



Blue Lion Home Inspections Inc.

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Inspector: **Max Gruenfeld**

InterNACHI ID # 15120107



Property Inspection Report

Client(s): **Mr & Mrs Home Buyer**

Property address: **123 Anywhere Street
Toronto, ON**

Inspection date: **Wednesday, February 3, 2021**

This report published on Thursday, February 11, 2021 11:46:35 AM EST

Thank you very much for choosing Blue Lion Home Inspections Inc. to perform your home inspection.

This inspection was performed in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) which can be found online at <http://www.nachi.org/sop>

The following pages are your home inspection report. Please read the entire report carefully and contact us with any questions.

SCOPE:

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling and to put you in a better position to make an informed real estate decision. The inspection is based on the observation of the visible, readily accessible and apparent condition of the structure and its components on the day of said inspection. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a home inspection. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behaviour and cannot be responsible for things that occur after the inspection, and as such, unexpected repairs should still be anticipated. We encourage you to read the standards of practice so that you clearly understand what things are included in the home inspection and report. **This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

WHAT REALLY MATTERS IN A HOME INSPECTION:

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damage caused by termite infestation, for example.
4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected.

Often a serious problem can be corrected inexpensively to protect both life and property. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Again, thank you for choosing us to perform your home inspection.

Blue Lion Home Inspections Inc.
www.bluelionhomeinspections.com

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a Safety Hazard
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Evaluate	Recommend Evaluation by a Specialist
Monitor	Recommend Monitoring in the Future
Serviceable	Item or component is in serviceable condition at time of inspection
Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Time Started: 10:00am

Time Finished: 12:45pm

Weather: Clear / Sunny

Temperature: Cold

Type of Building: Single Family, Detached

Occupied: Yes, Furnished

1) Safety, Comment - Mid-1980s & Older - Lead / Asbestos Warning:

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards.

Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist.

Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2) Comment - Wall & Floors Obscured:

Many areas and items at this property were obscured by furniture & stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items.

The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

3) Comment - Bedrooms - Not Inspected:

The bedrooms on the main floor were not inspected due to homeowner / tenant refusing entry for inspection into those rooms.

The bedrooms are excluded from this inspection

Roof

Inspection Method: Telescopic Camera Pole

Roof Type / Style: Gable

Material: Asphalt Shingles

Condition of Roof Surface Material: Appeared Serviceable At Time of Inspection

Gutter Material: Aluminum

Condition of Gutters, Downspouts and Extensions: Unable to fully Evaluate due to it being Filled with Snow At The Time Of Inspection

4) *Repair/Replace* - Missing Downspout Extensions:

- **Observation / Condition:** Extensions such as splash blocks or drain pipes for one or more downspouts were missing at the time of inspection.
- **Concern:** Water can accumulate around the building foundation and cause foundation / structural damage and basement flooding.
- **Recommendation:** A qualified person should install, replace or repair extensions as necessary so rainwater drains at least 6ft away from the structure.



Photo 4-1

5) *Repair/Maintain* - Downspouts Drain Near House:

- **Observation / Condition:** One or more downspouts were shown to drain too close to the home's foundation at the time of inspection.
- **Concern:** This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and possible basement flooding .
- **Recommendation:** A qualified roofing contractor should adjust downspout extensions to drain at least 6 feet from the foundation.



Photo 5-1

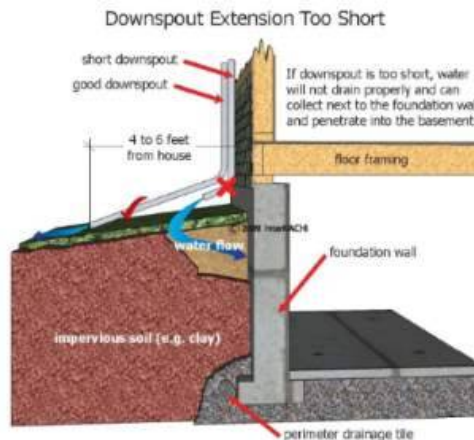


Photo 5-2

6) *Serviceable* - Roof Photos:



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4

7) - Home Maintenance Tip: Roof - Annual Maintenance:

- Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.
- Roof coverings are disposable and have to be replaced from time to time.
- We recommend an annual inspection by a qualified roofing contractor as part of a home maintenance plan.

Exterior & Grounds

Inspection Method: From Ground

Wall Structure: Wood frame

Exterior Wall Siding Material: Brick Veneer, Stone, Faux Stone Veneer

Condition of Eaves, Soffit and Fascia: Appeared Serviceable At Time of Inspection

Walkway / Driveway Material: Cobblestone, Concrete

Condition of the Walkways, Patios and Driveways: Appeared Serviceable At Time of Inspection

Condition of Exterior Entry Door: Appeared Serviceable At Time of Inspection

Exterior Stair Material: Tile

Condition of Stairs / Guardrail: Required Repairs, Replacement and/or Evaluation (see comment #10 below)

8) Major Defect, Repair/Replace - Major Deterioration, Foundation Failure:

Observation / Condition: Major cracks or areas with damage were found in the masonry (brick or stone) veneer and foundation at the time of inspection.

Concern: May indicate that settlement has occurred and/or that the foundation has failed.

Recommendation: A qualified contractor should repair the damaged masonry veneer to prevent water from entering wall cavities and causing mold, fungal rot or structural damage. Consult with a qualified engineer to determine if foundation repairs are needed, and/or if settlement is ongoing.

Any such repairs should be made by a qualified contractor. Such contractors and engineers may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4



Photo 8-5



Photo 8-6



Photo 8-7



Photo 8-8

9) **Repair/Replace** - Exhaust Duct End Caps - Missing:

- **Observation / Condition:** An exhaust duct end cap was missing at the time of inspection. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs.
- **Concern:** Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard.
- **Recommendation:** Recommend that a qualified person repair or replace caps as necessary.



Photo 9-1



Photo 9-2

10) Repair/Maintain - Stairs - Exterior Front Entrance - Damaged:

- **Observation / Condition:** Some of the stairs at the front entrance were broken and damaged.
- **Concern:** Trip / Fall Hazard. Can cause injury
- **Recommendation:** A contractor should repair



Photo 10-1

11) Monitor - Minor Cracking at Exterior:

- **Observation / Condition:** Siding showed cracking in one or more places at the time of inspection.
- **Concern:** This is a result of temperature changes, and typical as homes with stucco age.
- **Recommendation:** Recommend monitoring.

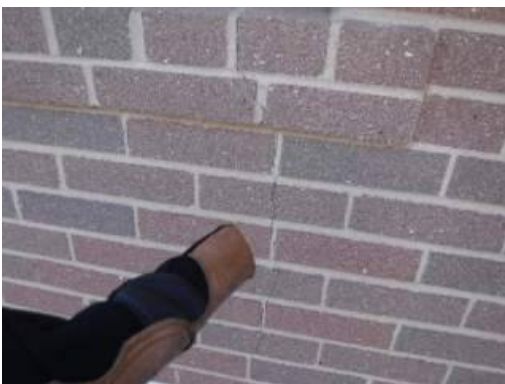


Photo 11-1

12) Comment - Home Maintenance Tip:

- Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components.
- Grading around the home should slope to drain water away from the foundation to help keep the basement dry.

- Painting and caulking should be well maintained.
- Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

Basement, Foundation, Crawlspace

Material: Poured in Place Concrete

Foundation Type: Finished Basement

13) *Repair/Maintain* - Minor Cracks:

- **Observation / Condition:** Minor cracking was found in the foundation at the time of inspection. These didn't appear to be a structural concern. This is common as concrete ages and shrinkage surface cracks are normal.
- **Recommendation:** Recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 13-1

14) - Home Maintenance Tip: Basement / Crawlspace Leakage

- Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions.
- Good maintenance of exterior grading, gutters and downspouts is critically important.
- For more details, please reference the Home Maintenance Manual provided to you.

Attic and Roof Structure

Roof Ventilation Type: Box Vents (roof jacks)

Insulation Material: None visible at time of inspection

Roof Ventilation Condition: Not Determined (inaccessible or obscured)

15) Comment - No Attic Visible:

- **Observation / Condition:** No accessible attic spaces were found at this property at the time of inspection. **The attic is excluded from this inspection.** The inspector attempts to locate attic access points and evaluate attic spaces where possible. When a home is occupied, such access points may be obscured by stored items or furnishings. Home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings.
- **Recommendation:** If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures and make repairs if needed.

Electrical

Primary Service Type: Underground (Service Lateral)

Service Entrance Conductor Material: Not Determined (components inaccessible or obscured)

Location of Meter: Exterior

Electric Service Condition: Appeared Serviceable At Time of Inspection

Service Voltage (volts): 120-240

Estimated Service Amperage: 200

Primary Service Panel Type: Circuit Breakers

Main Panel Manufacturer: Cutler Hammer

Location of Electrical Service Panel: Garage

Condition of Main Service Panel: Appeared Serviceable At Time of Inspection

Main Service Amperage Rating Appeared To Be: 200 Amps

Grounding / Bonding: Not Determined, Not Readily Apparent

Location of Main Service Disconnect: Breaker at Top of Main Service Panel

16) Safety, Repair/Replace, Evaluate - Missing GFCI Outlets:

Observation / Condition: Electric receptacles (outlets) at the kitchen / bathroom(s) / garage / exterior & basement had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present at the time of inspection.

Concern: If not GFCI-protected, outlets in wet areas pose a shock and fire hazard.

Recommendation: A licensed electrician should evaluate and install GFCI protection.

NOTE:

Although this condition may have been commonly considered safe or acceptable at the time the home was built, general knowledge of safe building practices has improved over time and is now required.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit: <http://www.reporthost.com/?GFCI>



Photo 16-1



Photo 16-2



Photo 16-3

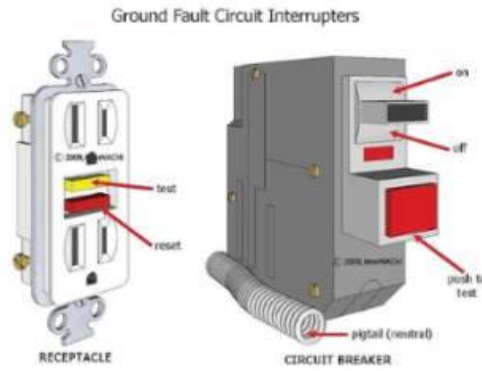


Photo 16-4

17) **Safety, Repair/Replace, Evaluate** - Missing AFCI Outlets:

Observation / Condition: Electric receptacles (outlets) throughout the home had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present at the time of inspection.

Concern: This is a safety hazard.

Recommendation: A licensed electrician should evaluate and install AFCI protection.

General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit: <http://www.reporhost.com/?AFCI>

18) **Safety, Repair/Replace, Evaluate** - Substandard Wiring Found:

- **Observation / Condition:** Substandard wiring was found at the [building exterior].
- **Concern:** This is a safety hazard.
- **Recommendation:** A licensed electrician should evaluate and repair as necessary and per standard building practices.



Photo 18-1

19) **Safety, Repair/Replace** - Frayed / Damaged / Deteriorated Wiring:

- **Observation / Condition:** Wiring and/or related components in the utility room by the water heater appeared to be frayed / damaged or deteriorated.
- **Concern:** This is a fire hazard.
- **Recommendation:** Recommend that a licensed electrician repair as necessary.



Photo 19-1

20) Repair/Replace, Evaluate - Main Electric Panel Not Opened:

- **Observation / Condition:** The inspector was unable to open and evaluate the main service panel(s) because it was located in a cabinet at the time of inspection without adequate working space.
- **Concern:** The condition of the panel(s) is unknown and is excluded from this inspection. Repairs may be needed.
- **Recommendation:** A licensed electrician should fully evaluate the main service panel and repair or replace as necessary.



Photo 20-1

21) Repair/Replace, Evaluate - No Power:

- **Observation / Condition:** One or more electric receptacles (outlets) at the exterior front entrance appeared to have no power at the time of inspection.
- **Recommendation:** Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a licensed electrician evaluate and repair.



Photo 21-1

22) Repair/Maintain, Evaluate - Legend Missing / Substandard:

- **Observation / Condition:** The legend for the circuit breakers in the main service panel(s) were illegible at the time of inspection.
- **Concern:** This is a safety / fire hazard in the event of an emergency when power needs to be turned off quickly.
- **Recommendation:** A licensed electrician should correct the legend so it's accurate, complete and legible.



Photo 22-1

23) - Home Maintenance Tip: Panel Labelling:

- Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience.
- Where the panel is already labelled, the labelling should be verified as correct.
- Do not rely on existing labelling.

24) - Home Maintenance Tip: GFCI Outlets

- These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

25) - Home Maintenance Tip: Smoke & Carbon Monoxide Detectors:

NOTE: The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection.

- **Smoke Detectors** are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors with new ones.
- **Carbon Monoxide Detectors** should be installed on every level of the home and in all bedrooms. Even if these are present when you move into the home, we recommend replacing the detectors with new ones.
- Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually.

Plumbing

Main Water Shut-Off Location: Basement

Supply Pipe Material: Copper

Condition of Plumbing Supply Lines: Appeared Serviceable At Time of Inspection

Drain / Waste Piping Material: ABS

Drain / Waste Pipe Condition: Required Repair, Replacement and/or Evaluation (see comments below)

Condition of Sinks and Related Plumbing Fixtures: Required Repair, Replacement and/or Evaluation (see comments below)

Condition of Toilets: Appeared Serviceable at Time of Inspection

26) *Repair/Replace, Evaluate* - Drain, Waste, Vent Pipe - Leaking:

- **Observation / Condition:** A drain waste pipe in the kitchen was leaking at the time of inspection.
- **Concern:** Can cause further damage and possible mold growth.
- **Recommendation:** A licensed plumber should repair or replace.



Photo 26-1



Photo 26-2

27) *Repair/Replace* - Drain, Waste, Vent Pipe - Incorrect Trap (S-Trap):

- **Observation / Condition:** An S-trap rather than a P-trap at the basement sink was installed the time of inspection. This is an incorrect installation.
- **Concern:** This is a health hazard. Siphons and sudden flows of water can drain all the water out of the trap, leaving it dry and sewer gases can then enter living areas.
- **Recommendation:** A licensed plumber should repair.



Photo 27-1

28) *Repair/Maintain* - Loose Sink Faucet:

- **Observation / Condition:** The sink faucet was loose at the time of inspection.
- **Concern:** Water can seep into the cabinetry and cause further damage and the potential for mold growth.
- **Recommendation:** A licensed plumber should repair.



Photo 28-1

Water Heater

Location of Water Heater: Basement

Water Heater Type: Tank

Capacity (In Gallons): 50

Energy Source: Natural Gas

Estimated Age: Unknown

Brand: Giant

Condition of Water Heater: Appeared Serviceable At Time of Inspection

TPR Valve Condition: Appeared Serviceable at time of Inspection

Condition of Venting System: Appeared Serviceable At Time of Inspection

29) Serviceable - Water Heater:



Photo 29-1

30) - Home Maintenance Tip: Water Heaters

- All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

Heating

Heating System Type(s): Forced Air, Furnace

General Heating Distribution Type(s): Ducts and Registers

Energy Source: Natural Gas

Brand: Carrier

Location of Heating System: Basement

Estimated Age: Unknown

Condition of Heating System: Appeared Serviceable At Time of Inspection

Condition of Furnace Filters: Appeared Serviceable at Time of Inspection

Location for Furnace Filter: At Base of Air Handler

Type of Combustion Air Supply: Intake Duct

Condition of Venting System: Appeared Serviceable At Time of Inspection

Condition of Forced Air Ducts and Registers: Required Repair, Replacement and/or Evaluation (see comments below)

31) *Repair/Maintain* - Loose Register:

- **Observation / Condition:** One or more air supply registers were loose or installed in a substandard way at the time of inspection.
- **Recommendation:** A qualified person should repair as necessary so registers are securely attached and are flush with the surface on which they are installed.



Photo 31-1

32) *Serviceable* - Heating System:



Photo 32-1



Photo 32-2

33) - Home Maintenance Tip: Heating System:

- Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service

agreement.

- Arrange the first visit as soon as possible after taking possession.
- Check filters for furnaces and air conditioners monthly and change or clean as needed.
- Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs.
- Adjust the balancing for heating and cooling seasons, respectively.
- For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Cooling

34) *Evaluate, Comment* - AC Not Evaluated:

- **Observation / Condition:** The outdoor air temperature was below 60 degrees Fahrenheit (15 degrees celsius) at the time of inspection. The inspector was unable to evaluate the cooling system.
- **Concern:** Air conditioning systems can be damaged if operated during such low temperatures.
- **Recommendation:** A licensed HVAC contractor should inspect and evaluate or contact us to return and perform an inspection of the cooling system.



Photo 34-1

Kitchen & Appliances

Condition of Counters: Required Repair, Replacement and/or Evaluation (see comments below)

Condition of Dishwasher: Not Determined

Range, Cooktop, Oven Type: Electric

Condition of Ventilation: Appeared Serviceable At Time of Inspection

Type of Ventilation: Range Hood or Built into microwave over range or cooktop, Ducted to Exterior

Condition of Ventilation: Required Repair, Replacement and/or Evaluation (see comments below)

Condition of Counters: Appeared Serviceable at Time of Inspection

35) *Repair/Replace* - Exhaust Range Duct - Incorrect Material.

- **Observation / Condition:** The kitchen exhaust fan duct was a flexible exhaust duct at the time of inspection.
- **Concern:** Fire Hazard. This type of duct is likely to get kinked or crushed and can overheat and cause a fire .
- **Recommendation:** Ducts should be replaced with a rigid or semi-rigid metal duct by a qualified contractor.



Photo 35-1



Photo 35-2

36) *Repair/Maintain* - Caulk - Missing or Substandard:

- **Observation / Condition:** Gaps, no caulk, or substandard caulking were found [between countertops and backsplashes/around the sink] at the time of inspection.
- **Concern:** Water may penetrate these areas and cause damage.
- **Recommendation:** Recommend that a qualified person repair as necessary.



Photo 36-1

37) *Comment* - Kitchen Exhaust Fan Light - Missing / Not Working:

- **Observation / Condition:** One or more light bulbs were missing in the kitchen range hood light fixture at the time of inspection.
- **Recommendation:** Replace light bulb(s) or make repairs by a qualified person if necessary.



Photo 37-1

Bathrooms, Laundry Room

Condition of Bathtubs: Required Repair, Replacement and/or Evaluation (see comments below)

Condition of Shower(s): Appeared Serviceable at Time of Inspection

Bathroom and Laundry Ventilation Type: Spot Exhaust Fans

Condition of Ventilation Systems: Appeared Serviceable at Time of Inspection

Gas Supply for Laundry Equipment Present: Electric

240 Volt Receptacle for Dryer Machine: Yes

38) Safety, Repair/Replace - Dryer Exhaust Duct - Incorrect Material:

- **Observation / Condition:** The clothes dryer duct was a vinyl or mylar, accordion-type, flexible exhaust duct at the time of inspection.
- **Concern:** Fire Hazard. This type of duct is more likely to accumulate and trap lint than a smooth metal vent and are susceptible to kinks or crushing, which can greatly reduce the air flow, overheat and cause a fire .
- **Recommendation:** Ducts should be replaced with a rigid or semi-rigid metal duct by a qualified contractor.

NOTE:

Although this condition may have been considered safe or acceptable at the time the home was originally built, however, as general knowledge of safe building practices has improved over time, building standards have changed as well for safety reasons.

For more information, visit: <http://www.reporhost.com/?DRYER>



Photo 38-1



Photo 38-2

39) Repair/Maintain - Missing / Substandard Caulk - Bathtub:

- **Observation / Condition:** Gaps, no caulk, or substandard caulking were observed between the bathtub and the walls in the main floor bathroom at the time of inspection.
- **Concern:** Water may penetrate these areas and cause damage and possible mold growth.
- **Recommendation:** A qualified contractor should repair.



Photo 39-1



Photo 39-2

40) Repair/Maintain - Caulk - Missing or Substandard:

- **Observation / Condition:** Gaps, no caulk, or substandard caulking were found [between countertops and backsplashes / around the sink] at the basement bathroom at the time of inspection.
- **Concern:** Water can penetrate these areas and cause damage and the potential for mold growth.
- **Recommendation:** A qualified contractor should repair as necessary.



Photo 40-1

41) Evaluate - Water Stains - Below Sink:

- **Observation / Condition:** Stains were found in the shelving or cabinets below the sink at the time of inspection.
- **Concern:** Plumbing leaks may have occurred in the past and can happen in the future.
- **Recommendation:** Consult with the property owner about this, and if necessary a qualified person evaluate and repair.



Photo 41-1

42) - Home Maintenance Tip: Bathtub and Shower Maintenance:

- Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and

water damage behind walls and below floors.

43) - Home Maintenance Tip: Clothes Dryer Vents

- We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.
 - Lint filters in the dryer should be cleaned every time the dryer is used.
 - Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.
-

44) - Home Maintenance Tip: Washing Machine Hoses

- We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Doors, Windows & Interior

Condition of Interior Doors: Appeared Serviceable At Time of Inspection

Condition of Windows and Skylights: Required Repair, Replacement and/or Evaluation (see comments below)

Type(s) of Windows: Vinyl

Wall Type: Drywall

Ceiling Type: Drywall

Condition of Walls and Ceilings: Appeared Serviceable At Time of Inspection

Exterior Stair Material: Wood

Condition of Stairs / Guardrail: Required Repairs, Replacement and/or Evaluation (see comments below)

45) **Safety, Repair/Replace** - Unsafe Open Railing:

- **Observation / Condition:** Guardrails / Handrails leading to the basement were too large at the time of inspection. Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter between stair edges and guardrails.
- **Concern:** This poses a safety hazard. (e.g. falling through)
- **Recommendation:** A qualified contractor should repair or replace guardrails for safety.



Photo 45-1

46) **Repair/Replace** - Window Locks - Broken / Loose:

- **Observation / Condition:** Lock mechanisms on one or more windows in the kitchen were loose at the time of inspection.
- **Concern:** This can pose a security risk.
- **Recommendation:** Recommend that a qualified person repair as necessary.



Photo 46-1



Photo 46-2

47) **Repair/Replace** - Ceiling Damage:

- **Observation / Condition:** Walls and ceilings were damaged and/or were cracked in the basement at the time of inspection.
- **Recommendation:** Recommend that a qualified person repair as necessary.

**Cause unknown. Recommend asking the seller and/or having a qualified contractor further evaluate and repair.



Photo 47-1



Photo 47-2



Photo 47-3



Photo 47-4

Garage

Garage Type: Attached

Type of Garage Vehicle Door: Sectional

Condition of Garage Vehicle Door(s): Required, Repair, Replacement and/or evaluation (see comments below)

Number of Vehicle Doors: 1

Condition of Automatic Opener(s): Required Repair, replacement and/or evaluation (see comments below)

Condition of Garage Floor: Appeared Serviceable At Time of Inspection

48) Repair/Replace - Inoperable Wall Switch: Garage Vehicle Door

- **Observation / Condition:** Garage wall switch was inoperable at time of inspection.
- **Recommendation:** Recommend testing the wall switch and possible replacement.



Photo 48-1

49) Repair/Maintain - Duct - Damaged:

- **Observation / Condition:** There was an exhaust duct located in the garage which was damaged at the time of inspection.
- **Concern:** Safety hazard due to the risk of fire. Air flow will be restricted as a result.
- **Recommendation:** A qualified contractor should replace or repair.



Photo 49-1

50) Evaluate - Garage Wall Repair:

- **Observation / Condition:** There appeared to be some repair work previously done at the back wall in the garage.
- **Recommendation:** Consult with the homeowner as to the cause and reason for the repair. Further evaluation may be required.



Photo 50-1

51) - Home Maintenance Tip: Garage Door Mechanism:

- The auto reverse mechanism on your garage door opener should be tested monthly.
- The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

CONCLUSION:

Thank you for choosing Blue Lion Home Inspections Inc. to perform your home inspection. We love helping clients make their new house their new HOME.

We are proud of our service and trust you will be happy with the quality of your 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, 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 the time of the inspection. As a homeowner, you should expect problems to occur. Roofs may leak, basements may have water problems and systems may fail without warning. We cannot predict future events.

SCOPE: No warranty, guarantee or insurance by Blue Lion Home Inspections Inc. is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases, generalists cannot diagnose conditions with major components or systems due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments. While the inspector makes every effort to inspect all aspects, some areas can be overlooked due to human error, or in the event that areas are inaccessible. Some areas that are accessible can prohibit full view because objects or items can block or hinder full view of the space. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Blue Lion Home Inspections Inc. recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI) Member #15120107. I did conduct a home inspection of the previously mentioned property in accordance with the InterNACHI Code of Ethics and Standards of Practice which can be found online at <http://www.nachi.org/sop>.

This report has been produced in accordance with the AGREEMENT and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. Blue Lion Home Inspections Inc. is not responsible for misinterpretations by 3rd parties. If you're reading this report but did not hire us, Blue Lion Home Inspections Inc. to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved.

Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly at (416) 995-0237 to discuss the report you're reading for this property so that we can arrange for a re-inspection.

Thank You!

BLUE LION HOME INSPECTIONS INC.

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www.bluelionhomeinspections.com

