



INSPECTION REPORT

1234 Main Street
Bolton, ON L7E0N4

Buyer Name
01/26/2023 9:00AM



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SUMMARY



IMPROVEMENT /
RECOMMENDATION



CPG OR OBC RELATED
ITEMS



SAFETY HAZARD /
IMMEDIATE REPAIR

-  3.1.1 Exterior and Grounds - Driveway and Walkway: The 2nd layer of the driveway is not completed yet
-  3.3.1 Exterior and Grounds - Exterior Entry Doors: Weather stripping at the door is damaged.
-  3.4.1 Exterior and Grounds - Fascia and Soffits: Incomplete work at the front of the house
-  3.6.1 Exterior and Grounds - Exterior of Windows: Damage noted on window frame
-  3.6.2 Exterior and Grounds - Exterior of Windows: Basement window screens are missing
-  3.7.1 Exterior and Grounds - Window Wells: Window wells are not installed yet
-  3.8.1 Exterior and Grounds - Siding: 1 Year - CLAY BRICKS ARE CHIPPED/DAMAGED
-  3.8.2 Exterior and Grounds - Siding: 2 Year - ALUMINUM OR VINYL SIDING TRIM OR ACCESSORY IS LOOSE
-  3.8.3 Exterior and Grounds - Siding: OBC - Weep holes are missing or partially closed
-  3.9.1 Exterior and Grounds - Grading / Drainage: OBC - Grading has not been completed yet
-  3.10.1 Exterior and Grounds - Vegetation: 1 Year - SOD/SEEDING NOT COMPLETED
-  4.4.1 Roof - Gutters / Eaves / Downspouts: 1 Year - EAVES TROUGHES OR DOWNSPOUTS NOT PERFORMING PROPERLY
-  4.4.2 Roof - Gutters / Eaves / Downspouts: Missing extension or splash pad
-  6.3.1 Garage/Carport - Garage door/operation: 1 Year - GARAGE DOORS DO NOT OPERATE PROPERLY
-  6.4.1 Garage/Carport - Garage Gas proofing: OBC - Gaps at garage walls and ceilings
-  7.1.1 Structure - Foundation: Hairline cracks (Shrinkage cracks) noted on the sides of the house due to regular settlement and curing process of concrete
-  7.3.1 Structure - Floor / Slab: Normal less than 4mm shrinkage cracks noted on the concrete slab
-  8.13.1 Plumbing and Water heater - Shower Stalls: 1 Year - WATER PENETRATION BEHIND CERAMIC TILE AND BATHTUB OR SHOWER ENCLOSURES
-  8.15.1 Plumbing and Water heater - Toilets: Toilet is loose
-  9.3.1 Basement/Crawlspace - Vapour barrier: Manufacturer installation guidelines include sealing all open gaps of the vapour barrier
-  9.3.2 Basement/Crawlspace - Vapour barrier: OBC - The vapour barrier is not sealed at some locations.

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- 10.3.1 Electrical System - Breakers and Circuits: 2 Year - FUSES BLOW OR CIRCUIT BREAKERS TRIP
 - 10.7.1 Electrical System - Grounding and Bonding: OEC - Bonding not visible/not present (PEX Lines in home)
 - 11.1.1 Interior - Walls and ceilings: 1 Year/PDI - DRYWALL SURFACE BLEMISHES
 - 11.4.1 Interior - Windows Interior: 1 Year - MALFUNCTION OF WINDOWS
 - 11.5.1 Interior - Staircase/Railing: 1 Year - NAIL HEADS AND FASTENERS ARE NOT PROPERLY SET OR FILLED
 - 11.5.2 Interior - Staircase/Railing: Unfished and rough handrail
 - 13.6.1 Heating System - Condensate Removal: Leaking noted on the drain connection
 - 13.7.1 Heating System - Filter: The furnace filter is dirty
 - 16.1.1 Attic - Framing: 2 Year - ROOF TRUSSES RIDGES OR RAFTERS ARE BOWED

1: INSPECTION DETAILS

Information

Warranty Coverage Terms

1 year

Attendance

Buyer and Agent present, Two inspector team present

Exposure

For the purpose of this report the building is considered to be facing, North

Garage

Attached Garage

Inspection Start Time

10:30 AM

Inspection End Time

12:30 PM

Residence Type/Style

Detached Single Family home

Utilities

The utilities were on at the time of inspection.

Water and Sewers

City water and sewers, As per MLS listing

Weather conditions

Partly cloudy

Temperature

Temperature in C:-4

Soil conditions

Snow Covered, Frozen

Occupancy

Vacant

Access to some items such as: electrical outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

2: GENERAL NOTES

Information

How to read the report

1. A New Construction Inspection is a Non-Invasive inspection of all the components of the home. It is performed according to the Tarion Construction Performance Guidelines, the Ontario Building Code (where applicable), and other rules and regulations that abide by New Construction.
2. This inspection is not technically exhaustive and some items may reflect the opinion of the Home Inspector.
3. The Ontario Building code sets minimum standards that construction companies have to follow and it is not always the same as "Good Practice".
4. New homes will change over time and adapt to internal and external conditions. Maintenance is very important in any home. The lack of maintenance can adversely affect a home and cause issues, that may not be covered by your Builder's warranty.
5. The operation of the plumbing, electrical and other equipment, and appliances is brief and it is not meant to simulate actual living conditions. These systems may react differently during real living conditions.
6. Our Inspection is not meant to be a guarantee that things will not change in your home. The inspection shows the condition of the home and its components on the day of the inspection.
7. Inquire with the builder if the house has received an "Occupancy Permit" from the city. That is the last stage of the building permit process.

How to read the report:

The report uses RATINGS as Follows:

1. **ACCEPTABLE**- No material deficiencies were observed at the time of the inspection. Please note, that houses change over time depending on the exterior or interior conditions.
2. **MONITOR**- No issues found, but this component should be monitored for future issues. This can be also a component that has not been completed by the builder and requires your attention.
3. **Not Present/Not Inspected**- This component was not inspected or is not present. An explanation will be provided if the component was not inspected.
4. **REPAIR/REPLACE**- This item is deficient and requires repair or further investigation. This can be an item related directly to the Tarion Construction Performance Guidelines, the Ontario Building Code, or other issues that do not fall under either of those two categories.
5. **EVALUATE**- This item may need further evaluation from a technician or is an inquiry recommendation for the builder.

Each item is labelled in one of three colours that denote the following:

Blue: This is an improvement recommendation unrelated to your Tarion Warranty or the Building Code.

Orange: This is a deficiency related to the Tarion Construction Performance Guidelines or the Building Code. Some of these items may be incomplete items.

Red: This is a safety hazard that must be addressed ASAP. This will also be related to the Tarion Construction Performance Guidelines or the Building Code.

Other Abbreviations

OBC (Ontario Building Code): This item is directly related to the building code and it is not included in the Tarion Construction Performance Guidelines.

TCPG: Tarion Construction Performance Guidelines.

OEC (Ontario Electrical Code): This item is directly related to the electrical code and it is not included in the Tarion Construction Performance Guidelines.

Submitting your report

We recommend **ONLY** using the Summary of the report for submission purposes. You can submit your report to Tarion by using the 'Your Other Documents' section on your MyHome account. Under this section, you can click the 'Submit a new document' button and follow the steps to submit an inspection report or further information to assist in your claim. You can also attach the case number of the form if it has already been accepted.

Please see this easy MyHome how-to video; for reference on how to upload a document to support their claim: MyHome How-Tos: Submitting Documents to Tarion - YouTube https://www.youtube.com/watch?v=n4LhO1npE8o&feature=emb_logo

The maximum amount for documents in this section is 30MB. If the document is above this then you can email: customerservice@tarion.com, if you wish to request it be added to your form or file.

For further reference search the Article Number in the Tarion CPG website at :

<https://www.tarion.com/cpg/browse-construction-performance-guidelines-freehold>

Limitations

General

VACANT HOUSE

The house has not been lived in. Even though we test all the components of the home; this inspection does not simulate normal living conditions. Some components like plumbing may react differently under normal living conditions

3: EXTERIOR AND GROUNDS

		ACC	NP/NI	MON	REP	EVAL
3.1	Driveway and Walkway			X		
3.2	Porch, Steps and Railings	X				
3.3	Exterior Entry Doors				X	
3.4	Fascia and Soffits				X	
3.5	Exhaust Vents	X				
3.6	Exterior of Windows				X	
3.7	Window Wells			X		
3.8	Siding				X	
3.9	Grading / Drainage			X		
3.10	Vegetation			X		
3.11	GAS Meter and Exterior Gas Installation	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

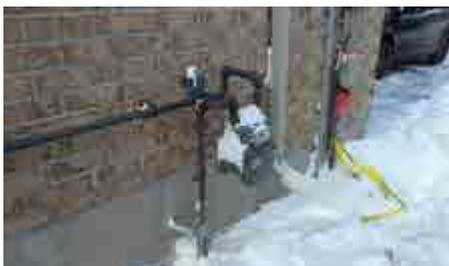
Porch, Steps and Railings:No material deficiencies noted

Exhaust Vents:Vent covers are in serviceable condition

Caulking around vent covers deteriorates over time. Maintenance should be done every few years.

GAS Meter and Exterior Gas Installation:No material deficiencies noted

No gas odors detected. Please note that the inspector does not conduct specific tests with equipment or soap tests for gas leak detection. If a gas odor is noted it will be reported.



Observations

3.1.1 Driveway and Walkway

 Improvement / Recommendation

THE 2ND LAYER OF THE DRIVEWAY IS NOT COMPLETED YET

Inquire with the builder for when this is planned for.



3.3.1 Exterior Entry Doors

WEATHER STRIPPING AT THE DOOR IS DAMAGED.

Replacement is needed for proper seal.

 CPG or OBC Related Items



3.4.1 Fascia and Soffits

INCOMPLETE WORK AT THE FRONT OF THE HOUSE

Refer this to the builder for completion.

 CPG or OBC Related Items



3.6.1 Exterior of Windows

DAMAGE NOTED ON WINDOW FRAME

This is not a Tarion item. Refer this to the builder for repair.

 CPG or OBC Related Items



Basement window



Powder room window



Basement window

3.6.2 Exterior of Windows

BASEMENT WINDOW SCREENS ARE MISSING

These are not typically installed until construction is completed.

 CPG or OBC Related Items



3.7.1 Window Wells

WINDOW WELLS ARE NOT INSTALLED YET

They should be installed before the grading is complete.

 CPG or OBC Related Items



3.8.1 Siding

1 YEAR - CLAY BRICKS ARE CHIPPED/DAMAGED

CPG or OBC Related Items

TCPG Paragraph 4.20.

Clay brick veneer shall be installed in accordance with the Building Code. Installed clay bricks that are visible as part of the cladding shall not be chipped in excess of the limits described in *Appendix A6 "Chipped Clay Bricks"*.

Warranty

One-Year - Work and Materials. One-Year - Ontario Building Code Violations. · Damage resulting from normal wear and tear, improper maintenance or additions, alterations and deletions made by the homeowner is not covered by the statutory warranty.



3.8.2 Siding

2 YEAR - ALUMINUM OR VINYL SIDING TRIM OR ACCESSORY IS LOOSE

CPG or OBC Related Items

TCPG Paragraph 4.11

Aluminum or vinyl siding and associated trim and accessories shall not become displaced or detached from the substrate.

Warranty

Two-Year - Cladding Detachment, Displacement or Deterioration. Damage resulting from an act of God is excluded from the statutory warranty.



Damaged siding

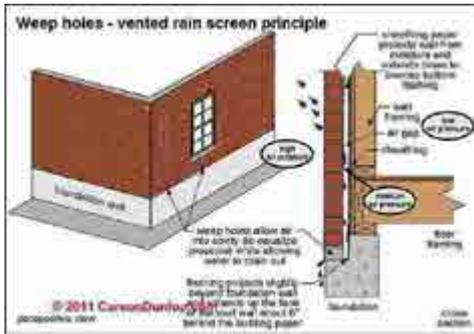
3.8.3 Siding

OBC - WEEP HOLES ARE MISSING OR PARTIALLY CLOSED

CPG or OBC Related Items

REPRESENTATIVE PICTURES

Weep holes are required at this location as per OBC.



3.9.1 Grading / Drainage

OBC - GRADING HAS NOT BEEN COMPLETED YET

CPG or OBC Related Items

Grading is part of code requirements and is typically inspected by a City inspector as part of the Building Permit process.



3.10.1 Vegetation

1 YEAR - SOD/SEEDING NOT COMPLETED

CPG or OBC Related Items

TCPG Paragraph 14.9

Sod/seeding shall be installed in conditions conducive to growth, generally within one year of the occupancy of the home or within the time period required by governing municipal agreements or the phasing of the subdivision.

Warranty

One-Year - Incomplete Work. One-Year - Work and Materials. · Sod/seeding that fails due to improper maintenance is excluded from the statutory warranty.

4: ROOF

		ACC	NP/NI	MON	REP	EVAL
4.1	Roofing Material		X			
4.2	Flashing and valleys	X				
4.3	Roof penetrations	X				
4.4	Gutters / Eaves / Downspouts			X		

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Roofing Material: Roofing Material

Asphalt shingle

Roofing Material: Method of Inspection

From Ground with binoculars

Roof penetrations: No material deficiencies noted

Flashing and valleys: No material deficiencies were found

Maintenance: Typical maintenance is recommended on an annual basis. This generally consists of resealing gaps at through-the-roof projections and other areas where flashing is installed.

Limitations

Roofing Material

WEATHER LIMITATIONS

The snow cover limits the inspection of the roof and its components. Any comments reflect the parts of the roof that are visible, if any.



Flashing and valleys

LIMITATION

The inspection of the flashing is limited due to snow coverage.

Observations

4.4.1 Gutters / Eaves / Downspouts

CPG or OBC Related Items

1 YEAR - EAVES TROUGHS OR DOWNSPOUTS NOT PERFORMING PROPERLY

The connection of one downspout to another is done with caulking and it is leaking during rain.

TCPG Paragraph 5.22

Where provided, eavestroughs and downspouts shall collect water from the roof and drain it to grade. Where downspouts are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion.

Warranty

One-Year - Work and Materials

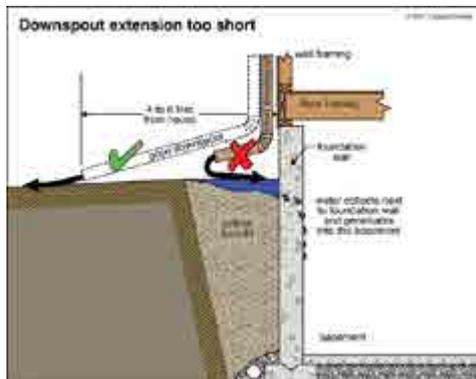


4.4.2 Gutters / Eaves / Downspouts

CPG or OBC Related Items

MISSING EXTENSION OR SPLASH PAD

This is typically installed when the grading and sod are complete



5: COOLING SYSTEM

		ACC	NP/NI	MON	REP	EVAL
5.1	Exterior Unit	X				
5.2	AC System Operation		X			
5.3	Electrical Disconnect and Power Requirements	X				
5.4	Refrigerant Lines	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Brand

Goodman

Manufacturing Year

2022

AC Size

2 Ton

Refrigerant Type

R-410A

Exterior Unit: Exterior Unit Mounting / Location

Suspended

Electrical Disconnect and Power Requirements: Electrical Disconnect Type

Pullout switch



Electrical Disconnect and Power Requirements: Maximum AMPS

15 AMPS

Electrical Disconnect and Power Requirements: Minimum AMPS

10.3

Electrical Disconnect and Power Requirements: Breaker rating is as per manufacturer specifications

Exterior Unit: No material deficiencies noted



Refrigerant Lines: Refrigerant lines in serviceable condition

Replacement of deteriorated insulation is to be expected over time as general maintenance.

Limitations

AC System Operation

**TO AVOID POSSIBLE COMPRESSOR DAMAGE DUE TO OUTSIDE TEMPERATURE BELOW
16 DEGREES**

The unit was not tested.

6: GARAGE/CARPORT

		ACC	NP/NI	MON	REP	EVAL
6.1	Garage Walls and Ceilings	X				
6.2	Garage Floor	X				
6.3	Garage door/operation				X	
6.4	Garage Gas proofing				X	

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Information

Garage Walls and Ceilings:No major system safety or function concerns noted at time of inspection

Garage Floor:No material deficiencies noted

Garage door/operation:Garage Door Operation Manual

Observations

6.3.1 Garage door/operation

1 YEAR - GARAGE DOORS DO NOT OPERATE PROPERLY

 CPG or OBC Related Items

TCPG Paragraph 14.4

Overhead garage doors shall manually operate with relative ease without binding. An automatic garage door opener supplied and installed by the builder shall not interfere with the emergency manual operation of the door.

Warranty

One-Year - Work and Materials. · Damage caused by improper maintenance or additions, deletions or alterations by the homeowner is not covered by the statutory warranty.



6.4.1 Garage Gas proofing

OBC - GAPS AT GARAGE WALLS AND CEILINGS

 CPG or OBC Related Items

An attached garage must be gas proofed, as per OBC, so that exhaust fumes from cars parked inside the garage or at the driveway, will not enter the home. Sealing is done with drywall tape and drywall compound for drywall seams and fire caulking for wall penetrations.



7: STRUCTURE

		ACC	NP/NI	MON	REP	EVAL
7.1	Foundation			X		
7.2	Beams, posts and Joists	X				
7.3	Floor / Slab			X		
7.4	Subfloor	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Beams, posts and Joists: No material deficiencies noted

The comments reflect only the visible parts of the structural components. Visibility may be limited in a finished or partly finished basement.

Subfloor: No material deficiencies noted at the visible parts of the components

Finished areas may limit the inspection. We do not have visibility behind walls, under floors or where furniture and personal belongings exist.

Limitations

Foundation

LIMITED REVIEW DUE TO INSULATION COVER AND FINISHED WALLS

Observations

7.1.1 Foundation

 Improvement / Recommendation

HAIRLINE CRACKS (SHRINKAGE CRACKS) NOTED ON THE SIDES OF THE HOUSE DUE TO REGULAR SETTLEMENT AND CURING PROCESS OF CONCRETE

The industry standard is to seal a crack when its width exceeds 1/4 of an inch. The cracks are less than that standard. It is recommended that the cracks are monitored and sealed if the width exceeds 1/4".



Pop out cracks

7.3.1 Floor / Slab

 Improvement / Recommendation

NORMAL LESS THAN 4MM SHRINKAGE CRACKS NOTED ON THE CONCRETE SLAB



This is typical in homes and does not affect the structural integrity of the home. Cracks less than 4mm in width are acceptable as per the Tarion Construction Performance Guidelines, but they still have the potential to allow Radon Gas to enter the home and that is why we recommend that they are sealed regardless of width. Please see the notes in the Indoor Environment Section of the report.

We recommend monitoring the cracks for further expansion or for upward lift. This is a 1-year warranty item.

8: PLUMBING AND WATER HEATER

		ACC	NP/NI	MON	REP	EVAL
8.1	Water Heater Operation	X				
8.2	Exterior hose bibs & Shut Off Valves	X				
8.3	Service Line	X				
8.4	Main Water Shutoff	X				
8.5	Water Lines	X				
8.6	Drain and Vent Pipes	X				
8.7	Gas Services Lines	X				
8.8	Backwater Valve		X			
8.9	Sump Pump		X			
8.10	Floor Drains	X				
8.11	Water Softeners and Filters		X			
8.12	Sinks and Fixtures	X				
8.13	Shower Stalls				X	
8.14	Bathroom Tubs	X				
8.15	Toilets				X	

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Information

Water Heater Operation: Water Heater Manufacture Year
2022

Service Line: Service Line Material
Plastic pipe

Service Line: Water pressure appears adequate when running multiple fixtures simultaneously

Main Water Shutoff: Main Water Shutoff Location
Basement

Drain and Vent Pipes:The visible drain pipes are in good condition
Many of the drain pipes are not visible due to the finished areas.

Sump Pump:Sump Pump Type
No sump pump present. The absence of a sump pump is not a deficiency.

Floor Drains:Good overall condition
We do not do a "performance " test of the drain.

Water Softeners and Filters:N/A

Sinks and Fixtures:No material Deficiencies noted at the time of the inspection

Toilets: Observed as functional and in good visual condition

Water Heater Operation: No major system safety or function concerns noted at time of inspection

Water Heaters have a life expectancy of approximately ten years. Regular servicing and inspection of the water heater by a qualified technician will prolong its life.

**Exterior hose bibs & Shut Off Valves: Exterior Hose bibs are in good working order****Exterior hose bibs & Shut Off Valves: Shut off Valve Locations**

Basement

**Main Water Shutoff: No deficiencies noted**

The main shut off valve is NOT operated during the Home Inspection. Please note that valves may leak over time due to normal wear and tear of interior parts.

**Water Lines: No material deficiencies noted at the visible parts of the pipes**

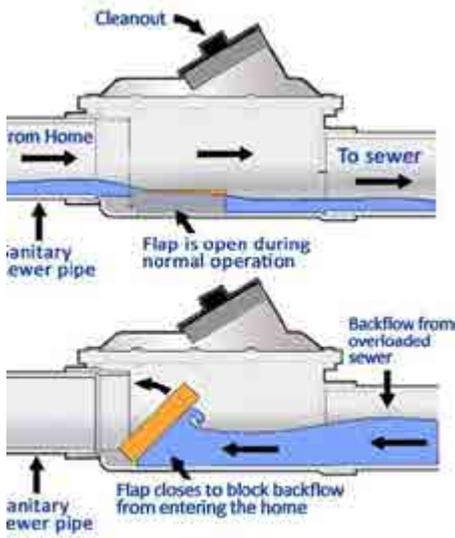
Not all pipes are visible due to the finished areas of the house. The inspector is not required and does not operate any shut off valves at the time of the inspection.

Gas Services Lines: No material deficiencies noted

The inspector does not conduct gas leak checks with gas detectors or soap tests. If there is a distinctive smell of gas, it will be noted on this report.

Backwater Valve: Backwater valve is installed

Backflow valve is installed. Back flow valves need regular maintenance (Cleaning), at least once a year.



Bathroom Tubs: No material deficiencies noted

Grout and caulking deteriorated over time. Periodic maintenance is needed, to prevent moisture seepage.

Observations

8.13.1 Shower Stalls

CPG or OBC Related Items

1 YEAR - WATER PENETRATION BEHIND CERAMIC TILE AND BATHTUB OR SHOWER ENCLOSURES

TCPG Paragraph 9.14

Joints between ceramic tiles and adjacent surfaces shall prevent water penetration.

Warranty

One-Year - Work and Materials. · Damage resulting from improper maintenance and normal wear and tear is excluded from the statutory warranty.



Primary Bathroom

8.15.1 Toilets

CPG or OBC Related Items

TOILET IS LOOSE

PRIMARY BATHROOM

Recommend tightening and repairing



Primary Bathroom

9: BASEMENT/CRAWLSPACE

		ACC	NP/NI	MON	REP	EVAL
9.1	Basement Staircase	X				
9.2	Moisture Penetration	X				
9.3	Vapour barrier				X	

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Information

Finished?

Unfinished

Basement Staircase:No material deficiencies noted at time of inspection

Moisture Penetration:No moisture penetration was noted at the time of the inspection

Observations

9.3.1 Vapour barrier

 Improvement / Recommendation

MANUFACTURER INSTALLATION GUIDELINES INCLUDE SEALING ALL OPEN GAPS OF THE VAPOUR BARRIER

BASEMENT

We recommend sealing the open part of the vapour barrier with tape.



9.3.2 Vapour barrier

 CPG or OBC Related Items

OBC - THE VAPOUR BARRIER IS NOT SEALED AT SOME LOCATIONS.



10: ELECTRICAL SYSTEM

		ACC	NP/NI	MON	REP	EVAL
10.1	Electrical Service	X				
10.2	Electrical Panel	X				
10.3	Breakers and Circuits				X	
10.4	Outlets and Light Fixtures	X				
10.5	AFCI's	X				
10.6	GFCI	X				
10.7	Grounding and Bonding				X	

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Information

Electrical Service:No material deficiencies noted

Electrical Panel:Electrical Panel Basement

Electrical Panel:Service Amperage
100 AMPS

Electrical Panel:No major system safety or function concerns noted at time of inspection at main panel box

Outlets and Light Fixtures:No material Deficiencies noted

Grounding and Bonding:Grounding and Bonding Exterior ground visible



AFCI's: No material deficiencies noted

Please note that we do not turn breakers on and off or test the trip button. We recommend testing these breakers occasionally to ensure that they are operating properly.



GFCI: No material Deficiencies noted

GFCI outlets should be tested on a regular basis to ensure proper operation.



Observations

10.3.1 Breakers and Circuits

2 YEAR - FUSES BLOW OR CIRCUIT BREAKERS TRIP**DISHWASHER BREAKER**

The dishwasher breaker sparked and tripped when it was turned on.

TCPG Paragraph 7.1

Electrical circuits shall be installed in accordance with the Ontario Electrical Safety Code.

Warranty

Two-Year - Delivery and Distribution Systems.

Damage resulting from improper maintenance or additions, deletions or alterations made by the homeowner is excluded from the statutory warranty.

Secondary damage caused by defects, such as property damage or personal injury, is excluded from the statutory warranty.

**Safety Hazard / Immediate Repair**

10.7.1 Grounding and Bonding

OEC - BONDING NOT VISIBLE/NOT PRESENT (PEX LINES IN HOME)**CPG or OBC Related Items**

Electrical bonding of the water pipes helps to ensure that safe conditions exist if the pipes should somehow come into contact with electrical wiring and become energized. When PEX pipes are present in a house, the bonding wire is typically connected from the panel to a gas line inside the house.



Typical Instalaltion



11: INTERIOR

		ACC	NP/NI	MON	REP	EVAL
11.1	Walls and ceilings				X	
11.2	Floor finishes	X				
11.3	Doors	X				
11.4	Windows Interior				X	
11.5	Staircase/Railing				X	
11.6	Central Vacuum		X			
11.7	Cabinets and Counters	X				
11.8	Patio Door	X				
11.9	Ventilators	X				
11.10	Dryer Vent	X				

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Information

Floor finishes: No material deficiencies noted

Furniture and personal belongings may limit the inspection.

Doors: No major system safety or Cabinets and Counters: No function concerns noted at time of inspection

Patio Door: The patio door was functional during the inspection

Ventilators: The ventilators were operational



Central Vacuum: Central Vacuum

Rough in Present

Inspection of Central Vacuum units is beyond the Standards of Practice and the scope of this inspection. The Central Vacuum equipment are removable and therefore not considered to be part of the house components.



Dryer Vent: The dryer vent is directed to the exterior of the house

The dryer vent requires frequent cleaning due to lint built up. Not cleaning the dryer vent could be a potential fire hazard.

Observations

11.1.1 Walls and ceilings

 CPG or OBC Related Items

1 YEAR/PDI - DRYWALL SURFACE BLEMISHES

INCLUDES NAIL/SCREW POPS, BLISTERS IN TAPED JOINTS, TROWEL MARKS, EXCESS JOINT COMPOUND AND DENTS OR GOUGES

TCPG Paragraph: 9.6

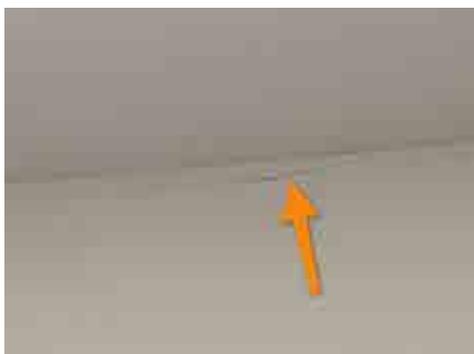
Interior finished drywall (excluding garages and unfinished areas) shall be free from damage (dents and gouges) at the time of the PDI and be installed according to the Building Code. Blemishes readily noticeable when viewed under normal lighting conditions from a normal viewing position 1,800 mm perpendicular distance from the wall surface are unacceptable.

Warranty

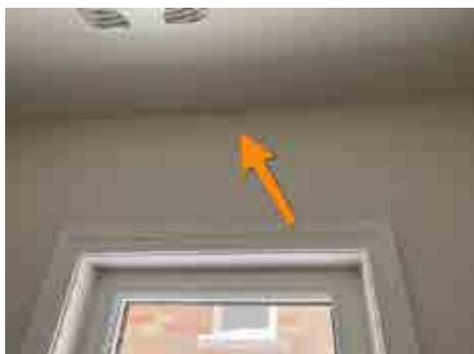
One-Year - Work and Materials.

Nail pops resulting from normal shrinkage of materials due to drying after construction are excluded from the statutory warranty.

Damaged areas of drywall not recorded on the PDI Form are excluded from the statutory warranty unless the homeowner is able to establish that the damage was caused by the builder.



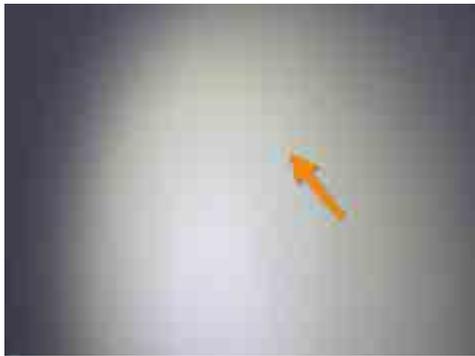
Powder Room



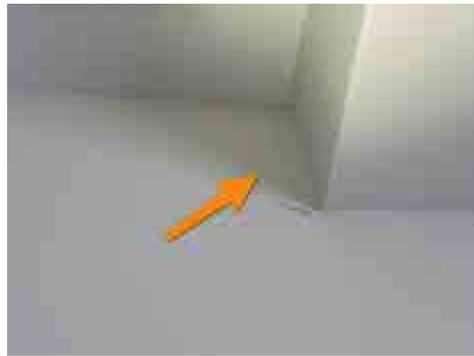
Powder Room



Main floor inside closet



Main floor hallway beside closet



Living Room



Family Room



Top of stairs.



Stairwell



Stairwell

11.4.1 Windows Interior

1 YEAR - MALFUNCTION OF WINDOWS

BASEMENT

TCPG Paragraph: 3.3

Windows shall be installed to operate with reasonable ease.

Warranty

One-Year - Work and Materials.

Damage resulting from improper maintenance, or alterations, deletions or additions made by the homeowner is not covered by the statutory warranty.



Basement



Basement



Basement



Basement

11.5.1 Staircase/Railing

CPG or OBC Related Items

1 YEAR - NAIL HEADS AND FASTENERS ARE NOT PROPERLY SET OR FILLED

TCPG Paragraph: 10.16

Nailheads and fasteners shall not protrude above the surface. Where nailheads and fasteners have been set below the surface they shall be filled with compatible filler unless designed otherwise. Filler may be noticeable under normal lighting conditions.

Warranty

One-Year - Work and Materials



11.5.2 Staircase/Railing

CPG or OBC Related Items

UNFISHED AND ROUGH HANDRAIL

The top and bottom stairwells are not finished or stained, Recommend fixing all nicks, unfilled holes, sanding leftover wood filler, sand and finishing all wood sections of stairwells in the home.



12: INSULATION

		ACC	NP/NI	MON	REP	EVAL
12.1	Basement Insulation	X				
12.2	House Insulation	X				
12.3	Attic Insulation	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Basement Insulation:Insulation Rating

R20 Fiberglass Blanket Insulation

Basement Insulation:No material deficiencies noted



Attic Insulation:Attic insulation rating

R 60 Blown Insulation. The R Value is based on the label installed by the builder.

House Insulation:Exterior wall insulation

Insulation at the exterior walls is not visible. Thermal Imaging technology is used to detect any issues. Thermal Imaging does not show any substantial cold/hot spots.

Attic Insulation:No material deficiencies noted



13: HEATING SYSTEM

		ACC	NP/NI	MON	REP	EVAL
13.1	Heating System Operation	X				
13.2	Furnace Venting and Combustion air	X				
13.3	Distribution	X				
13.4	Thermostat	X				
13.5	Safety Devices	X				
13.6	Condensate Removal				X	
13.7	Filter				X	
13.8	Humidifier		X			
13.9	HRV System	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Manufacturing Year

2021

BTU Rating

60000

Fuel type

Natural Gas

Furnace Venting and Combustion air: Furnace Venting and Combustion air

Indoor Combustion Air

Thermostat: Functional at the time of inspection

Thermostats are not checked for calibration or timed functions.

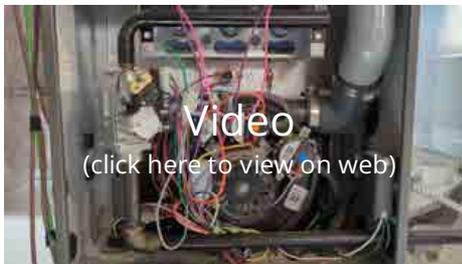
Humidifier: Humidifier Type

Not Present



Heating System Operation: No material deficiencies noted

Regular maintenance of the HVAC equipment will prolong their life.



Furnace Venting and Combustion air: No material deficiencies noted

Client should ensure that the vent pipe is always unobstructed and never damaged or altered.

Distribution: Central Air heating/cooling

At the time of the inspection, all appeared to be functioning and in serviceable condition.

Safety Devices: Emergency shut off switch is present

The Emergency switch is not to be used for operating the Unit, but only in case of emergencies.



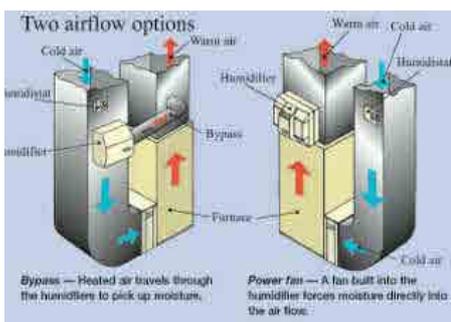
Filter: Filter installation and maintenance

Disposable filters should be replaced every 3 months. Ensure that the arrow on the filter is facing towards the furnace (Air Flow). High MERV rating filters are recommended.



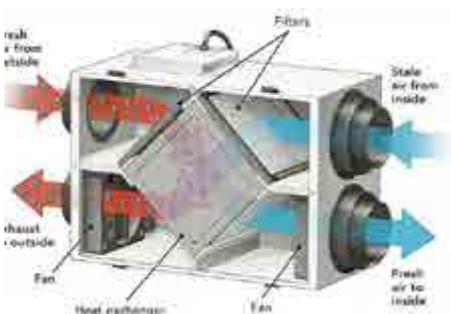
Humidifier: Humidifier is not installed as it is not a requirement

Humidifiers help to balance the humidity in the house in the winter months. We advise to install a humidifier.



HRV System: No material deficiencies noted

HRV systems require regular cleaning and maintenance.



Observations

13.6.1 Condensate Removal

LEAKING NOTED ON THE DRAIN CONNECTION

Repair needed.





13.7.1 Filter

THE FURNACE FILTER IS DIRTY

Replacment is needed.

 Improvement / Recommendation



14: APPLIANCES

		ACC	NP/NI	MON	REP	EVAL
14.1	Built in Dishwasher		X			
14.2	Oven/Stove		X			
14.3	Refrigeration		X			
14.4	Laundry		X			

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Limitations

Built in Dishwasher

APPLIANCES ARE NOT INSTALLED

Recommend testing once plumbing and electrical are installed.



Oven/Stove

THE STOVE IS NOT INSTALLED/PLUGGED IN

Recommend testing once plugged in and installed



Refrigeration

THE REFRIGERATOR WAS NOT PLUGGED IN TO ITS RECEPTACLE THEREFORE IT WAS NOT INSPECTED

Receptacle tested fine for the fridge, recommend testing fridge once plugged in.



Laundry

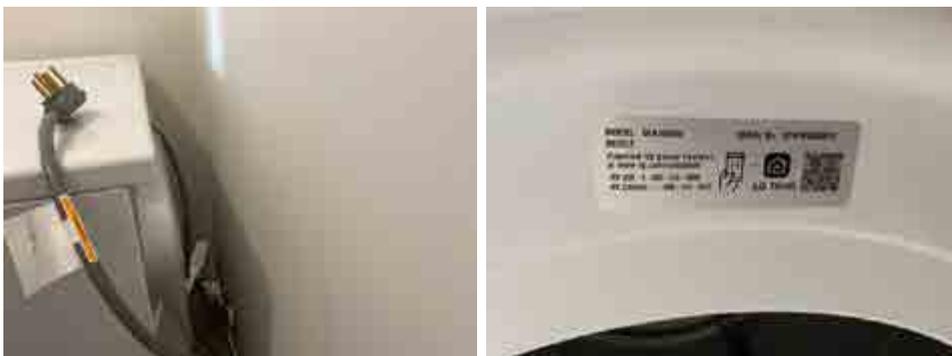
THE WASHER WAS DISCONNECTED AT THE TIME OF THE INSPECTION

Please note the shipping bolts are still installed at the time of the inspection. Review manufacture instructions, remove bolts and test once installed.



Laundry

THE DRYER WAS DISCONNECTED AT THE TIME OF THE INSPECTION



15: SMOKE AND CO ALARMS

		ACC	NP/NI	MON	REP	EVAL
15.1	Smoke Alarms	X				
15.2	Carbon Monoxide Alarms	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Smoke Alarms: Operational at the time of the inspection

Current code requires one smoke alarm on every floor and outside bedrooms and inside the bedrooms. Unit must have audio and visual alarms. Battery operated devices should be installed as a back up and batteries changed every six months. Test the devices on a monthly basis to ensure that they are operational. Smoke Detectors should be replaced every 8 to 10 years or as per Manufacturer's specifications.



Basement



Front bedroom



Side bedroom



Side bedroom



Primary Bedroom

Carbon Monoxide Alarms: CO Alarm is installed and operational

By law, every house with an attached garage, fireplace and fuel burning appliances is required to have a CO alarm outside the sleeping areas of the home. CO Alarms should be replaced every 6 to 8 Years, or as per Manufacturer's specifications.



2nd Floor Hallway

16: ATTIC

		ACC	NP/NI	MON	REP	EVAL
16.1	Framing				X	
16.2	Sheathing	X				
16.3	Exhaust Ducts	X				
16.4	Vapour Barrier		X			
16.5	Ventilation	X				
16.6	Moisture Penetration	X				

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Access location

Primary bedroom Closet

Inspection method

From the attic hatch

Exhaust Ducts: No Material

Deficiencies noted

Ventilation: The ventilation is adequate

Sheathing: No Material Deficiencies noted



Moisture Penetration: No Moisture Penetration

At the time of the inspection there was no evidence of moisture penetration.

Limitations

Inspection

THE INSPECTOR DID NOT ENTER THE ATTIC

So as not to disturb the insulation.

Vapour Barrier

CANNOT INSPECT DUE TO THE INSULATION COVERING IT

Observations

16.1.1 Framing

2 YEAR - ROOF TRUSSES RIDGES OR RAFTERS ARE BOWED

OVER THE ATTIC HATCH

TCPG Paragraph 5.1

Roof framing members shall be sized and installed in accordance with the Building Code.

Warranty

One-Year - Work and Materials.

Two-Year - Ontario Building Code Health & Safety Violations.

Damage resulting from improper maintenance or additions, deletions or alterations made by the homeowner is excluded from the statutory warranty.



CPG or OBC Related Items



17: INDOOR ENVIRONMENT

		ACC	NP/NI	MON	REP	EVAL
17.1	Indoor Air Quality		X			
17.2	Pest and animal activity	X				
17.3	Radon		X			

ACC = Acceptable NP/NI = Not Present/Not Inspected MON = Monitor REP = Repair/Replace EVAL = Evaluate

Information

Indoor Air Quality: Health Canada Recommendations

Health Canada has identified Air contaminants or pollutants that are present in the air and can put your health at risk.

People that are more vulnerable to the health effects of air pollution include:

1. Children
2. Pregnant women
3. The elderly
4. Those with heart and lung conditions

Please visit <https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants.html> for more details on this subject.

Our company offers Air quality assessments and Air Quality Testing. Please call your inspector for further information or to book.

****General Recommendations and guidelines****

1. Health Canada Recommended Long Term Exposure for HCHO (Formaldehyde): 50mg/m³ on 8 hr average
2. Canadian Ambient Air Quality Standard for PM 2.5: Less than 28mg/m³ in a 24 hr period
3. World Health Organization Guidelines: PM10 not exceed 50mg/m³ in a 24 hr period



Air Quality Index (AQI) Values	Levels of Health Concern
<i>When the AQI is in this range:</i>	<i>...air quality conditions are:</i>
0 to 50	Good
51 to 100	Moderate
101 to 150	Unhealthy for Sensitive Groups
151 to 200	Unhealthy
201 to 300	Very Unhealthy
301 to 500	Hazardous

Indoor Air Quality: Air Quality Survey not conducted

An Air Quality Survey was not conducted as it was not requested by the client.

Pest and animal activity: No activity noted

The inspector does not perform specific or specialized tests to determine the presence of rodents, animals or insects, as it is beyond the scope of this inspection. If there is evidence of such issues, the inspector will make the client aware as a courtesy. The client is advised that pest control should be done in every home as a preventative measure.

Radon: What is Radon?

Radon mitigation is covered under the Tarion Warranty Program for up to 7 years.

<https://www.tarion.com/homeowners/your-warranty-coverage/radon-and-your-warranty>

"Radon is a radioactive gas that comes from the breakdown of uranium in soil and rock. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces, like homes, it can accumulate to high levels and become a risk to the health of you and your family." (Source: Health Canada)

When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces, like homes, it can accumulate to high levels and become a risk to the health of you and your family.



Radon: Radon Testing not conducted

Radon testing was not conducted at this property. A radon test cannot be done during a short inspection appointment. If your property is located in the Green or Brown areas in the map below, we recommend having a Short Term or Long Term Test done after you move into the house. For information about Radon please visit the Health Canada Website at:

https://www.canada.ca/content/dam/hc-sc/migration/hc-sc/ewh-semt/alt_formats/pdf/pubs/radiation/radon_canadians-canadiens/radon_canadians-canadien-eng.pdf



18: CONCLUSION

Information

Conclusion

GENERAL INFORMATION:

We are proud of the service we provide, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our client. It is not transferable to other people. Thank you for taking the time to read this report, and call us if you have any questions. We aim always attempting to improve the quality of our service and our report.

NOTE:

If you're reading this report but did not hire us, the Inspection Services Group, to perform the original inspection, please note that our liability is LIMITED to our client

A SNAPSHOT IN TIME:

This report shows the condition of the house, ON THE DAY OF THE INSPECTION. Please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. We do not have control of what happens in a home after the inspection date.

Thank you!

Inspection Services Group