six months. It is a requirement to have carbon monoxide detectors installed in the home.

KITCHEN CABINETS AND APPLIANCES

The laminate and wood counter tops in the kitchen were in good condition.

A representative amount of kitchen cabinet doors and drawers were inspected and appeared to be functional.

Kitchen appliances are beyond the scope of a home inspection. However HomeTeam will test them for functionality as a courtesy when possible. Kitchen appliances must be hooked up, plugged in and be deemed safe before they will be operated. This visual inspection is not intended as a warranty or an estimate on the remaining life of the appliances.

The Samsung electric range was functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Samsung range hood and microwave combination was inspected and was functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

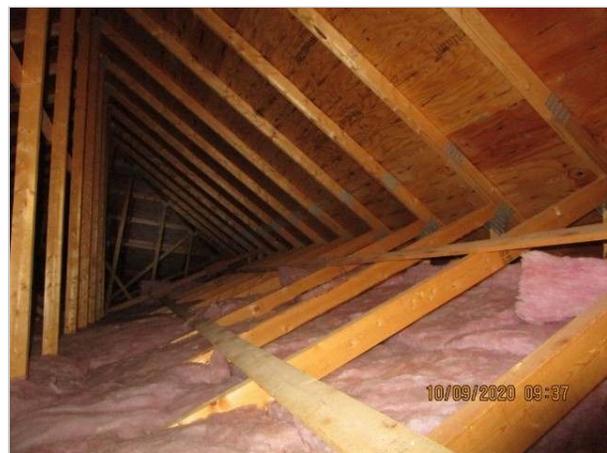
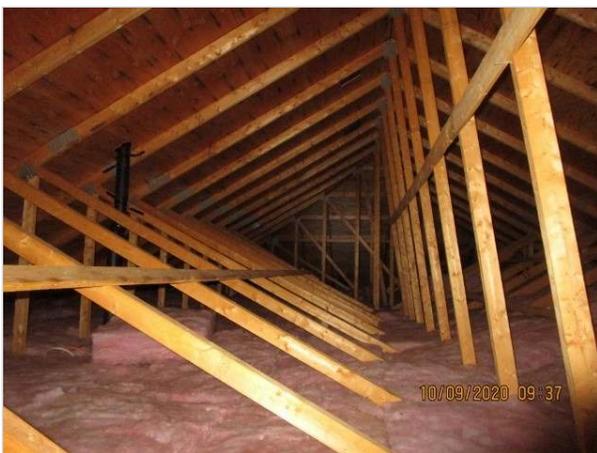
The Samsung refrigerator was inspected and was functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Samsung dishwasher was functional.

ATTIC STRUCTURE AND INSULATION

The attic was accessed through an access panel in a bedroom closet and inspected from this location. The attic above the living space was insulated with fiberglass batted insulation, approximately 12 inches in depth. Insulation behind finished walls was not visible. Ventilation throughout the attic was provided by soffit and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing.

Because of the configuration of the framing and insulation, which limited access, it was not possible to inspect all areas of the attic. It is important that the inspector does not disturb the insulation during the inspection. There was no moisture visible in the accessible attic space at the time of inspection. There were no major visual defects observed in the accessible attic.



The absence of visible indications of water penetration in an attic or basement at the time of the inspection is NOT conclusive evidence that the attic, roof, basement, foundation, and other areas of the property are free from leaks or other water penetration. Often an inspector can observe leaks only if the inspection is conducted during a prolonged period of heavy rainfall. Therefore, to reduce your risk you should, among other appropriate actions, examine the home (listen in the attic for falling drops) during the next rain to see if there are any leaks, and ask the seller directly whether they are aware of any known leaks. Any concerns on your part should be referred to a qualified, licensed roofing contractor. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (such as

very high winds, for example) is common.

HEATING SYSTEM

The home was heated by a Comfort-Aire propane gas forced air furnace, Model Number GLDH60-E3B, Serial Number GY5D702F510801556. Information on the furnace indicated that it was manufactured in 2008. The life span of a furnace can vary greatly but the general accepted life expectancy of a furnace in this climate is fifteen to twenty years. The unit was located in the crawlspace of the home. The furnace was functional at the time of inspection.

Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The furnace should be cleaned and serviced by a licensed professional upon occupancy and annually after that. This visual inspection is not intended as a warranty or an estimate on the remaining life of the heating and cooling systems or their components. The age of equipment is not always available, especially on older units, therefore reported ages should be considered as best estimates.

NOTE: Removing burners is not within the scope of this inspection. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a full inspection is not possible. The furnace is checked for operation only. It is not within the scope of the inspection to determine if the heating system is within current building codes or installed to the manufacturers specifications.

AIR CONDITIONER

The electric outdoor air conditioner unit was a Continental brand, Model Number CT13A018B and Serial Number 3016WA40877. The unit was located on the right side of the home. Information on the unit indicated that it was manufactured in 2016. The life span of an air conditioner can vary greatly but the general accepted life expectancy in this climate is twelve to fifteen years. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional at the time of inspection.

HEATING CONTROLS

The control for the heating system was a 24 volt thermostat located on the living room wall of the home. The thermostat was manufactured by Nest and was found to be in working order.

SUMMARY: The purpose of this summary is to provide a "quick view" of some results of the home inspection. **This summary is not intended to be comprehensive and does not include all findings of the inspection.** Please be sure to read the full body of the inspection report, as it contains much more detail about the home. The order in which the systems and components of the property are presented and the inclusion or absence of any defects from the summary is not intended to reflect the relative importance of any system or component of the property. Any recommendations for additional evaluation or estimates must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1234 Fifth Street, HomeTown, ON A1B 2C3:

Safety Issues

- Part of the porch in the front was missing a railing. It is recommended to install a railing to prevent a fall injury.
- There was no T&P discharge pipe on the water heater. A discharge pipe should be installed.

Roof

- There were tree limbs near the roof surface on the right side of the home. Trimming tree branches away from the roof will greatly prolong the life of the roof surface.
- There was moss on the roof on the right side of the home at the time of inspection. It is recommended to keep the roof free from moss and algae to help prolong the life of the shingles. There are several products available at most home improvement stores designed to eliminate moss and algae.

Roof Drainage

- There was some damage to a section of eavestrough on the right side of the home. It is important to keep the roof drainage system in good working order and any damage to it is recommended to be repaired or replaced as needed.
- There were eavestroughs and downspouts on the home that were in need of cleaning to the extent that they were ineffective in their current condition. It is recommended that the eavestroughs be cleaned to prevent them from overflowing.

Grading

- There was an area of the grading that did not appear to have an adequate slope to direct rain water away from the foundation on the back of the home. It is recommended to improve the grading and keep the landscaping sloped away from the home to protect the foundation and reduce the possibility of moisture or water in the crawlspace.

Plumbing

- There was an exhaust fan in a bathroom that was not functioning. It is recommended to repair or replace the exhaust fan to keep excessive moisture out of the bathroom.

Electric Panel

- There was a damaged breaker in the electrical panel. Recommend replacement.

Lighting Fixtures, Switches and Receptacles

- There was a non functioning GFCI receptacle (would not reset) found on the front exterior. Any non-functional GFCI receptacles should be replaced.

Windows, Doors, Walls and Ceilings

- There was an exterior door window in the living room that had a failed seal causing a loss of vacuum between the panes.

Note

- Due to the age of the water heater (17 years) it is considered to be past the end of its life expectancy and therefore failure is possible without warning. The water heater may need to be replaced in the near future.