

GENERAL DESCRIPTION:

Inspection and this Report, which is carried out at the Client's request, is intended to help the Client determine the general overall condition of the property. This Report should be read in its entirety to put the Inspection, its terminology, and its limitations in proper perspective.

The inspection is conducted according to the Standards of Practice of the Canadian Association of Home Inspectors. It is not a building code or by-law compliance inspection Report.

The overall condition of the home is based on typical repairs and recommended for buildings of similar age. ***A minimum of 2% - 3% of the value of the building should be set aside for unforeseen repairs, beyond what is mentioned in this report.***

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. OFS Home Inspection 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.



The property inspected was a two-story, wood-framed building with brick veneer and vinyl siding. It was unoccupied during the inspection.

The approximate temperature at the time of the inspection was 24 to 30 degrees Celsius, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyers and their agent were present during the inspection.

The home was situated on a level lot. The general grade around the home appeared to direct rainwater away from the foundation. The home's age, as reported by the buyer's agent and indicated by the tags in the home, was 8 years (built in 2018).

There were no major visual defects on the visible portions of the siding and exterior.

There was a patio stone leading to a concrete porch and stoop at the front of the residence. No significant visible defects were observed in the walkway, porch, or stoop.

There was an asphalt driveway at the front of the residence, which provided access to the attached garage. No significant visual defects were observed in the driveway.



The brick mortar has cracked at the upper window area due to settlement. *It is recommended that it be repointed.*



The exterior caulking is cracked and missing at the A/C line, the eaves trough on the right-hand side of the home, and the metal roof flashing at the front above the porch. *We recommend sealing these areas to prevent potential moisture problems in the future.*



The dryer vent exhaust and the HRV intake are dirty and *require cleaning.*

GARAGE:



The attached garage was designed for two cars, with access via one overhead door. The electric garage door opener was tested and found to be functional. Stored items obscured some areas of the garage floor and walls. The concrete garage floor was in fair condition with minimal settlement cracking. No major visual defects were observed in the garage or the door mechanisms.

ROOF STRUCTURE:



The roof featured a gable and hip design that was covered with asphalt and fiberglass shingles. An inspection of the roof surfaces and flashing was conducted from ground level utilizing a drone, as well as through careful traversal on the roof. According to the buyer's agent, the roof covering was approximately 8 years old. At the time of inspection, the roof comprised a single layer of shingles.



There was no curling and little surface wear observed on the visible portion of the roof shingles at the time of the inspection. These conditions indicate that the roof shingles were in the first half of their useful life. Architectural shingles have an approximate lifespan of 25 years or more.

This visual roof inspection does not constitute a warranty or an estimate of the remaining lifespan of the roof. It is essential that any roof metal components, particularly the flashing and valleys, are maintained with a high-quality paint specifically designed for such use. No significant visual defects were identified on the exterior of the roof.



Debris is present within the eave area at the lower front section of the residence, which may necessitate cleaning. **It is advisable to have it cleaned.**



The roof drainage system consisted of aluminum gutters and downspouts, which appeared functional but needed cleaning at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure.

No major visual defects were observed on the visible portions of the gutters or downspouts.

FOUNDATION:



The foundation was constructed of poured concrete. A single inspection cannot determine whether foundation movement has ceased.

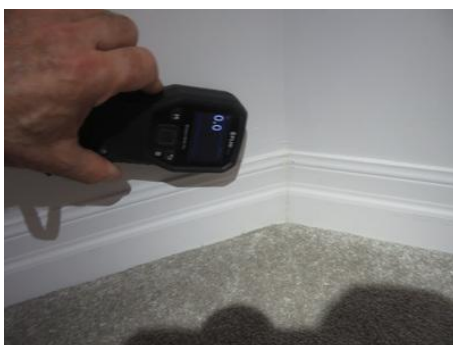
Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

BASEMENT: (LOWER LEVEL)

The entire basement was partially completed, comprising a bedroom, a bathroom, and a living area, and housing the following mechanical systems: a furnace and a water heater.



The absence of a supply air vent for the bathroom may result in a temperature discrepancy compared to the rest of the residence. **It is advisable to install a supply air register in the room.**



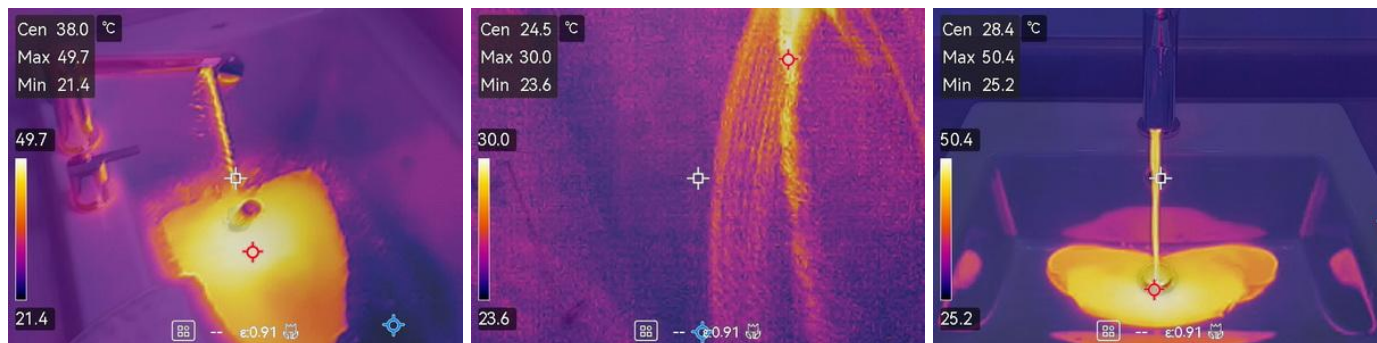
The basement was dry at the time of the inspection. Due to its below-grade location, there exists a potential vulnerability to moisture penetration following heavy rains. No significant visual defects were observed in the basement.

FLOOR STRUCTURE:

The visible floor structure comprised OSB or a similar material and a plywood subfloor, supported by two-inch by ten-inch wooden joists spaced sixteen inches on center. Due to the partial finishing of the basement, it was not feasible to ascertain the materials and design of the overall floor structure and subfloor, as well as the locations and materials of supplementary beams and posts intended for load-bearing support.

There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:



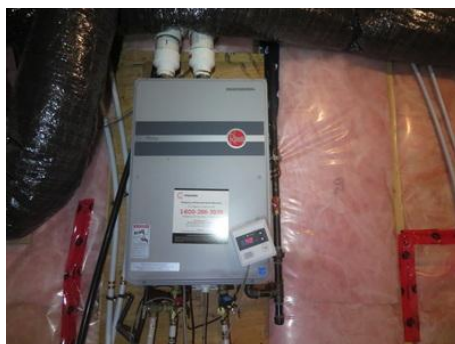
The visible water supply lines throughout the home were PEX pipes. The water was supplied by a public water supply. The visible waste lines consisted of ABS plastic pipe. The home was connected to a public sewer system. All plumbing fixtures permanently attached to a household appliance were operated and inspected for visible leaks. OFS Home Inspection does not use the volume of water required to test the overflow devices in bathtubs and sinks.

Water flow throughout the home was average. Water pressure at the ensuite tub was tested and found to be 40 to 50 pounds per square inch.



The water meter was located in the basement. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

The gas meter was located on the left exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odour of gas detected at the time of the inspection.



There was a tankless natural gas-powered vented water heater located in the basement. The water heater was manufactured by Rheem. Information on the water heater indicated that it was manufactured 8 years ago.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

ELECTRIC SERVICE:



The underground electric service wire entered the residence on the right sidewall. The electric meter was positioned on the exterior wall. The service wire connected to a Home Line Center service panel, situated on the basement wall, with a rated capacity of 100 amps and 120/240 volts. The branch circuits within the panel were constructed of copper. These branch circuits and the associated circuit breakers appeared to be properly matched. The visible house wiring primarily consisted of the newer Romex type and appeared to be in adequate condition.

A representative sample of installed lighting fixtures, switches, and receptacles throughout the residence was inspected and found to be operational. The grounding and polarity of receptacles within 1 meter of plumbing fixtures, as well as those connected to ground fault circuit interrupters (GFCIs), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. Circuits protected by GFCIs were identified within the bathroom(s). The GFCIs present and tested were confirmed to be functional. Any GFCI found to be non-functional should be replaced with a proper, operational GFCI.

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

SMOKE ALARMS:



All smoke detectors are functioning throughout the residence, except for the one in the front bedroom which does not meet code. **Replacing this detector is recommended.**

Functional electrical smoke alarms were installed in the residence. For safety reasons, it is recommended that smoke alarms be installed on all levels of the house and tested upon occupancy. Batteries, if present, should be replaced with new ones upon moving in, and **the alarms should be tested monthly thereafter.**

WINDOWS, DOORS, WALLS AND CEILINGS:



A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, in casement and slider styles, with insulated glass.

The exterior door locks should be replaced or rekeyed upon occupancy. Potential problem areas may not be identified if the windows or doors have recently been painted. No significant defects were observed in the windows or doors.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

FIRST LEVEL:

The first level comprises the foyer, kitchen, living room, dining room, and powder room. OFS Home Inspection conducts inspections solely to identify evidence of structural failure and safety issues. The cosmetic condition of paint, wall coverings, carpeting, window coverings, and similar elements is not within the scope of this inspection. No significant visual defects were observed on the first level.

The observable sections of the cabinets and countertops were in satisfactory condition. The appliances were powered on solely to assess their operational functionality. No warranty, either express or implied, is provided regarding the ongoing operational integrity of the appliances or their components. The kitchen included the following appliances:

The electric free-standing range was inspected and appeared to be operational. The accuracy of the clock, timers, and oven settings is not within the scope of this inspection.

The vented range hood was inspected and did appear to be functional. The exhaust capacity is

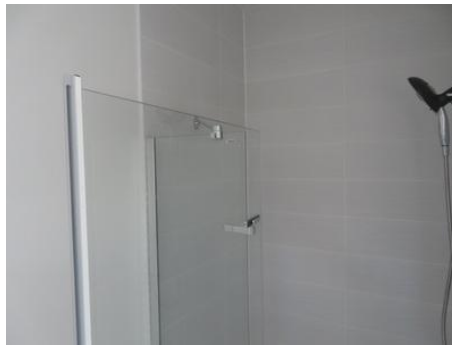
not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The refrigerator was inspected and did appear to be functional. The temperature setting and ice maker are not within the scope of the inspection.

The dishwasher was observed throughout a complete cycle and appeared operational when configured for the "wash" and "drain" cycles.

SECOND LEVEL:

The second level of the home consisted of three bedrooms, a laundry room and two full bathrooms.



The ensuite shower door is insecurely fitted and not properly secured. This poses a risk of the shower door falling and breaking. **It is recommended that it be repaired promptly.**

No major visual defects were observed on the second level.

FIREPLACE:

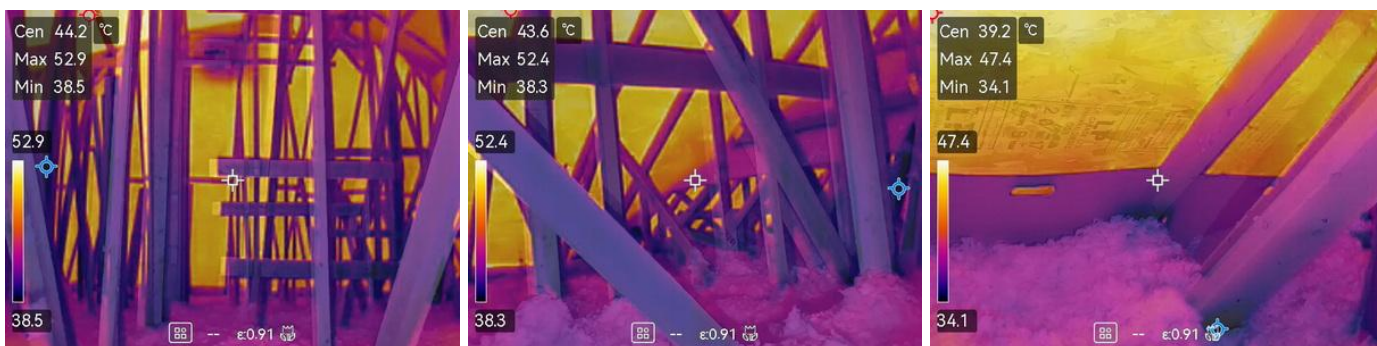


There was one gas fireplace in the residence, which was tested and verified operational at the time of inspection.

ATTIC STRUCTURE:



The attic was accessed through a hatch in the 2nd floor closet. The attic above the living space was insulated with loose-fill insulation, approximately 15 to 20 inches in depth. 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 OSB (waferboard) sheathing.



Due to the configuration of the trusses and framing, which restricted access, it was not feasible to inspect all sections of the attic. No visible moisture was observed within the attic space. However, the lack of visible moisture indicators does not definitively confirm the absence of roof leaks. The most reliable method to confirm the absence of leaks is to inspect the underside of the roof during significant rainfall.

No major visual defects were detected in either the attic or the roof structure.

HVAC INSPECTION REPORT:

The heating and ventilating systems were inspected by a master inspector. Annual maintenance of the heating equipment is essential for ensuring safe and efficient operation, thereby maximizing the system's useful lifespan.



The results of our visual and operational inspection of the heating system are detailed below. We recommend periodic preventive maintenance to ensure the unit continues to function properly. The residence was heated by an 8-year-old high-efficiency forced-air furnace powered by natural gas, located in the property's basement.

Without removing the burners to gain full access, and given the limited view of the heat exchanger, a thorough inspection is not possible.

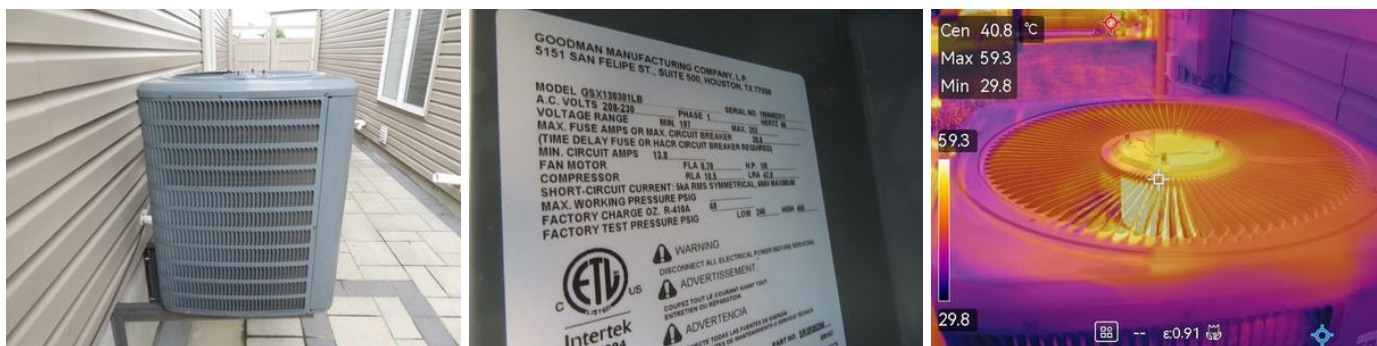


There is visible condensation previously leaked inside the furnace box, but it is not currently leaking as it has dried out. **Monitoring is recommended.**

The estimated lifespan of gas furnaces is approximately 17 to 20 years. It is recommended that an inspection be conducted by a licensed gas technician prior to occupancy.

The heating system was found to be functional.

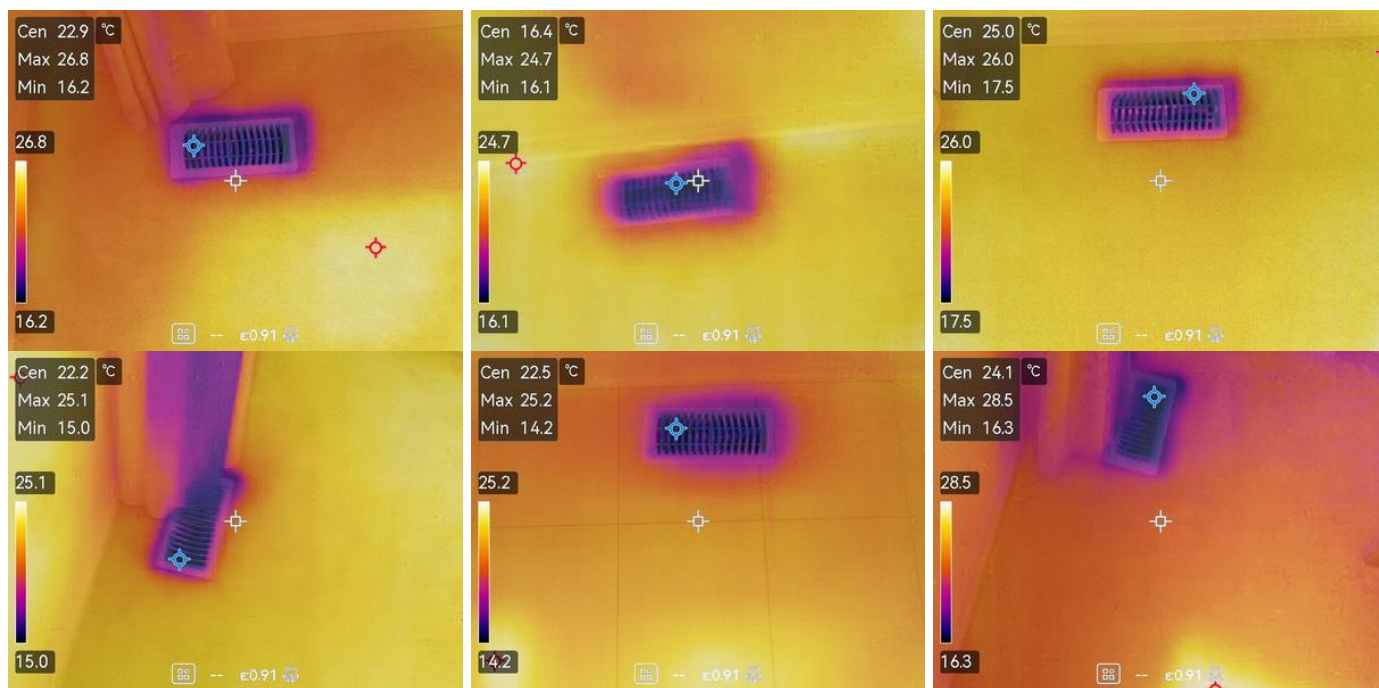
AIR CONDITIONER:



The electric outdoor air conditioner condensing unit is located on the side of the home. This unit is approximately *8 years old*. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The estimated lifespan of an air conditioning unit is approximately 12 to 15 years. It is advisable to have an inspection conducted by a licensed HVAC technician prior to occupancy.

DUCTWORK:

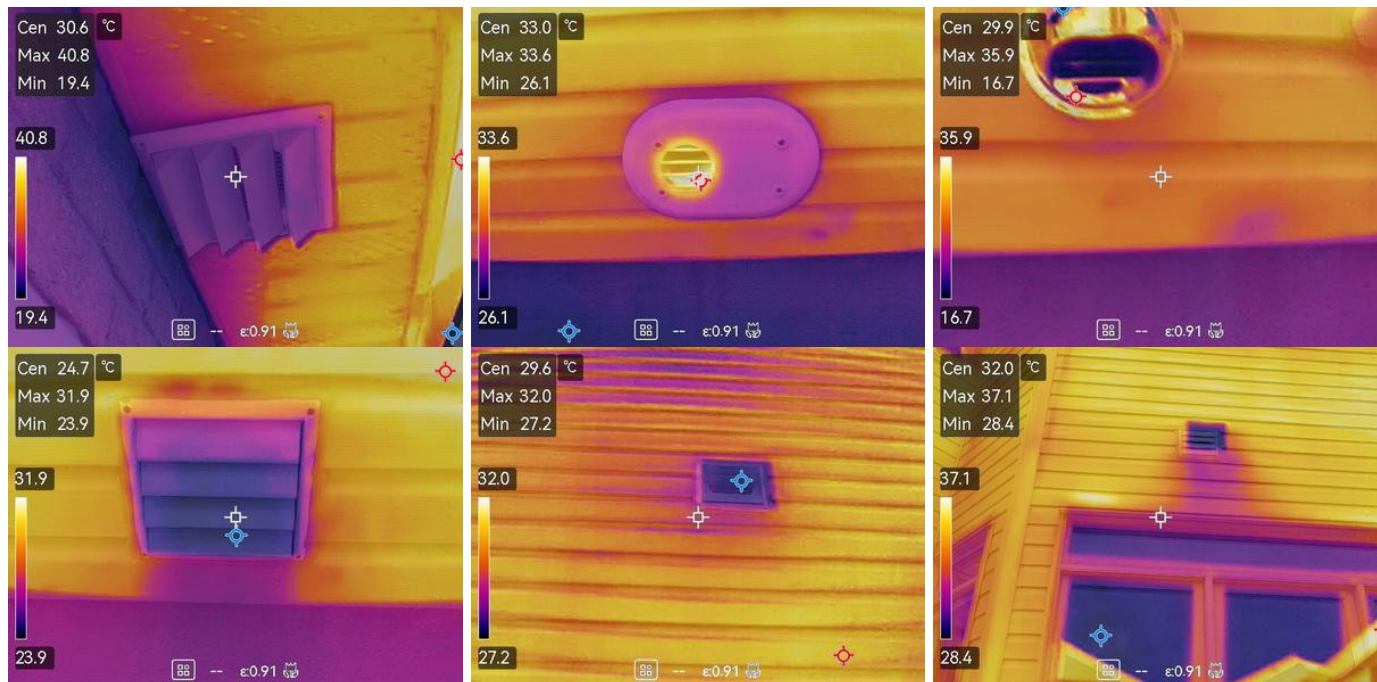


Airflow throughout the house may be balanced by adjusting dampers in supply ducts or by adjusting supply registers. Proper air returns should be located throughout the air-conditioned living spaces. *We do not determine the adequacy of the air-distribution and air-handling systems.*

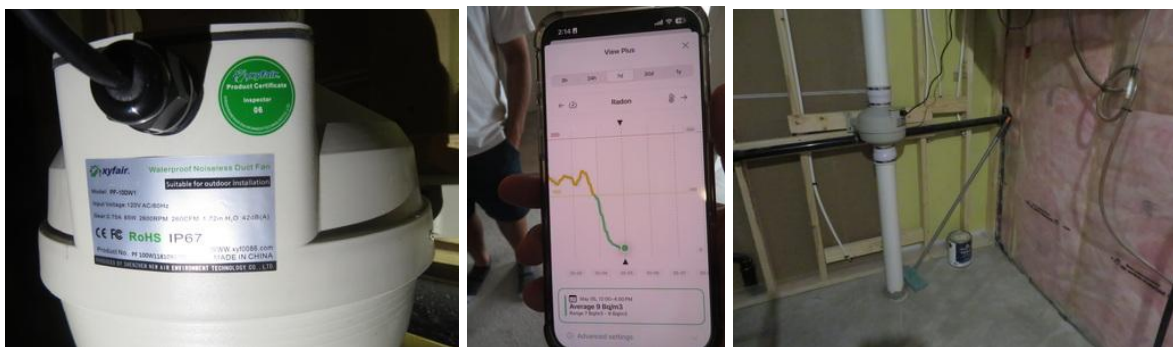
Ductwork should be cleaned every 3 to 5 years as part of normal home maintenance. In multi-level homes, there will be normal temperature variations from room to room and level-to-level, which is most noticeable during the heating and/or cooling seasons.



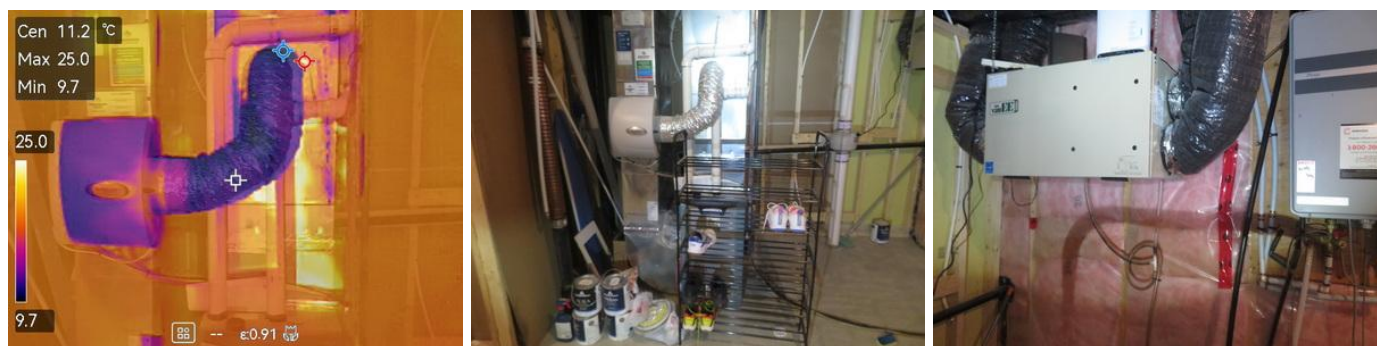
The air register situated in the bedroom on the middle left-hand side is not providing airflow to the room. In the absence of adequate ventilation, the temperature within this room may differ from that of the remaining areas of the residence. **It is advisable that this issue be addressed promptly.**



All exterior vents, accessible from inside the home, were tested and found to be operational at the time of inspection.



The radon gas exhaust was working at the time of inspection.



The HRV and humidifier was working at the time of inspection

FILTER TYPE:

The disposable filter should be replaced regularly to maintain the system's efficiency. The efficiency rating is not within the scope of this inspection.



The furnace filter is significantly dirty and damaged, and **it is advised to have it replaced.**

CONTROLS:



The control for the heating and air conditioning system was a 24-volt programmable thermostat located on the hallway wall of the home. The thermostat, manufactured by Ecobee, was found to be in working order.