



Blue Lion Home Inspections Inc.

<http://bluelionhomeinspections.com>

(416) 995-0237

Inspector: Max Gruenfeld

InterNACHI ID # 15120107



Summary

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

Property address: **123 Anywhere Street
Toronto, ON A1B 2C3**

Inspection date: **Wednesday, April 6, 2022**

This report published on Sunday, April 24, 2022 3:16:30 PM EDT

This summary outlines the potentially significant issues that we found to be of highest importance. There may be other defects that we have not addressed.

This section is not the complete report and should not be regarded as the complete report and is provided as a courtesy only. Please read the complete report as it may include additional information that the client should be aware of.

Concerns are shown and sorted according to these types:

Safety	Poses a Safety Hazard
Repair/Replace	Recommend repairing or replacing
Recommendation	Item or component to be upgraded as a recommendation only
Maintain	Recommend Ongoing Maintenance
Evaluate	Recommend Evaluation by a Specialist
Serviceable	Item or component was in working condition at time of inspection
Comment	For your information

Roof, Gutters and Downspouts

2) **Repair/Replace** - Chimney - Deteriorated Bricks:

- **Observation / Condition:** The brick chimney was observed to be deteriorated at time of inspection. For example, loose or missing mortar, cracked, broken, loose or spalled bricks.
- **Concern:** Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage.
- **Recommendation:** A qualified chimney contractor should repair.

Exterior & Grounds

6) **Safety, Repair/Replace** - Missing Handrails:

- **Observation / Condition:** Handrails were missing at the time of inspection. Handrails should be installed at stairs with 3 or more risers.
- **Location :** Exterior Front and Rear
- **Concern:** Fall hazard.
- **Recommendation:** A qualified contractor should install.

7) **Repair/Replace, Recommendation** - Substandard Flashing / Sealing - Skylight:

- **Observation / Condition:** There was no indication of leaks at the time of inspection, but the flashings and sealing around the skylight were substandard.
- **Location:** Upper Roof - Right Side (when facing the house)
- **Concern:** If not properly installed & sealed, they are prone to leaking and can cause damage.
- **Recommendation:** Monitor going forward. If leaks are observed, a qualified roofing contractor should further repair and improve.

Electrical

11) **Safety, Repair/Replace** - Missing Screws - Main Service Panel:

- **Observation / Condition:** Missing screws were observed at the main service panel at the time of inspection.
- **Concern:** This can pose as a shock hazard and chance of cover falling off.
- **Recommendation:** A licensed electrician to repair.

12) **Safety, Repair/Replace** - Open Ground (Not Grounded):

- **Observation / Condition:** A 3-slot electric receptacle (outlet) was found with an open ground at the time of inspection. An open ground is when you have a three-prong outlet that is not "Grounded". Grounding is now required for safety reasons.
- **Location:** Kitchen (to the right of the stove)
- **Concern:** Electric Shock Hazard
- **Recommendation:** A licensed electrician should repair.

13) Safety, Repair/Replace - Missing GFCI:

- **Observation / Condition:** Receptacles (Outlets) worked at the time of inspection, but had no visible ground fault circuit interrupter (GFCI) protection or the inspector was unable to determine if GFCI was present at the time of inspection.
- **Locations:** Exterior and Kitchen.
- **Concern:** Shock hazard.
- **Recommendation:** A licensed electrician should install GFCI Receptacle.

NOTE:

Although this condition may have been considered acceptable at the time this house was built, it is a recommendation to upgrade because of safety reasons.

Locations that now require GFCI Outlets:

Outdoors / Kitchens / Bathrooms / Laundry Rooms / Garages / Unfinished Basements.

Bathrooms / Laundry Room**23) Safety, Repair/Replace** - Dryer Exhaust Duct Material:

- **Observation / Condition:** The clothes dryer duct was a vinyl or mylar, accordion-type, flexible exhaust duct at the time of inspection.
- **Location:** Basement
- **Concern:** Fire Hazard. This type of duct is more likely to accumulate and trap lint and are susceptible to kinks or crushing, which can reduce air flow and overheat.
- **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, general knowledge of safe building practices has improved over time and is now recommended.

Doors, Windows & Interior**24) Safety, Recommendation** - Missing Screen:

- **Observation / Condition:** One or more windows were missing a screen at the time of inspection.
- **Location:** 2nd Floor Bedroom
- **Concern:** This can be a safety hazard.
- **Recommendation:** A qualified person should install screens.



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Inspector: **Max Gruenfeld**

InterNACHI ID # 15120107



Property Inspection Report

This report was exclusively prepared for:

Client(s): Mr & Mrs Client

**Property address: 123 Anywhere Street
Toronto, ON A1B 2C3**

Inspection date: **Wednesday, April 6, 2022**

This report published on Sunday, April 24, 2022 3:16:30 PM EDT

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.**

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
Repair/Replace	Recommend repairing or replacing
Recommendation	Item or component to be upgraded as a recommendation only
Maintain	Recommend Ongoing Maintenance
Evaluate	Recommend Evaluation by a Specialist
Serviceable	Item or component was in working 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>

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General Information

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Time Started: 3:30pm

Time Finished: 6:30pm

In Attendance: Client

Client Present At End: Yes

Weather: Cloudy

Temperature: Cool

Type of Building: Single Family, Detached

Furnished: Yes

1) *Comment* - Walls & Floors Obscured:

Some areas and items at this property were obscured by [furniture/stored items/etc.]. 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.

Roof, Gutters and Downspouts

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Inspection Method: Telescopic Camera Pole and Binoculars

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ROOF:

Roof Type / Style: Gable and Flat

Chimney Type: Masonry

Roof Material: Asphalt Shingles, Modified Bitumen

Condition of Roof Surface Material: Was in working condition at the time of inspection

Condition of Chimney: Required Repair (see comments below)

Condition of Exposed Flashings: Was in working condition at the time of inspection

.....

GUTTERS AND DOWNSPOUTS:

Gutter Material: Aluminum

Condition of Gutters and Downspouts: Was in working condition at the time of inspection

2) Repair/Replace - Chimney - Deteriorated Bricks:

- **Observation / Condition:** The brick chimney was observed to be deteriorated at time of inspection. For example, loose or missing mortar, cracked, broken, loose or spalled bricks.
- **Concern:** Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage.
- **Recommendation:** A qualified chimney contractor should repair.



Photo 2-1



Photo 2-2

3) Recommendation - Chimney Crown - Damaged :

- **Observation / Condition:** The chimney crown was damaged at the time of inspection.
- **Concern:** This is important to protect from moisture intrusion and to protect the chimney.
- **Recommendation:** A qualified roofer or chimney expert should further evaluate.



Photo 3-1

4) Recommendation - Debris in Gutters:

- **Observation / Condition:** Debris and/or leaves were accumulated in one or more gutters at the time of inspection.
- **Concern:** It can impede the flow of water towards the downspouts allowing water to back up into the shingles and into the roof structure causing damage.
- **Recommendation:** Recommend cleaning gutters and downspouts by a professional gutter cleaning company now and as necessary in the future to facilitate water flow.



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4

5) Serviceable - Roof:



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6

Exterior & Grounds

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Inspection Method: From Ground

Exterior Wall Siding Material: Vinyl

Exterior Door Material: Metal

Walkway / Driveway Material: Brick

Type of Deck: Deck with Steps, Porch

Deck Material: Wood

Stair Material: Wood

Condition Exterior Siding / Flashing / Trim: Was in working condition at the time of inspection

Condition of Eaves, Soffit and Fascia: Was in working condition at the time of inspection

Condition of the Walkways, Patios and Driveways: Was in working condition at the time of inspection

Condition of Deck, Patio and/or Porch: Was in working condition at the time of inspection

Condition of Exterior Entry Door: Was in working condition at the time of inspection

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

6) Safety, Repair/Replace - Missing Handrails:

- **Observation / Condition:** Handrails were missing at the time of inspection. Handrails should be installed at stairs with 3 or more risers.
- **Location :** Exterior Front and Rear
- **Concern:** Fall hazard.
- **Recommendation:** A qualified contractor should install.



Photo 6-1 Rear Deck



Photo 6-2 Front Entrance

7) Repair/Replace, Recommendation - Substandard Flashing / Sealing - Skylight:

- **Observation / Condition:** There was no indication of leaks at the time of inspection, but the flashings and sealing around the skylight were substandard.
- **Location:** Upper Roof - Right Side (when facing the house)
- **Concern:** If not properly installed & sealed, they are prone to leaking and can cause damage.
- **Recommendation:** Monitor going forward. If leaks are observed, a qualified roofing contractor should further repair and improve.



Photo 7-1



Photo 7-2

8) Recommendation - Overhanging Tree Branches:

- **Observation / Condition:** Large trees near the house had limbs / branches that overhang the home at the time of inspection.
- **Concern:** Can cause damage to the roof and clog the gutters.
- **Recommendation:** Consider having these trees trimmed.



Photo 8-1

Basement / Foundation

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Foundation Material: Concrete Block

Basement Type: Unfinished Basement

Floor Structure Material: Poured in place concrete

Condition of Visible Foundation: Was in good condition at time of inspection (where visible)

9) *Serviceable* - Basement / Foundation:



Photo 9-1



Photo 9-2

Attic and Roof Structure

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Limitations: In accordance with the industry standards for inspections, we do not fully travel an attic where there is no solid walkway designed for normal walking; if walking the attic in the inspectors opinion could be unsafe for himself or possibly damage the ceiling below; or if his movement is restricted by air ducts or if his path is obscured by insulation covering the joists or truss chords. In such cases we examine the visible attic cavity as best we can from the access hatch OR just inside the hatch, with no evaluations made of any areas not readily viewed from the hatch area.

In accordance with industry standards for inspections, a visual inspection does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular maintenance, service and inspection by a competent roofing contractor.

Attic Inspection Method: Camera Pole

..: -----

ROOF STRUCTURE: .

Roof Structure Type: Rafters

Condition of Roof Structure: Was in working condition at the time of inspection

..: -----

INSULATION: .

Insulation Material: Fiberglass Batt

Approximate Attic Insulation R Value: Not Determined

Condition of Attic Insulation: Not Determined (inaccessible or obscured)

..: -----

VENTILATION: .

Roof Ventilation Type: Box Vents

Condition of Roof Ventilation: Was in working condition at the time of inspection

10) Serviceable - Attic:



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4

Electrical

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Primary Service Type: Overhead

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

.: -----

METER: .

Location of Electric Meter: Basement

Service Voltage (Volts): 240

Meter Service Size: 200 Amps

Condition of Electric Meter: Was in working condition at the time of inspection

.: -----

SERVICE PANEL: .

Panel Type: Circuit Breakers

Panel Manufacturer: Square D

Location of Main Panel: Basement

Condition of Main Panel: Required Repair, Replacement and/or Evaluation (see comments below), See Comments Noted.

Location and Type of Main Disconnect: Seperate Panel Box

Main Panel Disconnect Rating: 100 Amps

GFCI Breakers Present: No

AFCI Breakers Present: No

Grounding / Bonding: Not Determined, Not Readily Apparent

System Ground Disclaimer: It was not possible to determine if the system was properly grounded. Further investigation by a licensed electrician is recommended.

.: -----

WIRING: .

Branch Circuit Wiring Type: Not Visible

Wiring Method: Non Metallic Sheathed (Romex)

Condition of Branch Circuit Wiring: Was in working condition at the time of inspection

Aluminum Circuit Wiring Present ?: None visible at time of inspection

Knob & Tube Wiring Present ?: None visible at time of inspection

.: -----

OUTLETS / SWITCHES: .

Condition of Outlets / Switches: Required Repair, Replacement and/or Evaluation. See Comments Noted

Smoke Alarms Installed: Yes, but not tested

Carbon Monoxide Alarms Installed: No, recommend install

11) **Safety, Repair/Replace** - Missing Screws - Main Service Panel:

- **Observation / Condition:** Missing screws were observed at the main service panel at the time of inspection.
- **Concern:** This can pose as a shock hazard and chance of cover falling off.
- **Recommendation:** A licensed electrician to repair.



Photo 11-1 Top Right



Photo 11-2 Bottom Left

12) **Safety, Repair/Replace** - Open Ground (Not Grounded):

- **Observation / Condition:** A 3-slot electric receptacle (outlet) was found with an open ground at the time of inspection. An open ground is when you have a three-prong outlet that is not "Grounded". Grounding is now required for safety reasons.
- **Location:** Kitchen (to the right of the stove)
- **Concern:** Electric Shock Hazard
- **Recommendation:** A licensed electrician should repair.



Photo 12-1

13) Safety, Repair/Replace - Missing GFCI:

- **Observation / Condition:** Receptacles (Outlets) worked at the time of inspection, but had no visible ground fault circuit interrupter (GFCI) protection or the inspector was unable to determine if GFCI was present at the time of inspection.
- **Locations:** Exterior and Kitchen.
- **Concern:** Shock hazard.
- **Recommendation:** A licensed electrician should install GFCI Receptacle.

NOTE:

Although this condition may have been considered acceptable at the time this house was built, it is a recommendation to upgrade because of safety reasons.

Locations that now require GFCI Outlets:

Outdoors / Kitchens / Bathrooms / Laundry Rooms / Garages / Unfinished Basements.



Photo 13-1



Photo 13-2

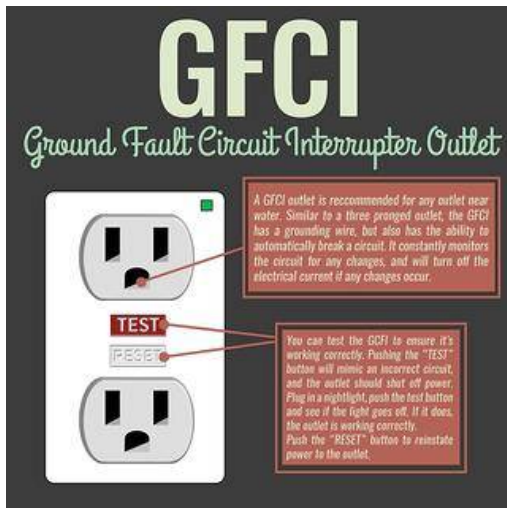


Photo 13-3

14) **Recommendation, Maintain** - Legend - Missing / Substandard:

- **Observation / Condition:** The legend for the circuit breakers at the service panel(s) were missing, incomplete, illegible or confusing at the time of inspection.
- **Concern:** Safety 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 14-1

Plumbing

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WATER SUPPLY PIPING: .

Main Water Supply Source: Public

Main Water Shut-Off Location: Basement

Main Fuel Shut-Off Valve Location: At Gas Meter

Supply Pipe Material: Copper

Condition of Main Water Shut Off Valve: Was in working condition at time of inspection

Condition of Fuel System: Was in working condition at the time of inspection

Condition of Plumbing Supply Lines: Was in working condition at time of inspection

.: -----

DRAIN, WASTE & VENTING (DWV): .

Drain / Waste Piping Material: Plastic (ABS)

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

Condition of Plumbing Fixtures (Sinks, Showers, Tubs, Toilets): Was in working condition at time of inspection

Sump Pump Installed: None visible at time of inspection

Shut Off Valves Present?: Yes

15) *Recommendation* - Gas Meter - No Clear Access:

- **Observation / Condition:** Vegetation was overgrown around equipment for one or more utilities such as the gas meter at the time of inspection.
- **Location:** Exterior Right Side (When Facing the Building)
- **Concern:** A minimum clear area of 3 feet all around should exist in front of and on both sides of the meter for maintenance or in case of emergency access.
- **Recommendation:** Vegetation should be pruned or removed as necessary to allow unobstructed access.



Photo 15-1

16) *Serviceable* - Main Water Supply and Shut Off:



Photo 16-1



Photo 16-2

Water Heater

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Location of Water Heater: Basement

Water Heater Type: Tank

Capacity (In Gallons): 40

Energy Source: Natural Gas

Brand: Bradford

Estimated Age: 2006

Venting Type: Natural Draft

Condition of Water Heater: Was in working condition at the time of inspection

Condition of TPR Valve: Was in working condition at the time of inspection

Condition of Venting System: Was in working condition at the time of inspection

Condition of Burners: Was in working condition at the time of inspection

17) *Serviceable* - Water Heater



Photo 17-1

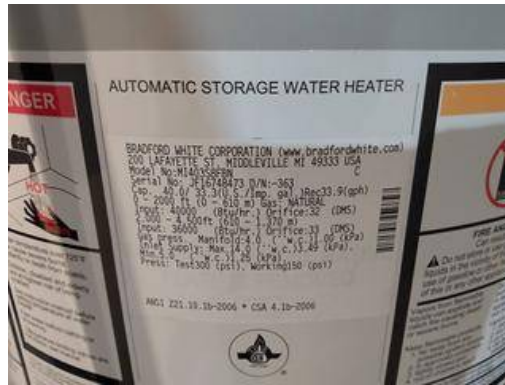


Photo 17-2

Heating

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Location of Heating System: Basement

Heating System Type(s): Forced Air, Furnace

Distribution Method: Ducts and Registers

Energy Source: Natural Gas

Brand: KeepRite

Type of Filter: Disposable

Location for Furnace Filter: Base of Air Handler

Type of Combustion Air Supply: Intake Duct

Condition of Heating System: Was in working condition at time of inspection

Condition of Furnace Filters: Was in working condition at time of inspection. See Comment Below

Condition of Forced Air Ducts and Registers: Was in working condition at time of inspection

Condition of Burners: Was in working condition at time of inspection

Condition of Venting System: Was in working condition at time of inspection

18) *Maintain* - Dirty Furnace Filter:

- **Observation / Condition:** The filter to the furnace was dirty at the time of inspection.
- **Concern:** Can cause reduced efficiency of the heating system.
- **Recommendation:** Replace filter every 2-3 months for cleaner air and better energy efficiency.



Photo 18-1

19) *Serviceable* - Furnace:

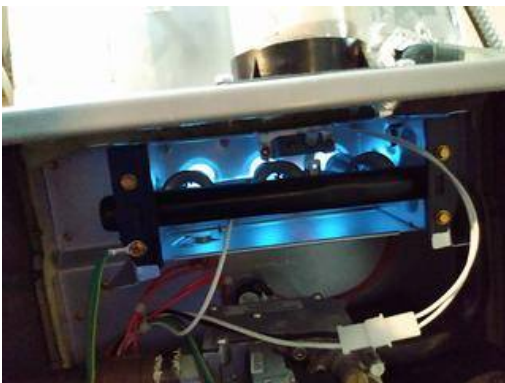


Photo 19-1



Photo 19-2

Cooling

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Type: Split System

Energy Source: Electric

Distribution Method: Ducts and Registers

Brand: Goodman

Location of Air Conditioning Unit: Exterior Front

Condition of Cooling System: Not Determined

Condition of Forced Air Ducts and Registers: Was in working condition at time of inspection

20) Evaluate, Comment - Cooling System 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.
-

21) - Air Conditioner



Photo 21-1

Kitchen & Appliances

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Range, Cooktop, Oven Type: Natural Gas

Ventilation Type: Duct Built into Microwave, With Duct

Condition of Counters & Cabinets: Was in working condition at time of inspection

Condition of Dishwasher: Was in working condition at time of inspection

Condition of Range/Cooktop/Oven: Was in working condition at time of inspection

Condition of Ventilation: Was in working condition at time of inspection

Condition of Refrigerator: Was in working condition at the time of inspection

22) Serviceable - Appliances



Photo 22-1



Photo 22-2



Photo 22-3

Bathrooms / Laundry Room

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Location #A: Laundry Room/Area, Basement

Location #B: Powder Room, First Floor

Location #C: Full Bath, Second Floor

Bathroom and Laundry Ventilation Type: Spot Exhaust Fans

Condition of Counters & Cabinets: Was in working condition at time of inspection

Condition of Bathtubs: Was in working condition at time of inspection

Condition of Shower(s): Was in working condition at time of inspection

Condition of Ventilation Systems: Was in working condition at time of inspection

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

- **Observation / Condition:** The clothes dryer duct was a vinyl or mylar, accordion-type, flexible exhaust duct at the time of inspection.
- **Location:** Basement
- **Concern:** Fire Hazard. This type of duct is more likely to accumulate and trap lint and are susceptible to kinks or crushing, which can reduce air flow and overheat.
- **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, general knowledge of safe building practices has improved over time and is now recommended.



Photo 23-1



Photo 23-2 Correct Type of Duct (flexible or smooth straight duct)

Doors, Windows & Interior

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Window Type: Casement

Window Material: Vinyl

Wall Type: Drywall

Ceiling Type: Drywall

Stair Material: Wood

Flooring Type: Wood or wood products, Tile

Condition of Interior Doors: Was in working condition at time of inspection

Condition of Windows and Skylights: Was in working condition at time of inspection

Condition of Walls and Ceilings: Was in working condition at time of inspection

Condition of Stairs / Guardrail: Was in working condition at the time of inspection

24) **Safety, Recommendation** - Missing Screen:

- **Observation / Condition:** One or more windows were missing a screen at the time of inspection.
- **Location:** 2nd Floor Bedroom
- **Concern:** This can be a safety hazard.
- **Recommendation:** A qualified person should install screens.



Photo 24-1

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.

LIMITATIONS:

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.

THIS REPORT IS NOT A WARRANTY:

This report is not a home warranty and thus 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. Blue Lion Home Inspections Inc. recommends that the professional making any repairs inspect the property further, in order to repair any related problems that were not identified in the report.

Feel free to hire other professionals to inspect the property prior to closing, including Licensed and 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.

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.

Phone: 416-995-0237

www.bluelionhomeinspections.com

