

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 and Tarion guidelines and the CPG. 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 occupied during the inspection.

The approximate temperature at the time of the inspection was 25 to 30 degrees Celsius, and the weather was sunny and clear. The utilities were on at the time of the inspection. The homeowners were present during the inspection.

EXTERIOR

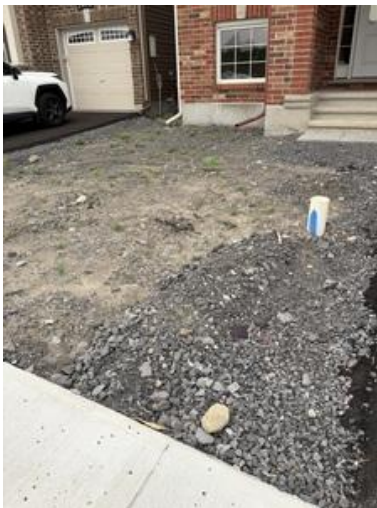


1. The dryer exhaust conduit is disconnected from the exhaust vent cover, as evidenced by thermal imaging. The heat source is located to the left of the vent cover.



2. There is physical damage to the siding on the left-hand side of the residence adjacent to the hydro meter. The homeowner has not relocated any

items to the sides or the rear of the property.



3. The landscaping at the front and rear of the home is incomplete.



4. The metal fins around the A/C unit are dented. Repair is required for the A/C unit to operate efficiently.



5. There are 3 inches of insulation missing around the exterior A/C refrigerant line.



6. The weather stripping on the left side of the patio door lock has deteriorated.



7. Visible foundation membranes require covering as they lack UV stabilization.



8. There are noticeable holes in the metal flashing beneath the patio door. It appears that a deck was previously attached to it, which has now been

removed. Repair is required.



9. The exhaust on the left-hand side necessitates the installation of a damper or a mesh screen to prevent pests from entering the

residence.



10. The metal flashing on the second floor, situated on the right-hand side of the residence, is insecure due to its overhanging position.



11. The air intake for the Heat Recovery Ventilation (HRV) unit is fitted with a

damper. The purpose of the damper is to prevent air from entering the HRV unit, which must be removed.



12. Both sides of the upper roof at the back of the home are missing 10 feet of valley

flashing.

INTERIOR



13. There is an absence of caulking between the shower wall tiles and the shower base in the ensuite.



14. The window screen is absent in the ensuite.



15. The powder room's exhaust fan is rated for 100 cfm but struggles to support even a piece of toilet paper. There might be a blockage or

the fan could be defective.



16. Visible mould is present in the attic beneath the area where the metal valley has not been installed.



17. The cold air return fails to facilitate air suction in the bedroom located at the middle right-hand side.



18. The excessive poly surrounding the attic hatch necessitates trimming to ensure proper closure of the hatch.



19. The insect screens are absent in the principal bedroom.



20. The HRV controller ought to be installed within the living area adjacent to the thermostat. Presently, it is positioned in the basement.

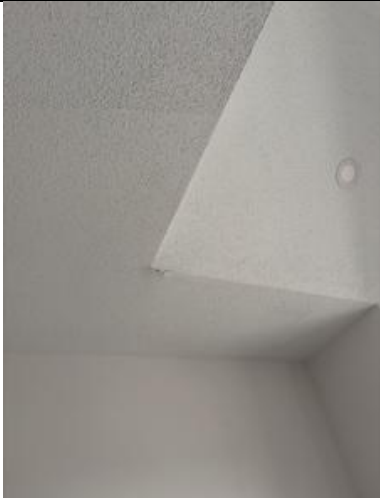


21. A workmanship defect has been identified on the hardwood transition strip between the primary bedroom and the hallway, resulting in

movement and squeaking. Repair procedures necessitate the use of nailing and adhesive application, in accordance with the hardwood manufacturer's specifications.



22. The en-suite exhaust fan does not provide any suction; furthermore, it appears that it does not terminate on the exterior side of the residence.

	23. There is a water leak on the ceiling in the front right-hand side bedroom.	24. The insulated blanket in the basement was cut open to perform an injection to the foundation and has not been resealed. 25. The insulation in the attic has been compressed and walked on, and it requires replenishment. During the inspection, the inspector was walking on the trusses and bracing.
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Deficiencies

1. The dryer exhaust conduit is disconnected from the exhaust vent cover, as evidenced by thermal imaging. The heat source is located to the left of the vent cover.
2. There is physical damage to the siding on the left-hand side of the residence adjacent to the hydro meter. The homeowner has not relocated any items to the sides or the rear of the property.
3. The landscaping at the front and rear of the home is incomplete.
4. The metal fins around the A/C unit are dented. Repair is required for the A/C unit to operate efficiently.
5. There are 3 inches of insulation missing around the exterior A/C refrigerant line.
6. The weather stripping on the left side of the patio door lock has deteriorated.
7. Visible foundation membranes require covering as they lack UV stabilization.
8. There are noticeable holes in the metal flashing beneath the patio door. It appears that a deck was previously attached to it, which has now been removed. Repair is required.
9. The exhaust on the left-hand side necessitates the installation of a damper or a mesh screen to prevent pests from entering the residence.
10. The metal flashing on the second floor, situated on the right-hand side of the residence, is insecure due to its overhanging position.
11. The air intake for the Heat Recovery Ventilation (HRV) unit is fitted with a damper. The purpose of the damper is to prevent air from entering the HRV unit, which must be removed.
12. Both sides of the upper roof at the back of the home are missing 10 feet of valley flashing.
13. There is an absence of caulking between the shower wall tiles and the shower base in the ensuite.
14. The window screen is absent in the ensuite.
15. The powder room's exhaust fan is rated for 100 cfm but struggles to support even a piece of toilet paper. There might be a blockage or the fan could be defective.

16. Visible mould is present in the attic beneath the area where the metal valley has not been installed.
17. The cold air return fails to facilitate air suction in the bedroom located at the middle right-hand side.
18. The excessive poly surrounding the attic hatch necessitates trimming to ensure proper closure of the hatch.
19. The insect screens are absent in the principal bedroom.
20. The HRV controller ought to be installed within the living area adjacent to the thermostat. Presently, it is positioned in the basement.
21. A workmanship defect has been identified on the hardwood transition strip between the primary bedroom and the hallway, resulting in movement and squeaking. Repair procedures necessitate the use of nailing and adhesive application, in accordance with the hardwood manufacturer's specifications.
22. The en-suite exhaust fan does not provide any suction; furthermore, it appears that it does not terminate on the exterior side of the residence.
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24. The insulated blanket in the basement was cut open to perform an injection to the foundation and has not been resealed.
25. The insulation in the attic has been compressed and walked on, and it requires replenishment. During the inspection, the inspector was walking on the trusses and bracing.