JBM INSPECT
HOME & THERMAL INSPECTIONS

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HOME INSPECTION REPORT

Sample Home Inspection Report

Detached 1½-storey brick home · Toronto, Ontario

Full home inspection | Drone roof survey | Thermal imaging | 68 findings



15	30	16	7
SAFETY	REPAIR	MAINTENANCE	MONITOR

PREPARED FOR	INSPECTION DATE	INSPECTOR	REPORT
Name withheld (published with permission)	November 2026	Jit Makim, CPI	SAMPLE-TO-2611

InterNACHI Certified Professional Inspector (CPI) · PITI Level I Infrared Building Surveyor · Transport Canada Advanced RPAS Pilot

AT A GLANCE

What we found

15	30	16	7
SAFETY	REPAIR	MAINTENANCE	MONITOR
Fix as soon as possible	Get quotes before closing	Routine upkeep	Watch or plan for

68 findings in total. Each is described with photos in its section of this report. The summary pages list them all by priority.

Inspector's overview

This home is an older brick 1½-storey house that, according to the listing, has been owned by the same family for several decades. Much of it is original and has been maintained rather than renovated. The visible parts show conventional masonry and wood-frame construction. No conclusive major structural failure was found during this visual inspection, but much of the foundation and framing is hidden behind finishes, and the areas of floor movement and foundation deterioration need further assessment before their significance can be judged. Several items should be dealt with before you move in, and a few call for a tradesperson's assessment and quote before closing.

Life safety first

Two of the three smoke alarms did not work and no carbon monoxide (CO) alarms were found, although the house has a gas furnace. The dryer vents through a soft plastic duct (a fire risk), the garage door opener has no photo-eye sensors, and a capped pipe sticks up through the floor of the small upper room. Ontario requires working smoke alarms on every storey and outside sleeping areas, and, since 1 January 2026, CO alarms on every storey and next to sleeping areas in homes with a fuel-burning appliance. These are inexpensive to fix.

Electrical system needs an electrician's review

GFCI protection was not detected at either kitchen's counter, a failed GFCI outside, open-ground and reversed-polarity receptacles in five rooms, a mix of older and newer wiring with loose conductor ends above the panel, a full panel, makeshift wiring on top of the water heater and a scorched-looking receptacle behind the washer. Have a licensed electrical contractor review the whole system before closing; some insurers also ask about older wiring.

Water at the foundation and in the basement

The foundation wall in the closet under the basement stairs is flaking, with white mineral deposits, and gave a strongly elevated moisture-meter response. The main water shut-off valve in the same closet was leaking. Outside, the rear ground and patio slab slope toward the house, and the garage downspout empties toward its own foundation. The basement bathroom floor also gave elevated readings around a loose toilet. Fix the plumbing leaks and outdoor drainage first, then re-check the walls.

Heating and hot water are ageing

The furnace's age is not confirmed. A gas pressure-test tag dated December 2006 hints that it may be about 20 years old, and water was dripping at the furnace during the inspection. The electric water heater is dated 2005 (21 years) and the listing shows it is rented. Budget for the furnace, and confirm the water heater's rental terms and whether the contract transfers to you.

Roof is in fair shape; the chimney and service mast need work

The drone survey showed laminated asphalt shingles in serviceable condition, with one lifted shingle. The chimney has eroded mortar and a weathered crown. There is no active fireplace, but an open plastic vent pipe of unconfirmed purpose ends at the chimney top. The overhead electrical service mast that comes through the roof is rusting, a separate cable lies across the shingles, and the telephone and cable lines at the rear hang loose.

Attic and comfort

The attic behind the upper knee walls is in poor condition: displaced and stained insulation, torn paper and debris, and dark staining on the roof boards. The thermal camera showed cold areas in the upper bedroom walls and ceiling. Air sealing and new insulation would improve comfort and lower heating costs.

NEXT STEPS

Your action plan before closing

The steps that matter most, in order. Each points to findings described in full later in this report.

1

Licensed electrical assessment before closing

Have an ESA-licensed electrical contractor review the older wiring, the receptacle faults, the panel, the loose conductors and the scorched-looking receptacle. Ask for a written scope of corrections, a quote, and anything your insurer will need to know about the wiring.

2

Moisture and drainage evaluation

Have the leaking main water shut-off replaced, and have the damp foundation wall under the stairs, the rear patio that forms the cold-room roof, and the loose basement toilet assessed. Find out which areas need repair and whether anything should be opened up to look further.

3

Gas, heating and chimney evaluation

Have a TSSA-registered HVAC contractor find the source of the water at the furnace, inspect the furnace and its venting, confirm its age from the nameplate, and give you a realistic replacement budget.

4

Floor movement

Ask a qualified contractor to look at the bouncy floor areas from below where possible, and bring in a structural engineer if they find framing deterioration, excessive deflection or movement.

5

Confirm how you will use the basement

If you plan to rent the basement as a separate unit, confirm permits, legal use, fire separation and exit requirements with the City of Toronto and the appropriate professionals before you commit.

6

Safety corrections before you move in

Many of the Safety items are quick and inexpensive: smoke and CO alarms, the receptacle cover plate, the range anti-tip bracket, the dryer duct and the garage-door sensors. Do these before moving in. The electrical wiring items are larger and come out of the assessment in step 1.

None of this means the house is a poor purchase. It lists the open questions to resolve before you are financially committed. This report does not estimate repair costs. Contractor quotes for the electrical, moisture, structural and heating items will be more reliable, and more useful in negotiation.

TRUST AND TRANSPARENCY

About this sample report

This is a real JBM Inspect report from a full home inspection in Toronto in November 2026, published with the client's permission. The client's name, the address and other identifying details have been removed. Everything else, including every finding, photo, reading and recommendation, is exactly as delivered to the client.

Real inspection, real findings
68 findings from about seven hours on site: a full walk-through, a drone roof survey, about 40 thermal images and moisture-meter readings. Nothing was added for marketing.

Honest photos
Photos are unaltered apart from privacy edits (the house number removed; a licence plate, neighbouring properties and a tradesperson's details blurred or cropped) and light exposure correction.

Clear, careful wording
Each finding says what was found, why it matters, what to do and who to call. Where the evidence was limited, the report says so.

Published standards
Inspected to the InterNACHI Home Inspection Standards of Practice, with the limits of the inspection stated in writing.

Your inspector

Inspector	Jit Makim, founder of JBM Inspect
Home inspection	InterNACHI® Certified Professional Inspector® (CPI), member ID NACHI25071208, verifiable at nachi.org/verify
Thermal imaging	Level I Infrared Building Surveyor, Professional Infrared Training Institute (PITI)
Drone	Transport Canada Pilot Certificate, Advanced Operations, with a flight reviewer rating
Insurance	Commercial general liability and professional liability (errors and omissions), $1,000,000 each; certificate available on request
Ethics	Follows the InterNACHI Code of Ethics, which bars inspectors from repairing homes they have inspected

Tools used on this inspection

Thermal camera	HIKMICRO B10S handheld infrared camera
Drone	DJI camera drone for close-up roof, chimney and penetration photos
Testing	Pin and pinless moisture meters, receptacle and GFCI tester, non-contact voltage tester, temperature and humidity loggers
Photos	Google Pixel 8 Pro; every finding photographed in context and close up

SUMMARY

All findings by priority

Each number refers to the detailed finding later in the report. This summary is not a substitute for reading the full report.

Safety	A hazard to people. Correct as soon as possible, and before moving in.
Repair	A defect that should be repaired by the trade named. Get a quote before closing where you can.
Maintenance	Routine upkeep, servicing or a minor fix.
Monitor	No repair needed now. Watch for change, or plan and budget for it.

#	SAFETY (15)	WHERE	WHO TO CALL
21	**Water dripping at the furnace**	Utility room: return side of the furnace and the floor beneath	TSSA-registered HVAC contractor
37	**Smoke alarms not working; no carbon monoxide alarms**	Main-floor hallway, upper floor, whole house	Homeowner, or an electrician for hard-wired alarms
38	**No GFCI protection detected at the kitchen counters**	Main-floor kitchen (both receptacles beside the sink) and basement kitchen (counter receptacles about 3 ft and 3.5 ft from the sink)	Licensed electrician
39	**Exterior GFCI receptacle does not trip**	Left side of the house, exterior wall	Licensed electrician
40	**Open-ground and reversed-polarity receptacles**	Upper bedroom 4, upper bedroom 3, small upper room, main-floor bedroom 2 (open ground); main-floor bedroom 1 (hot and neutral reversed)	Licensed electrician
41	**Mixed and older wiring, loose conductors at the panel**	Basement utility room, at and above the electrical panel	Licensed electrical contractor
42	**Makeshift wiring on top of the water heater**	Basement utility room, top of the electric water heater	Licensed electrician
43	**Discoloured receptacle behind the washer**	Basement laundry area, behind the washing machine	Licensed electrician
45	**Receptacle missing its cover plate**	Basement family room, lower side of the central column	Homeowner or electrician
49	**Capped pipe sticking up through the floor**	Small upper room (1.58 × 1.16 m), carpeted floor near the wall	TSSA-registered gas contractor
50	**Upper floor may lack an emergency escape window**	Upper floor (bedrooms 3 and 4); also noted in main-floor bedroom 1	Window contractor

#	SAFETY (15)	WHERE	WHO TO CALL
51	**Dryer exhaust duct is soft plastic**	Basement laundry area, in the cabinet above the dryer	HVAC contractor or appliance technician
61	**Range anti-tip bracket missing on the basement range**	Basement kitchen range (not confirmed on the main-floor range)	Appliance installer or handyman
62	**Garage door opener has no photo-eye safety sensors**	Garage vehicle door	Garage door technician
66	**Garage ceiling wiring is makeshift; roof sheathing stained**	Garage ceiling	Licensed electrician; roofer

#	REPAIR (30)	WHERE	WHO TO CALL
1	**Chimney: eroded mortar, weathered crown and uncapped vent**	Brick chimney, rear of the house, driveway side	Mason; TSSA-registered gas contractor
2	**Overhead service mast rusting; loose cables on the roof and rear wall**	Through-roof electrical service mast, front of the driveway-side slope	Licensed electrical contractor; Toronto Hydro; telephone and cable providers
3	**One lifted shingle; dark streaking on the shaded slope**	Main roof, left (neighbour-side) slope	Roofer
7	**Front steps cracked; railings rusted at the posts (fall hazard)**	Front entry steps and landing	Concrete contractor; railing or welding contractor
8	**Front door and window trim deteriorating**	Front of the house: door surround and front window	Carpenter or painter
9	**Exterior doors not sealing; front door hard to latch**	Front (main) entrance and side entrance	Door contractor or handyman
10	**Rear grading and patio slab direct water toward the house**	Rear of the house, around the raised concrete patio (the roof of the basement cold room)	Landscaper; concrete or waterproofing contractor
11	**Mortar deterioration and loose cables on the rear wall**	Rear brick wall	Mason
12	**Furnace vent pipes end low beside the driveway**	Driveway (right) side, between the basement windows	TSSA-registered gas contractor
13	**Mail slot opens straight through the wall**	Side entrance landing (basement stairs)	Handyman
14	**Gas meter and outside gas piping: rust and soil contact**	Right (driveway) side near the front, at the gas meter and along the foundation	Enbridge Gas; TSSA-registered gas contractor
15	**Front downspout empties at the foundation**	Right (driveway) side, front corner of the house	Handyman or eavestrough contractor

#	REPAIR (30)	WHERE	WHO TO CALL
18	**Damp, deteriorating foundation wall in the closet under the stairs**	Basement, closet under the stairs (water meter and main shut-off)	Waterproofing contractor; plumber
19	**Basement cold room openings, damaged ceiling and wall deposits**	Basement cold room (under the rear patio)	General contractor; electrician
20	**Bouncy floor areas and an unfinished floor transition**	Main floor: kitchen (about 32 in / 81 cm inside the doorway), entrance-to-living-room transition, and just inside main-floor bedroom 1	General contractor; flooring contractor
25	**Main water shut-off valve leaking (fix before closing)**	Basement, closet under the stairs, on the wall pipe beside the water meter	Plumber
26	**Water heater past its expected life**	Utility room	Plumber or rental provider
27	**Loose toilet; elevated floor moisture readings in the basement bathroom**	Basement bathroom	Plumber
28	**Corroded drains and valves: main-floor bathroom sink**	Main-floor bathroom, under the sink	Plumber
29	**Basement bathroom sink: corroded drain, no shut-off valves**	Basement bathroom, under the sink	Plumber
30	**Kitchen sinks: corroded valves and drain joints**	Under both kitchen sinks	Plumber
31	**Laundry: corroded washer valves, old rubber hoses**	Basement laundry area	Plumber
32	**Main bathroom: tub seal, no exhaust fan, window sticks**	Main-floor bathroom	Tile contractor; electrician or HVAC contractor for the fan
47	**Attic insulation displaced, stained and below current levels; dark staining on the roof boards**	Attic spaces behind the upper-floor knee walls	Insulation contractor; roofer if needed
52	**Old laundry exhaust fan open to the outdoors**	Basement laundry area	Electrician or HVAC contractor
53	**Open hole in the wall behind the basement kitchen cabinet**	Basement kitchen, inside the upper cabinet	General contractor
54	**Living room window frame damaged; possible failed seal**	Living room, front window	Window contractor
63	**Garage block wall: open joint, cracked mortar, damp walls**	Garage walls	Mason
64	**Garage downspout empties toward the foundation**	Garage exterior, rear corner	Handyman or eavestrough contractor
65	**Garage doors and trim weathered; split door panel**	Garage pedestrian door, vehicle door and their trim	Carpenter; garage door technician

#	MAINTENANCE (16)	WHERE	WHO TO CALL
4	**Gutters hold debris**	Left-side eavestrough on the house; detached garage gutter	Homeowner or handyman
16	**Driveway cracking**	Asphalt driveway beside the house and in front of the garage	Paving contractor
17	**Wasp nest at the rear gable**	Rear of the house, under the gable peak	Pest control
22	**Furnace age unconfirmed: service now and plan for replacement**	Utility room	TSSA-registered HVAC contractor
24	**Older mechanical thermostat**	Main floor, dining-area doorway	HVAC contractor or homeowner
34	**Outdoor faucet: shut off and drain for winter**	Driveway (right) side, by the side entrance	Homeowner or plumber
35	**Cold room floor drain partly clogged and painted over**	Basement cold room	Homeowner or plumber
36	**Toilet tank deposits**	Basement bathroom	Handyman
44	**Panel full; circuit directory incomplete**	Basement utility room	Licensed electrician
46	**Basement shower light not working**	Basement bathroom	Homeowner or electrician
48	**Attic access panels not insulated or weatherstripped**	Upper bedroom 4 and the small upper room	Handyman or insulation contractor
55	**Main-floor bedroom 2: window caulking and closet wall**	Main-floor bedroom 2: window, and the closet wall shared with the bathroom	Handyman; painter
56	**Upper bedroom 3: hole in the wall and a gap at the trim**	Upper bedroom 3, beside the window	Handyman
57	**Upper bedroom 4: window sill finish peeling**	Upper bedroom 4	Painter
58	**Several windows stick**	Main-floor bathroom, basement bathroom, upper bedroom 3	Handyman or window contractor
59	**Basement bathroom fan works only with the heat-lamp light**	Basement bathroom ceiling	Electrician

#	MONITOR (7)	WHERE	WHO TO CALL
5	**Plumbing vent stacks and box vents ageing**	Main roof	Roofer
6	**Garage roof shingles worn**	Detached garage roof	Roofer
23	**Air conditioner appears to be an R-22 system**	Indoor coil above the furnace; outdoor condenser at the rear	HVAC contractor
33	**Water flow drops when two fixtures run**	Main-floor bathroom and basement bathroom	Plumber

#	MONITOR (7)	WHERE	WHO TO CALL
60	**Hairline crack in the living room ceiling**	Living room ceiling	Painter or plasterer
67	**Garage floor crack**	Garage floor, running to the entrance	Concrete contractor if it changes
68	**Thermal imaging: cold areas in the upper bedrooms**	Upper bedrooms 3 and 4: sloped ceilings and knee walls	Insulation contractor

BEFORE YOU CLOSE

Questions, budget and conditions

Questions to ask the seller

- [ ] How old are the roof shingles, and is there any warranty or paperwork? Have there ever been roof or attic leaks, a fire, or animals in the attic?
- [ ] How old are the furnace and the central air conditioner, and are there service records? When was the humidifier last serviced?
- [ ] The listing shows the electric water heater is under a rental contract. Ask for the company, the monthly cost and the buy-out or return terms, and whether they will replace this 2005 tank before or after closing.
- [ ] The listing gives the roof and foundation as "unknown" and provides no Seller Property Information Statement. Ask the seller to answer the questions in this list in writing.
- [ ] The listing says there is no central vacuum, but an Electrolux central vacuum unit is in the utility room. Ask whether it works and whether it is included.
- [ ] Has water ever come into the basement, especially in the closet under the stairs or in the cold room?
- [ ] Were permits taken out for the basement kitchen and bathroom? If you plan to rent the basement as a separate unit, check its status with the City of Toronto, because a rental unit has fire-separation, exit and alarm requirements that this inspection does not assess.
- [ ] Was the house ever heated with oil, and if so, was the tank removed and documented? We saw no sign of a tank. The pipe on the driveway-side wall that we checked was an active exhaust, not an oil vent.
- [ ] What is the capped pipe in the floor of the small upper room, and is it disconnected?
- [ ] Has any electrical work been done under an ESA permit? Is the electrical service owned by the house or shared in any way?

Items to plan and budget for

Get contractor quotes; this report does not estimate costs.

Furnace replacement	Age unconfirmed, possibly about 20 years. Confirm it from the nameplate, service it now, and plan for replacement.
Water heater	21 years old and rented (per the listing). Ask the rental company to replace it, or budget for a buy-out and replacement.
Central air conditioner	Appears to be an R-22 system (refrigerant not confirmed); R-22 has been phased out. A refrigerant leak or major failure usually means replacing the system.
Electrical updates	GFCI protection, receptacle wiring corrections, cleanup at the panel, and possibly a larger panel or service.
Attic air sealing and insulation	Remove the damaged material, air-seal, then insulate to current levels.
Chimney repointing and crown	Repoint the mortar, repair the crown, and add a cap to the vent.
Basement wall moisture	Correct the drainage first; waterproofing work if the dampness continues.
Garage	Door safety sensors, the wood door and trim, block wall repairs and wiring.
Front steps and railings	Concrete repairs and rust treatment, or replacement of the railings.

ABOUT THIS INSPECTION

Conditions, scope and limitations

Weather	Clear, with morning fog
Outdoor temperature	7.8 °C
Indoor temperature	22 °C
Occupancy	Vacant (furnished)
In attendance	Buyer's agent
Property type	Detached 1½-storey brick house with finished basement and detached garage
Approximate age	Not confirmed. Construction style suggests the late 1940s to 1950s.
Floor area	About 212 m² in total (basement 91 m², main floor 75 m², upper floor 46 m²), from the floor plan
Utilities	Water, power and gas on
Roof method	Drone (aerial photographs) plus ground level

Scope, standards and limitations

Scope. This was a visual, non-invasive inspection of the readily accessible systems and components of the home, done to give you a general understanding of its condition on the day of the inspection. It is not technically exhaustive and does not predict future conditions.

Standards. The inspection followed the InterNACHI Home Inspection Standards of Practice. A copy is available on request.

Limitations. Areas that were concealed, inaccessible, unsafe, or blocked by belongings or finishes could not be inspected. Systems were run only with their normal controls. Conditions can change after the inspection date. Where this report recommends further evaluation, have a qualified contractor do it before closing where possible.

Use of this report. This report was prepared for the client named on the cover, under the inspection agreement signed before the inspection, and is for the client's use only. It is not a warranty, guarantee or insurance policy. Anyone else who receives a copy should not rely on it and should arrange their own inspection.

Limitations specific to this inspection

- Stored belongings blocked parts of the garage walls, floor and ceiling, the inside of the upper storage room closet, and the closet in main-floor bedroom 1. Areas behind furniture were not checked.
- The basement walls and ceilings are mostly finished, which hides the foundation, framing, wiring and plumbing.
- The central air conditioner was not run because of the low outdoor temperature.
- The roof was viewed by drone and from the ground; it was not walked.
- The attic was inspected from the two knee-wall access openings but not entered, because the inspector judged it unsafe (no walkway over open joists, loose boards and debris, tight headroom). Areas out of view from the openings were not inspected.

- A pin-type moisture meter was not permitted. Moisture readings were taken with a pinless meter, which compares one area with another and does not give exact moisture content.
- We did not test for mould, asbestos, lead, radon or other environmental hazards, check the building against code, or estimate repair costs.

SECTION 1 OF 10

Roof, chimney and gutters

3 REPAIR | 1 MAINTENANCE | 2 MONITOR

About this system

ROOF STYLE
Gable roof (1½ storey); separate gable roof on the detached garage.

COVERING
Laminated (architectural) asphalt shingles on the house; asphalt shingles on the garage.

HOW INSPECTED
Drone flight with close-up aerial photographs of every slope, chimney and penetration, plus ground-level viewing. We did not walk on the roof.

PENETRATIONS
Four static box vents, two plumbing vent stacks with rubber boot flashings, a through-roof electrical service mast, and the brick chimney.

FLASHING
Metal step and counter flashing at the chimney (it looks fairly new); rubber boots at the stacks and the mast.

GUTTERS
Aluminum eavestroughs and downspouts.

GENERAL CONDITION
The house shingles lie flat, with normal granule wear for their age. We saw no missing or curled shingles in the aerial photos, apart from the one lifted shingle noted below. Ask the seller how old the roof is.



Main roof from the rear: laminated shingles and ridge



Driveway-side slope: box vents, plumbing stacks and chimney flashing



Left-side slope: more weathering and dark streaking on the shaded side

Findings (6)

1 Chimney: eroded mortar, weathered crown and uncapped vent

Brick chimney, rear of the house, driveway side

REPAIR

WHAT WE FOUND

Several mortar joints are eroded or open, mostly at mid-height and near the top, and at least one brick has a chipped or missing corner. The cement crown is rough and weathered, with an open joint around the sheet-metal box set into it. The top of that box is rusted. The house has no active fireplace, and the furnace appears to vent through the side wall (see the Heating section), yet a grey plastic vent pipe comes up through the box and ends open at the top. What it serves could not be confirmed; the connection inside was not accessible. The metal flashing at the base looks newer and intact; a patch of black sealant at the upslope corner should be kept in good repair.

WHY IT MATTERS

Water that gets into open joints and a cracked crown freezes and spalls the brick, and over time can loosen the top courses. Rain, snow and animals can get into an open pipe, and an abandoned vent left open is a path for water into the house.

WHAT TO DO

Have a mason repoint the open joints and repair or rebuild the crown. Have a TSSA-registered gas contractor find out what, if anything, still uses this vent and confirm it is the right type with a proper termination. If nothing vents there any more, have the chimney capped off.

WHO TO CALL

Mason; TSSA-registered gas contractor

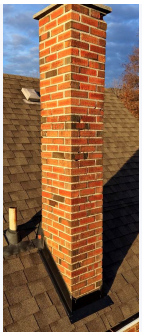


Photo 1.1 Open and eroded mortar joints, mid-height



Photo 1.2 Weathered crown, rusted box and the open vent pipe

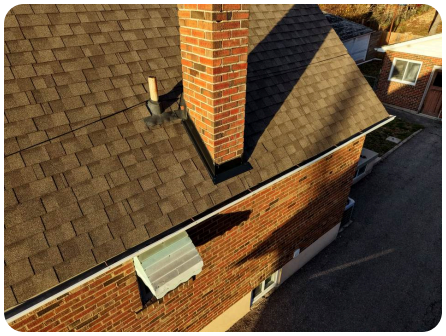


Photo 1.3 Chimney base flashing and the plumbing stack beside it

2 Overhead service mast rusting; loose cables on the roof and rear wall

Through-roof electrical service mast, front of the driveway-side slope

REPAIR

WHAT WE FOUND

The overhead power line attaches to a steel mast that comes up through the roof. The mast has lost much of its paint and is rusting along its length. Its base flashing appears seated, and drip loops are present at the top. A separate low cable, probably telephone or cable TV, runs across the shingles and close to the vents and plumbing stack. A second set of overhead lines comes from the utility pole in the rear lane and attaches to the rear wall just below the gable. These look like telephone and cable TV lines, not a second power supply: they are single round cables, a coax connector is visible where they come down the wall, and there is no second mast, drip loop or meter at the rear. They pass close in front of the upper rear window and then hang loosely down the brick.

WHY IT MATTERS

The mast carries the pull of the service wires, and corrosion weakens it. A cable resting on the roof wears the shingle surface and can be snagged during roof work.

WHAT TO DO

Have a licensed electrical contractor (ESA) check the mast's condition, bracing and flashing and repaint or replace it as needed. Any work on the service wires must be coordinated with Toronto Hydro. Ask Toronto Hydro or the electrician to confirm that the house has only the one electrical service and that the rear lines are communication cables. Ask the telephone and cable providers to re-route the cable off the roof, keep their rear drops clear of the upper window, fasten the cables to the wall properly and remove any that are no longer used. Do not touch any overhead wires yourself.

WHO TO CALL

Licensed electrical contractor; Toronto Hydro; telephone and cable providers

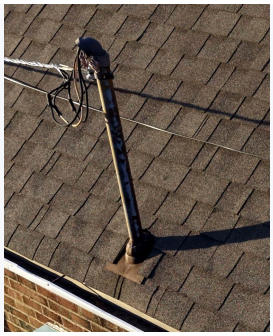


Photo 2.1 Rusting mast, drip loops and the cable crossing the roof



Photo 2.2 Service drop leaving the mast toward the street



Photo 2.3 Rear lines attaching below the gable, passing in front of the upper window

3 One lifted shingle; dark streaking on the shaded slope

Main roof, left (neighbour-side) slope

REPAIR

WHAT WE FOUND

One shingle near the middle of the left slope shows a dark gap along its edge, so it appears lifted, creased or unsealed. This slope gets less sun and has more dark streaking (algae) than the driveway side.

WHY IT MATTERS

A lifted shingle can blow off in high wind and let water reach the roof deck. The streaking is mainly cosmetic.

WHAT TO DO

Have a roofer reseal or replace the lifted shingle and check the surrounding courses. Zinc strips at the ridge can limit future streaking if you want.

WHO TO CALL

Roofer

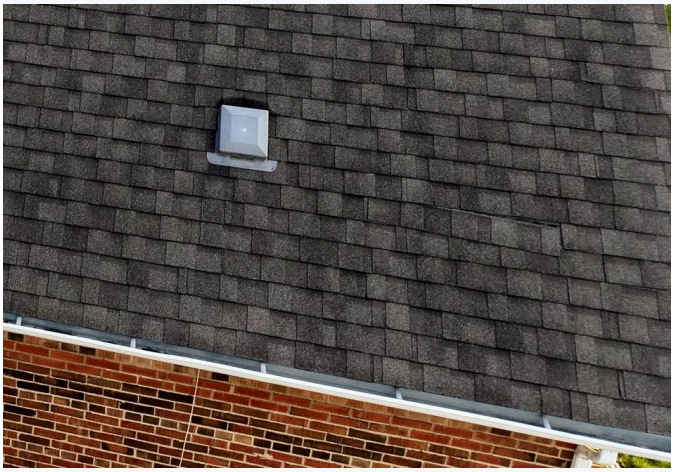


Photo 3.1 Lifted or unsealed shingle edge (dark line, centre right)

4 Gutters hold debris

Left-side eavestrough on the house; detached garage gutter

MAINTENANCE

WHAT WE FOUND

The left-side eavestrough on the house holds debris and dark residue. The garage gutter is packed with pine needles and leaves.

WHY IT MATTERS

Blocked gutters overflow next to the walls, which adds to the moisture problems found at the foundation and in the garage.

WHAT TO DO

Clean all gutters and downspouts each spring and fall, and check that the water flows to the downspouts.

WHO TO CALL

Homeowner or handyman

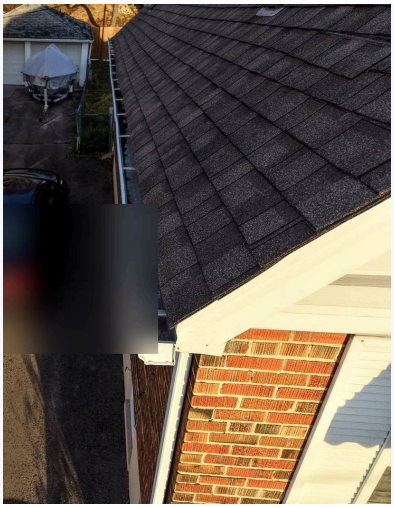


Photo 4.1 Debris in the left-side eavestrough



Photo 4.2 Garage gutter full of needles and leaves

5 Plumbing vent stacks and box vents ageing

Main roof

MONITOR

WHAT WE FOUND

The steel plumbing vent stack beside the chimney is rusted, and one box vent is lightly dented. The rubber boots around the stacks appear sealed.

WHY IT MATTERS

Rubber boots crack with age and are a common source of small leaks.

WHAT TO DO

Have the boots and vents checked whenever the roof is serviced, and replace them if they crack or lift.

WHO TO CALL

Roofer



Photo 5.1 Two plumbing stacks with rubber boots; one rusted

6 Garage roof shingles worn

Detached garage roof

MONITOR

WHAT WE FOUND

The garage shingles show granule loss and surface wear consistent with an older roof covering.

WHY IT MATTERS

Worn shingles lose their ability to shed water; the dark staining under the garage roof boards (see Garage) may be related.

WHAT TO DO

Plan to re-shingle the garage roof in the next few years. Have a roofer check it sooner if the interior staining shows active wetness.

WHO TO CALL

Roofer



Photo 6.1 Garage roof edge: worn shingles



Photo 6.2 Garage roof edge, another section

SECTION 2 OF 10

Exterior and grounds

9 REPAIR 2 MAINTENANCE

About this system

WALL COVERING

Brick masonry, with siding at the gables and a parged (stucco-finished) foundation above grade. Aluminum awnings over most windows and doors.

DRIVEWAY AND WALKS

Asphalt driveway along the side of the house to the detached garage; concrete front walk and steps.

REAR

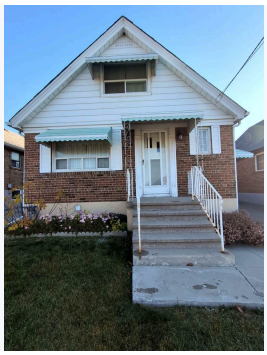
Raised concrete patio with steps. The basement cold room sits underneath it.

GRADING

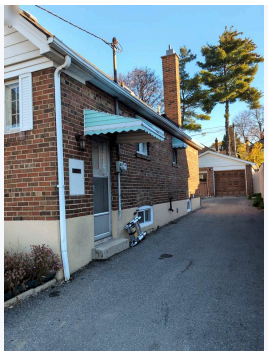
Front and sides slope away from the house. The rear slopes toward the house (see finding).

EXTERIOR DOORS

Front entrance with storm door; side entrance on the driveway side.



Front



Driveway (right) side



Rear



Left side

Findings (11)

7 Front steps cracked; railings rusted at the posts (fall hazard)

Front entry steps and landing

REPAIR

WHAT WE FOUND

The concrete steps are cracked, and some step sections have separated at the joints. The metal railings are rusted at the post bases, where they enter the concrete, and at several welded joints; paint is peeling.

WHY IT MATTERS

These are trip hazards, and freeze-thaw cycles widen the cracks. Rust at the post bases can weaken the railing's anchorage, which is a fall hazard if the railing gives way.

WHAT TO DO

Check that both railings are firm before relying on them. Have a concrete contractor repair the steps and a qualified contractor repair, refinish or replace the railings.

WHO TO CALL

Concrete contractor; railing or welding contractor

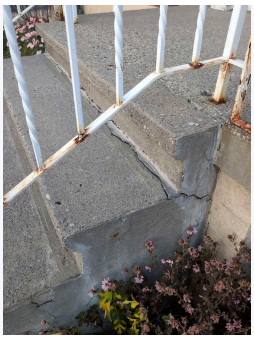


Photo 7.1 Cracked and separated step sections

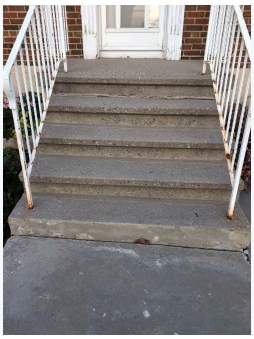


Photo 7.2 Front steps overview

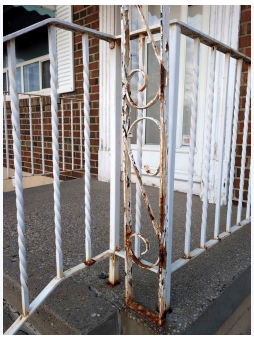


Photo 7.3 Rust at the railing post base and joints

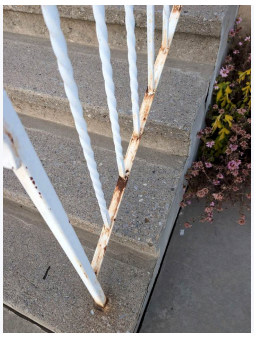


Photo 7.4 Rusted balusters at the lower step

8 Front door and window trim deteriorating

Front of the house: door surround and front window

REPAIR

WHAT WE FOUND

Paint is peeling and the wood is weathered at the front door casing and pilasters, especially at their bases, and around the front window. The storm door is older.

WHY IT MATTERS

Bare wood absorbs water and rots. Given the age of the house, the old paint layers may contain lead.

WHAT TO DO

Probe the wood and replace any soft sections, then prime, paint and seal the joints. Have older paint tested before you scrape or sand it, and use lead-safe practices. Check that the storm door's latch, closer and seals work properly.

WHO TO CALL

Carpenter or painter

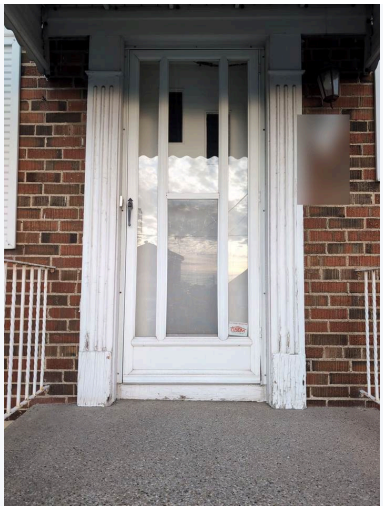


Photo 8.1 Front door surround: peeling paint at the bases

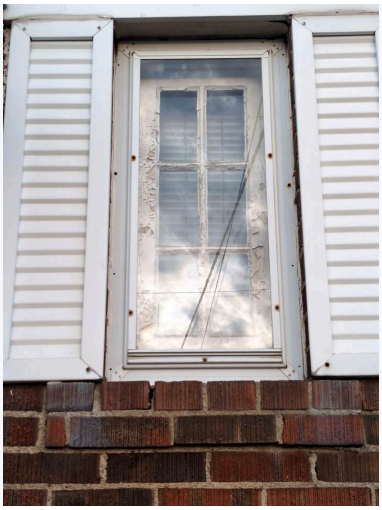


Photo 8.2 Front window trim

9 Exterior doors not sealing; front door hard to latch

Front (main) entrance and side entrance

REPAIR

WHAT WE FOUND

The main entrance door has worn or missing weatherstripping and does not latch easily. The side entrance door also lacks effective weatherstripping and has an older surface-mounted lock.

WHY IT MATTERS

Drafts, heat loss and possible water entry. A door that does not latch reliably is also a security concern.

WHAT TO DO

Adjust the doors and their hardware and replace the weatherstripping. Make sure all locks can be opened from inside without a key.

WHO TO CALL

Door contractor or handyman

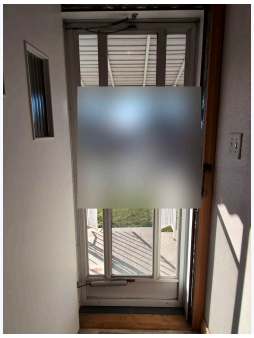


Photo 9.1 Main entrance

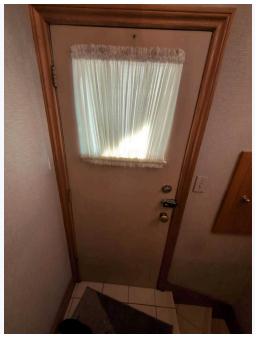


Photo 9.2 Side entrance



Photo 9.3 Thermal: cold edges along the bottom and latch side of the side door

10 Rear grading and patio slab direct water toward the house

Rear of the house, around the raised concrete patio (the roof of the basement cold room)

REPAIR

WHAT WE FOUND

The ground at the rear slopes toward the foundation. The joint where the patio slab meets the soil and the house wall is open, with moss and plants growing in it, and leaves are packed against the slab edge. There is a long crack in the slab.

WHY IT MATTERS

Water that collects here can soak down along the foundation. The slab is also the roof of the cold room below, which has peeling paint and mineral deposits; the drainage here may contribute, but the exact route water takes into the cold room could not be established.

WHAT TO DO

Regrade so that the soil slopes away from the house for at least 1.8 m (6 ft), and clear the debris. Because the patio slab is the cold-room roof, have a concrete or waterproofing contractor assess its waterproofing, joints, cracks and drainage as a whole, rather than only sealing the visible cracks.

WHO TO CALL

Landscaper; concrete or waterproofing contractor

Related: #19 Basement cold room openings, damaged ceiling and wall deposits

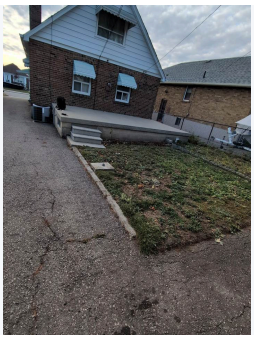


Photo 10.1 Rear yard sloping toward the house and patio



Photo 10.2 Open joint and crack at the slab edge



Photo 10.3 Slab-to-step joint and edge wear

11 Mortar deterioration and loose cables on the rear wall

Rear brick wall

REPAIR

WHAT WE FOUND

Mortar joints are eroded and recessed in several areas, and the brick is discoloured. Cables run loose across the face of the wall. The brick arches and sealant around the basement windows are weathered.

WHY IT MATTERS

Open joints let water into the wall, and freeze-thaw damage follows.

WHAT TO DO

Have a mason repoint the deteriorated joints and reseal around the windows. Have the cable owners fasten their cables properly and seal any wall openings.

WHO TO CALL

Mason



Photo 11.1 Rear wall: discoloured brick and loose cables



Photo 11.2 Eroded mortar joints



Photo 11.3 Recessed and cracked joints

12 Furnace vent pipes end low beside the driveway

Driveway (right) side, between the basement windows

REPAIR

WHAT WE FOUND

Two black plastic pipes come out of the parged foundation between two basement windows: an upper pipe with a downturned gooseneck and a lower elbow pointing down. Warm exhaust was coming out during the inspection, so this is not an old oil-tank vent. The furnace is a high-efficiency type that uses two plastic pipes, so these appear to be its exhaust and combustion-air intake. Their ends are only roughly 30 to 45 cm above the asphalt.

WHY IT MATTERS

Gas appliance vents must stay above the snow line and keep set distances from windows and other openings. Snow plowed or drifting along the driveway can block them and shut the furnace down, and exhaust close to an openable window can be drawn back inside. The vent pipe must also be the type certified for the furnace.

WHAT TO DO

Have a TSSA-registered gas contractor confirm that these terminations meet the furnace instructions and CSA B149.1 (height above grade and snow, distance from the windows, protection from vehicles) and that the pipe is the certified type, and raise or relocate them if needed. Until then, keep them clear of snow all winter.

WHO TO CALL

TSSA-registered gas contractor

Related: #21 Water dripping at the furnace

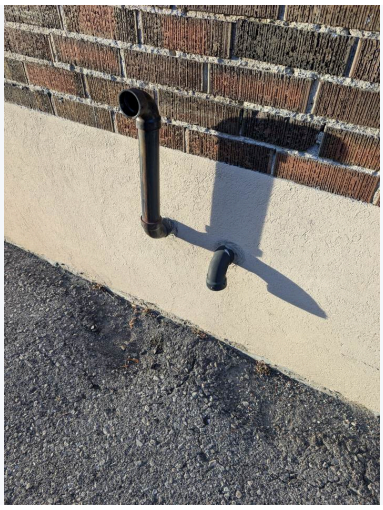


Photo 12.1 Exhaust and intake pipes close to the driveway surface



Photo 12.2 Position between the two basement windows

13 Mail slot opens straight through the wall

Side entrance landing (basement stairs)

REPAIR

WHAT WE FOUND

The wall-mounted mailbox passes right through the exterior wall. Its foam lining is broken and gapped, and the opening is barely insulated or weatherstripped. The damage could be from pests.

WHY IT MATTERS

Drafts, heat loss and an entry point for insects and mice.

WHAT TO DO

Insulate and seal the enclosure, weatherstrip the inner door, and watch for signs of pests.

WHO TO CALL

Handyman

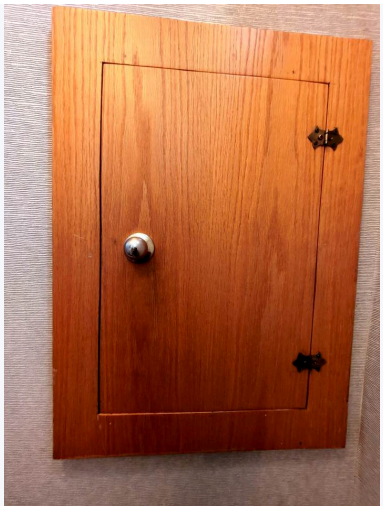


Photo 13.1 Inner mailbox door

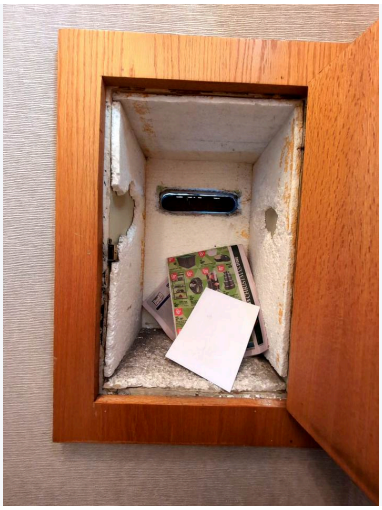


Photo 13.2 Damaged foam lining inside

14 Gas meter and outside gas piping: rust and soil contact

Right (driveway) side near the front, at the gas meter and along the foundation

REPAIR

WHAT WE FOUND

The gas riser at the meter goes into the ground in soil and plants, with wire wrapped around it and some rust at grade. The steel gas pipe that runs along the foundation from the meter to where it enters the house is rusted along much of its length. A downspout extension rests against this pipe.

WHY IT MATTERS

Rust weakens gas piping over time, especially where it touches soil and stays damp. Anything leaning on or knocking the piping stresses its joints.

WHAT TO DO

Clear the soil, plants and debris from around the meter and riser and keep the area clear. Ask Enbridge Gas to check the riser and meter at grade, since the gas utility owns them. Have a TSSA-registered gas contractor clean, inspect and repaint the house piping, and re-route the downspout so nothing rests on the pipe. If you ever smell gas, leave the house and call Enbridge's emergency line from outside.

WHO TO CALL

Enbridge Gas; TSSA-registered gas contractor

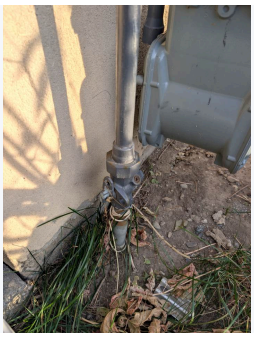


Photo 14.1 Gas riser in soil and plants at the meter

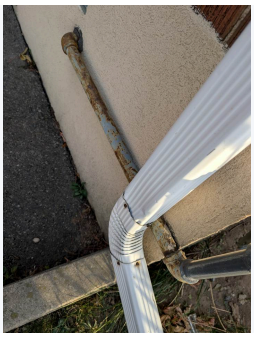


Photo 14.2 Rusted gas pipe along the foundation, with the downspout resting on it



Photo 14.3 Meter, piping and downspout extension

15 Front downspout empties at the foundation

Right (driveway) side, front corner of the house

REPAIR

WHAT WE FOUND

The downspout ends right at the base of the wall with no extension, and its bottom is crushed.

WHY IT MATTERS

Roof water dumped at the foundation soaks down beside the basement wall, adding to the basement moisture found inside.

WHAT TO DO

Repair the downspout and add an extension that carries water at least 1.8 m (6 ft) from the house, away from the neighbouring property and the gas meter.

WHO TO CALL

Handyman or eavestrough contractor



Photo 15.1 Crushed downspout ending at the wall

16 Driveway cracking

Asphalt driveway beside the house and in front of the garage

MAINTENANCE

WHAT WE FOUND

There is cracking across the driveway, including in front of the garage.

WHY IT MATTERS

Water that gets into the cracks freezes and breaks up the asphalt.

WHAT TO DO

Seal the cracks, and resurface the driveway as it ages.

WHO TO CALL

Paving contractor

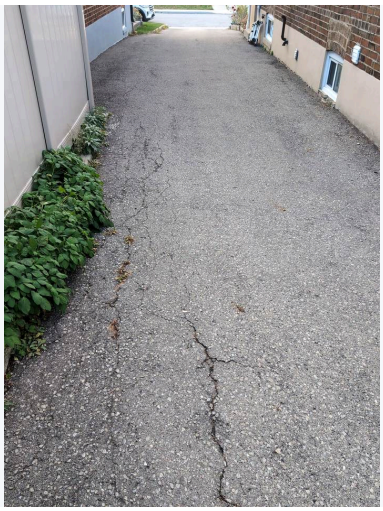


Photo 16.1 Cracks along the side driveway

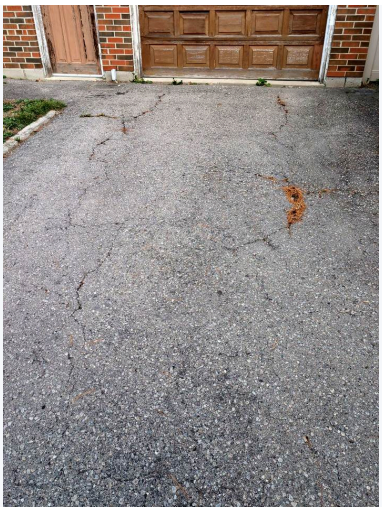


Photo 16.2 Cracking in front of the garage

17 Wasp nest at the rear gable

Rear of the house, under the gable peak

MAINTENANCE

WHAT WE FOUND	There is a wasp nest under the peak of the rear gable.
WHY IT MATTERS	Stings, and possible nesting in the soffit.
WHAT TO DO	**Have a pest control service remove it.**
WHO TO CALL	Pest control



Photo 17.1 Nest under the gable peak

SECTION 3 OF 10

Structure, foundation and basement moisture

3 REPAIR

About this system

FOUNDATION
Concrete block, seen in the closet under the stairs, the utility room and the cold room. Most basement walls are finished.

FLOOR FRAMING
Wood joists with plank subfloor, seen in the utility room and closet.

ROOF FRAMING
Wood rafters with board sheathing, seen from the attic access openings.

WALLS
Brick masonry.

LIMITS
Finished walls and ceilings hide most of the structure. We judged its condition from what was visible and from the floors, walls and openings.

Findings (3)

18 Damp, deteriorating foundation wall in the closet under the stairs

Basement, closet under the stairs (water meter and main shut-off)

REPAIR

WHAT WE FOUND

The block foundation wall is in poor condition: the coating is flaking, the surface is spalling and crusty, and there are white mineral deposits (efflorescence) and dark staining that may be mould. A pinless moisture meter gave its maximum reading (100 on its relative scale) at several spots, against about 20 on similar walls elsewhere in the basement.

WHY IT MATTERS

The deposits, staining and flaking show this wall has had repeated moisture exposure. A pinless meter gives a relative reading, not a measured moisture content, so the high readings show this area is much damper than the comparison areas but do not by themselves confirm how much water is present or whether it is entering now. Ongoing dampness breaks down the block surface and can support mould. Two possible sources are close by: the leaking main water valve in this closet, and the poor drainage outside.

WHAT TO DO

First repair the leaking valve and correct the outdoor grading and downspouts. Then have a waterproofing contractor assess the wall. Have any mould cleaned up by a qualified remediator, and re-test the moisture after the repairs.

WHO TO CALL

Waterproofing contractor; plumber

Related: #25 Main water shut-off valve leaking (fix before closing) · #10 Rear grading and patio slab direct water toward the house

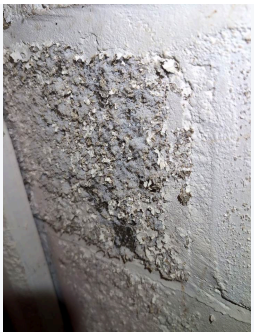


Photo 18.1 Spalling, flaking block wall



Photo 18.2 Crusty surface and efflorescence



Photo 18.3 Pinless meter at the top of its relative scale

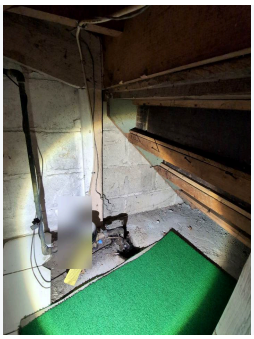


Photo 18.4 The closet: meter, valve and affected wall

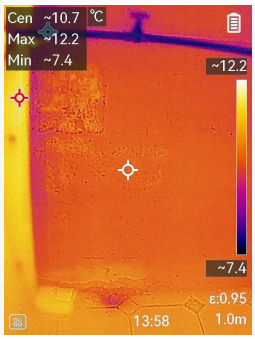


Photo 18.5 Thermal: cooler, blotchy areas on the same wall (about 7–11 °C)

19 Basement cold room openings, damaged ceiling and wall deposits

Basement cold room (under the rear patio)

REPAIR

WHAT WE FOUND

Near the ceiling, an opening with a round metal duct leading outside is covered only with loose plastic. Along one wall the ceiling finish is broken open, exposing wiring and a pipe, and some of the wiring is loose. The block walls have peeling paint and white mineral deposits. The door from the finished basement is not weatherstripped.

WHY IT MATTERS

The cold room is an unheated space that shares a wall with the finished basement. Unsealed openings let in cold air, moisture and pests, and the deposits show the walls have been exposed to moisture. Whether it comes through the walls, the slab joints above or both was not established.

WHAT TO DO

Find out what the duct was for. Close it properly or fit a hood with a damper and screen. Repair the ceiling, and have an electrician secure the wiring. Weatherstrip and insulate the cold room door. Include the cold room in the patio-slab assessment (see the related finding), and monitor the walls after the drainage is corrected.

WHO TO CALL

General contractor; electrician

Related: **#10 Rear grading and patio slab direct water toward the house**



Photo 19.1 Duct opening covered with plastic

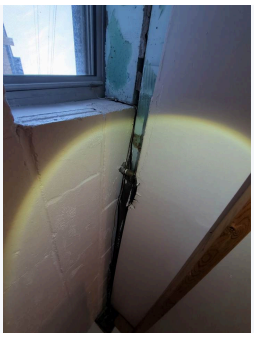


Photo 19.2 Broken ceiling finish and exposed wiring

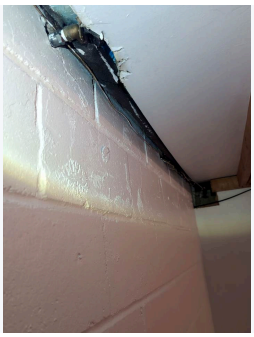


Photo 19.3 Peeling paint and deposits on the block

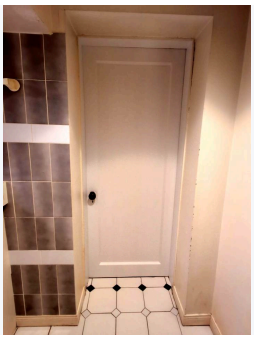


Photo 19.4 Cold room door, no weatherstripping

20 Bouncy floor areas and an unfinished floor transition

Main floor: kitchen (about 32 in / 81 cm inside the doorway), entrance-to-living-room transition, and just inside main-floor bedroom 1

REPAIR

WHAT WE FOUND

The floor has noticeable bounce at three spots. At the entrance-to-living-room transition there is no proper threshold: the joint is taped, the edges are exposed, and the area is stained.

WHY IT MATTERS

Bounce can come from long joist spans or framing that is not stiff enough, a loose or deteriorated subfloor, or framing that has been notched or damaged. The cause could not be seen because the basement ceiling is finished. The open transition is a trip hazard.

WHAT TO DO

Have a qualified contractor evaluate the framing from below where it can be reached, and involve a structural engineer if they find significant movement or deterioration. Install a proper transition strip. If the old vinyl flooring at the entrance is to be removed, have it tested for asbestos first, given its age.

WHO TO CALL

General contractor; flooring contractor

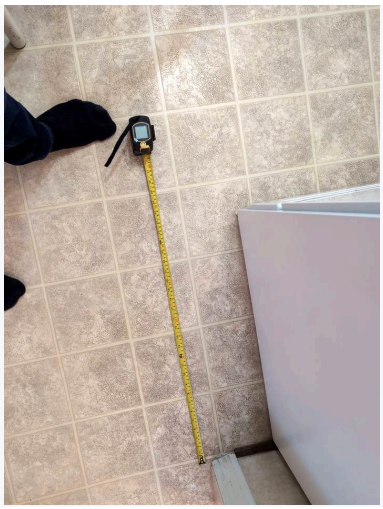


Photo 20.1 Kitchen: bounce about 32 in (81 cm) from the doorway

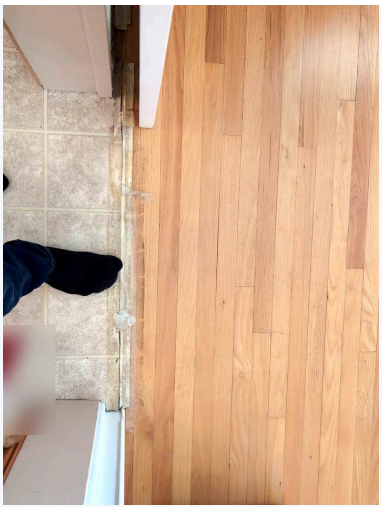


Photo 20.2 Taped entrance-to-living-room transition

SECTION 4 OF 10

Heating, cooling and ventilation

1 SAFETY | 2 MAINTENANCE | 1 MONITOR

About this system

HEATING

Gas-fired high-efficiency (condensing) forced-air furnace, Carrier Performance 95, with ductwork. It has two black plastic vent pipes that appear to run out through the driveway-side wall, and its condensate drains through clear tubing to the floor drain. There is no active fireplace.

APPROXIMATE AGE

Not confirmed. A gas pressure-test tag dated December 2006 marked "furnace only" may relate to its installation, but a tag does not prove the installation or manufacture date. The nameplate or service records will confirm it.

HUMIDIFIER

Aprilaire bypass humidifier on the return plenum, connected with flexible duct and a summer/winter damper.

COOLING

Central air conditioner: indoor coil above the furnace (marked R-22; the system's refrigerant was not confirmed) and an outdoor condenser at the rear corner by the patio. Not run: it was 7.8 °C outside, and running the compressor below about 15 °C can damage it.

OTHER HEAT

An electric baseboard heater in the basement family room. Whether it is in use was not confirmed.

THERMOSTAT

Older round mechanical thermostat at the main-floor dining-area doorway. Operated with its normal controls; the furnace responded.



Carrier Performance 95 furnace, humidifier and coil



Outdoor AC condenser



Main thermostat

Findings (4)

21 Water dripping at the furnace

Utility room: return side of the furnace and the floor beneath

SAFETY

WHAT WE FOUND

Water was dripping down the return side of the furnace and onto the floor during the inspection. The floor and nearby drain piping are stained, which suggests it has happened before. The furnace is a condensing type, which makes water as it runs. Its condensate tubing, the air-conditioning coil drain and the humidifier drain all run as loose clear tubes to the floor drain beside it. A leaking condensate connection or the humidifier are the most likely sources.

WHY IT MATTERS

Water around a gas appliance and its electrical parts can cause electrical faults, rust the furnace and ducts, and lead to mould.

WHAT TO DO

Shut off the humidifier's water supply until it is serviced. Have a TSSA-registered HVAC contractor find and fix the source, check the condensate trap and tubing, secure the tubes into the drain, service the humidifier and change its pad, and check the furnace for water damage.

WHO TO CALL

TSSA-registered HVAC contractor

Related: #12 Furnace vent pipes end low beside the driveway



Photo 21.1 Humidifier and return plenum above the furnace



Photo 21.2 Water and staining at the floor

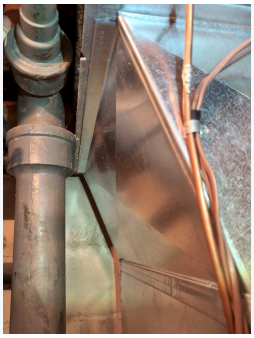


Photo 21.3 Return-side piping and duct where water was running

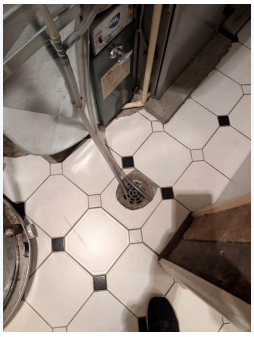


Photo 21.4 Loose condensate and drain tubes at the floor drain

22 Furnace age unconfirmed: service now and plan for replacement

Utility room

MAINTENANCE

WHAT WE FOUND

A gas pressure-test tag dated December 2006 is attached, which may mean the furnace is about 20 years old, but a tag does not establish its installation or manufacture date. We found no service record, and the age was not confirmed from the nameplate. Paint cans and other stored items are right against the side of the furnace.

WHY IT MATTERS

Gas furnaces usually last 15 to 25 years. Older units become less efficient and less reliable, and a cracked heat exchanger is a CO risk. Flammable products stored beside a gas appliance are a fire risk and block service access.

WHAT TO DO

Move the paint and stored items away from the furnace. Ask the seller for the nameplate model and serial number or service records to confirm the age. Have it serviced and safety-checked, including a combustion and CO test, and budget for replacement. Fit CO alarms (see Electrical).

WHO TO CALL

TSSA-registered HVAC contractor

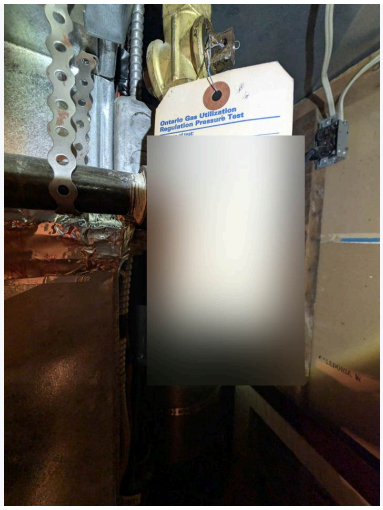


Photo 22.1 Ontario gas pressure-test tag, December 2006

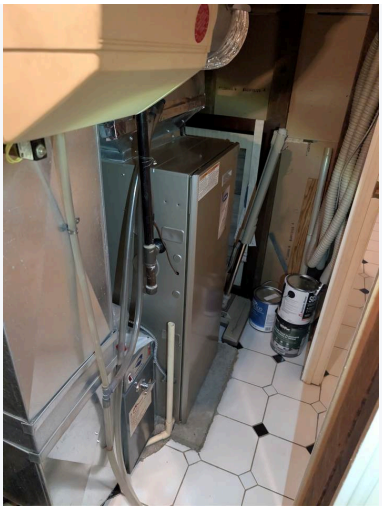


Photo 22.2 Paint cans stored against the furnace

23 Air conditioner appears to be an R-22 system

Indoor coil above the furnace; outdoor condenser at the rear

MONITOR

WHAT WE FOUND

The indoor coil is marked "R-22 TXV", so the system appears to be designed for R-22. The rating label on the outdoor condenser has faded and cannot be read, so the refrigerant actually in the system was not confirmed. The system was not run because of the cold weather, so its operation was not checked.

WHY IT MATTERS

R-22 has been phased out in Canada. It is increasingly scarce and expensive, so if this is an R-22 system, a refrigerant leak or major failure usually means replacing both the outdoor unit and the indoor coil.

WHAT TO DO

Ask the seller how old the system is and for service records. Have an HVAC contractor confirm the refrigerant and test the system at the start of the cooling season, and budget for replacement.

WHO TO CALL

HVAC contractor

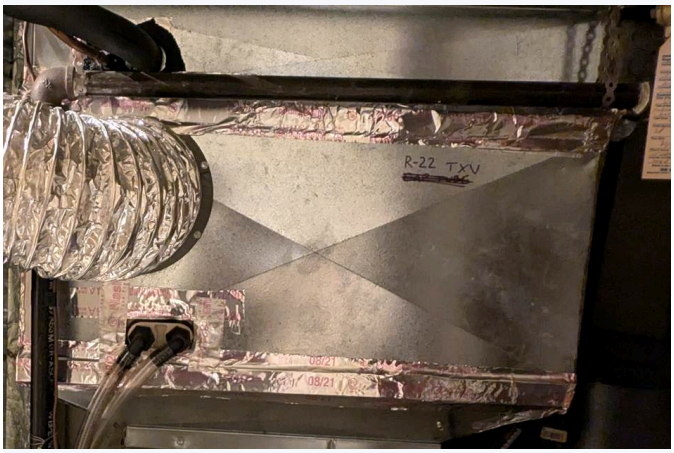


Photo 23.1 Indoor coil marked "R-22 TXV"



Photo 23.2 Outdoor condenser; label faded

24 Older mechanical thermostat

Main floor, dining-area doorway

MAINTENANCE

WHAT WE FOUND

The thermostat is an older round mechanical type. It operated the furnace normally.

WHY IT MATTERS

Many older mechanical thermostats contain a small mercury switch. A programmable or smart thermostat would also give better comfort and lower heating costs.

WHAT TO DO

Consider a programmable thermostat compatible with the furnace and air conditioner. If the old one contains mercury, take it to a household hazardous waste depot; do not throw it in the garbage.

WHO TO CALL

HVAC contractor or homeowner



Photo 24.1 Round mechanical thermostat

SECTION 5 OF 10

Plumbing

8 REPAIR | 3 MAINTENANCE | 1 MONITOR

About this system

WATER SUPPLY
Municipal. The main shut-off valve and water meter are in the closet under the basement stairs.

SUPPLY PIPING
Copper where visible.

DRAIN PIPING
Cast iron and ABS plastic where visible.

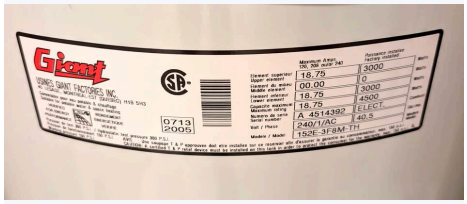
WATER HEATER
Electric tank, Giant "Ultra Cascade" 152E-3F8M-TH, 240 V, 4,500 W, manufactured July 2005 (about 21 years old). The listing shows it is under a rental contract.

GAS
Gas meter and main gas shut-off on the right (driveway) side of the house, near the front.

FIXTURES
Main-floor bathroom (tub and shower), basement bathroom (shower), two kitchens and a laundry sink.



Water heater



Data plate: Giant 152E-3F8M-TH, 240 V, dated 0713 / 2005

Findings (12)

25 Main water shut-off valve leaking (fix before closing)

Basement, closet under the stairs, on the wall pipe beside the water meter

REPAIR

WHAT WE FOUND

The main shut-off is an older valve with heavy green corrosion, and it was actively leaking during the inspection.

WHY IT MATTERS

This is the valve you rely on in a plumbing emergency, and old corroded valves often seize or leak worse when they are turned. The leak is also wetting the foundation wall right beside it.

WHAT TO DO

Treat this as a before-closing item: until it is replaced you may not be able to shut off the water in an emergency. Have a plumber replace it with a full-port ball valve and check the meter connections at the same visit.

WHO TO CALL

Plumber

Related: #18 Damp, deteriorating foundation wall in the closet under the stairs



Photo 25.1 Corroded main valve

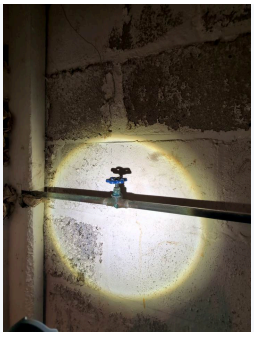


Photo 25.2 Valve on the supply line

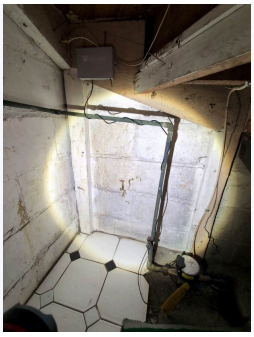


Photo 25.3 Closet with the meter and main valve

26 Water heater past its expected life

Utility room

REPAIR

WHAT WE FOUND

The electric water heater was made in 2005. There is green corrosion on the copper fittings above it and staining on the wall behind.

WHY IT MATTERS

Tank water heaters usually last 10 to 15 years, and an old tank can leak without warning.

WHAT TO DO

The listing shows it is rented, so ask the rental company to replace it; if you buy it out instead, budget to replace it soon. Have a plumber check the fittings and the temperature-and-pressure relief valve and its discharge pipe. The wiring on top of the tank is a separate safety item (see Electrical).

WHO TO CALL

Plumber or rental provider

Related: #42 Makeshift wiring on top of the water heater

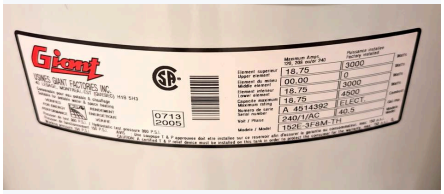


Photo 26.1 Data plate dated July 2005

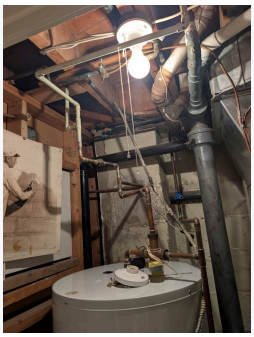


Photo 26.2 Top of the tank: piping, valves and fittings

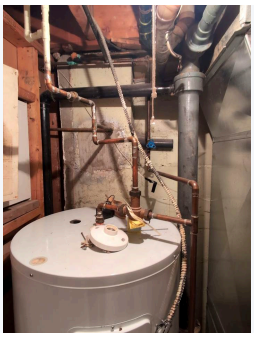


Photo 26.3 Corroded fittings above the tank

27 Loose toilet; elevated floor moisture readings in the basement bathroom

Basement bathroom

REPAIR

WHAT WE FOUND

The toilet rocked when gently checked. The pinless moisture meter gave elevated relative readings, near the top of its scale, over most of the tiled floor, including around the toilet, compared with about 9 to 10 on similar tile elsewhere (three areas were tested).

WHY IT MATTERS

A loose toilet can break its seal at the floor, and leaks under tile go unseen. The readings warrant investigation, but they do not by themselves prove there is water beneath the tiles or identify the source.

WHAT TO DO

Have a plumber remove the toilet, inspect the flange, the seal and the accessible floor construction, determine whether there is concealed moisture or damage, and re-secure the toilet.

WHO TO CALL

Plumber

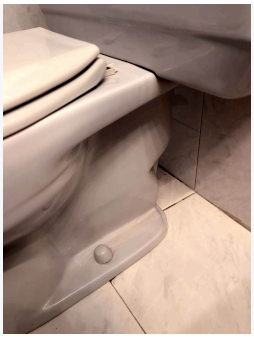


Photo 27.1 Toilet that moves at the base



Photo 27.2 Elevated relative reading on the floor tile

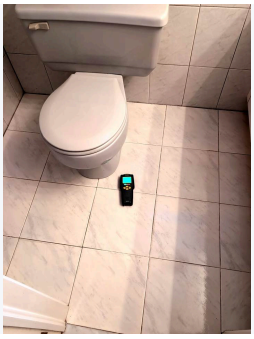


Photo 27.3 Readings taken across the floor

28 Corroded drains and valves: main-floor bathroom sink

Main-floor bathroom, under the sink

REPAIR

WHAT WE FOUND

The sink trap and tailpiece are heavily corroded, with mineral crust at the joints. Both supply shut-off valves are corroded.

WHY IT MATTERS Corroded drain parts eventually leak, and corroded valves may not shut off when you need them.

WHAT TO DO **Replace the trap, tailpiece and both shut-off valves.**

WHO TO CALL Plumber

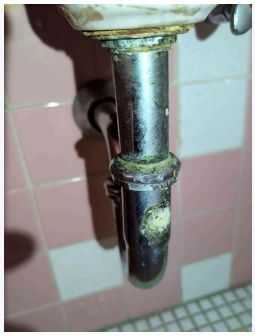


Photo 28.1 Corroded trap and tailpiece

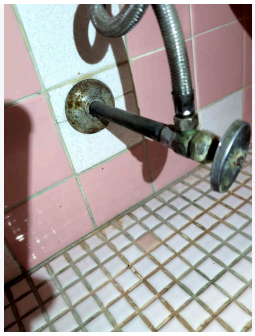


Photo 28.2 Corroded supply valve

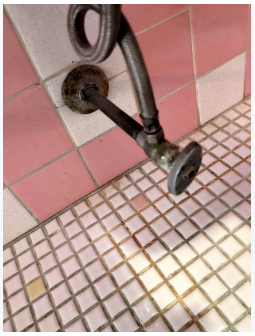


Photo 28.3 Second supply valve

29 Basement bathroom sink: corroded drain, no shut-off valves

Basement bathroom, under the sink

REPAIR

WHAT WE FOUND The drain tailpiece and trap are corroded. The supply lines are capped and have no working shut-off valves, the wall openings around the pipes are rough and unsealed, and there is dark spotting under the basin.

WHY IT MATTERS Leak risk, and nowhere to turn off this fixture's water locally.

WHAT TO DO **Install shut-off valves, replace the corroded drain parts, and seal the wall openings.**

WHO TO CALL Plumber

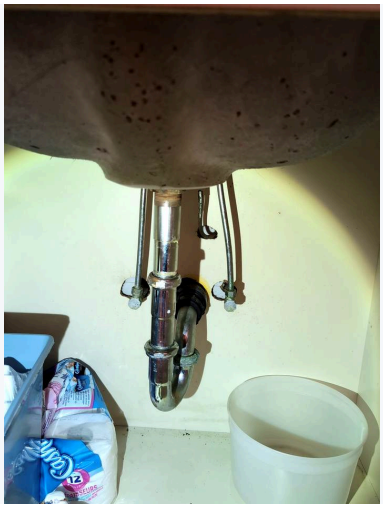


Photo 29.1 Under the basement bathroom sink

30 Kitchen sinks: corroded valves and drain joints

Under both kitchen sinks

REPAIR

WHAT WE FOUND

Basement kitchen: the shut-off valves and copper supply pipes are corroded, and the drain passes through the wall with an unsealed gap. Main-floor kitchen: there is corrosion and residue at the metal drain joints and staining in the cabinet, which suggests past slow leaks.

WHY IT MATTERS

Leaks under sinks often go unnoticed and damage the cabinet and floor.

WHAT TO DO

Run water and check both drains for leaks. Replace the corroded valves, connectors and drain parts, and seal the wall opening.

WHO TO CALL

Plumber



Photo 30.1 Basement kitchen: corroded valves and copper

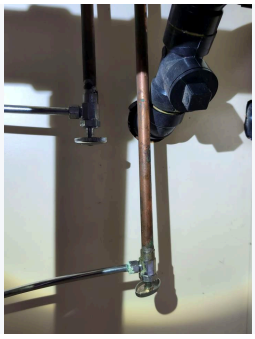


Photo 30.2 Basement kitchen supply line



Photo 30.3 Main-floor kitchen drain: corrosion and residue

31 Laundry: corroded washer valves, old rubber hoses

Basement laundry area

REPAIR

WHAT WE FOUND

The washer supply valves are corroded and the old rubber supply hoses are worn. The laundry sink's supply valves and copper joints are also corroded, and the drain opening in the wall is rough and unsealed.

WHY IT MATTERS

A burst washer hose can flood a basement within minutes.

WHAT TO DO

Replace the valves and fit braided stainless-steel hoses. Turn the washer valves off when the machine is not in use. Seal the drain opening.

WHO TO CALL

Plumber

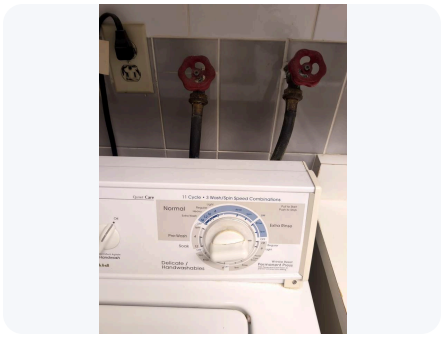


Photo 31.1 Washer valves and old rubber hoses

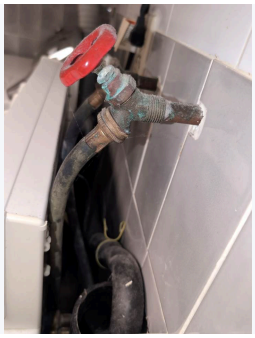


Photo 31.2 Corrosion at the washer valve

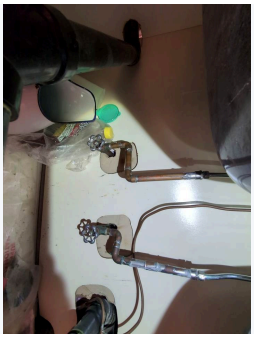


Photo 31.3 Laundry sink supply valves

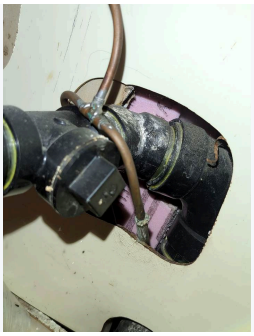


Photo 31.4 Unsealed drain opening in the wall

32 Main bathroom: tub seal, no exhaust fan, window sticks

Main-floor bathroom

REPAIR

WHAT WE FOUND

The caulking and grout at the tub-to-floor and tub-to-wall joints are worn and open in places, with dark areas near the right end. The paint and wood at the bottom of the door casing are damaged. There is no exhaust fan, and the window is hard to open.

WHY IT MATTERS

Water gets under the tile at open joints. Without a fan, and with a window that is hard to open, shower moisture stays in the room and the walls next to it, which fits the moisture marks in the next-door bedroom closet.

WHAT TO DO

Re-grout and re-caulk the tub. Probe the door casing and repair it. Install an exhaust fan vented to the outside, and free up the window.

WHO TO CALL

Tile contractor; electrician or HVAC contractor for the fan

Related: #55 Main-floor bedroom 2: window caulking and closet wall

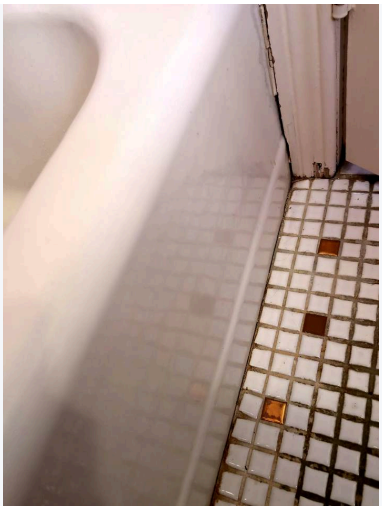


Photo 32.1 Open joint at the tub and the damaged casing



Photo 32.2 Main bathroom

33 Water flow drops when two fixtures run

Main-floor bathroom and basement bathroom

MONITOR

WHAT WE FOUND

In both bathrooms, the flow at the faucet dropped noticeably when a second fixture was turned on.

WHY IT MATTERS This is common with older or undersized supply piping and a partly closed or failing main valve.

WHAT TO DO **Ask the plumber to check the supply piping and the water pressure when replacing the main valve.**

WHO TO CALL Plumber



Photo 33.1 Basement bathroom: one faucet running



Photo 33.2 Reduced flow with a second fixture on

34 Outdoor faucet: shut off and drain for winter

Driveway (right) side, by the side entrance

MAINTENANCE

WHAT WE FOUND There is an older-style outdoor faucet on the foundation by the side entrance. Whether it is a frost-free type was not confirmed.

WHY IT MATTERS A faucet or pipe left full of water can freeze and split in winter, and the leak often shows up inside the basement wall.

WHAT TO DO **Before freezing weather, close the indoor shut-off for this faucet, open the outside faucet to drain it, and disconnect any hose. Consider replacing it with a frost-free faucet.**

WHO TO CALL Homeowner or plumber

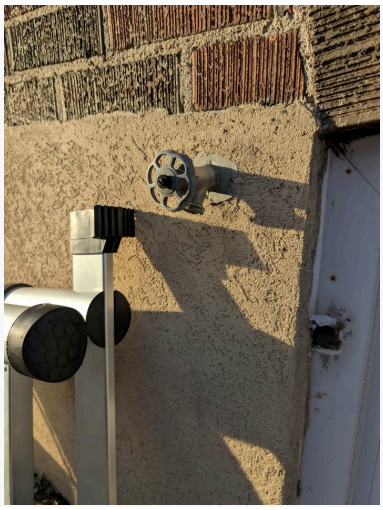


Photo 34.1 Outdoor faucet by the side entrance

35 Cold room floor drain partly clogged and painted over

Basement cold room

MAINTENANCE

WHAT WE FOUND

Several holes in the floor-drain grate are clogged, and the grate has been painted over, so it may not lift out for cleaning.

WHY IT MATTERS

A blocked drain cannot carry away a leak or flood water. A dry trap can also let sewer odour in.

WHAT TO DO

Free and clean the grate and test the drain with a bucket of water. Pour water into it every few months to keep the trap sealed.

WHO TO CALL

Homeowner or plumber



Photo 35.1 Painted, partly clogged floor drain

36 Toilet tank deposits

Basement bathroom

MAINTENANCE

WHAT WE FOUND

There are dark deposits inside the toilet tank.

WHY IT MATTERS	Deposits wear the flapper and flush valve, which leads to a running toilet.
WHAT TO DO	**Clean the tank and replace the flapper if it leaks.**
WHO TO CALL	Handyman

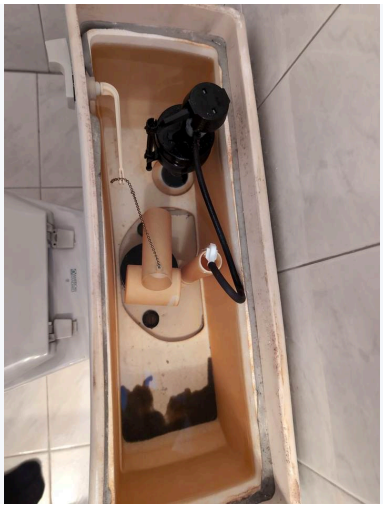


Photo 36.1 Inside the tank

SECTION 6 OF 10

Electrical

8 SAFETY · 2 MAINTENANCE

About this system

SERVICE

Overhead service drop to a through-roof mast on the driveway side; meter on the driveway-side wall.

PANEL

ITE "BL Loadcenter" in the basement utility room; panel rated 125 A, with a 100 A double-pole main breaker; 120/240 V single phase; 24 positions, all in use.

BRANCH WIRING

A mix: modern white NMD sheathed cable alongside older black and cloth-covered cables. Whether any knob-and-tube wiring remains hidden in the walls could not be determined.

RECEPTACLES

A mix of grounded three-slot and older two-slot receptacles. GFCI protection only at the basement bathroom (it worked).

SMOKE AND CO ALARMS

One working smoke alarm at the basement stairs; the others are defective (see finding). No CO alarms found.



Main panel

Findings (10)

37 **Smoke alarms not working; no carbon monoxide alarms** — SAFETY

Main-floor hallway, upper floor, whole house

WHAT WE FOUND

The upper-floor smoke alarm, the only one on that floor, did not sound when tested. On the main-floor hallway alarm the test button stuck, and the alarm kept sounding after it was pressed. Both units look older. The basement-stairs alarm worked. We found no CO alarms, although the house has a gas furnace.

WHY IT MATTERS

Working alarms are the most important life-safety devices in a home. Ontario's Fire Code requires a working smoke alarm on every storey and outside all sleeping areas. In homes with a fuel-burning appliance, it requires CO alarms next to each sleeping area and, since 1 January 2026, on every storey, including storeys without bedrooms.

WHAT TO DO

Before moving in, replace the defective smoke alarms and any that are more than 10 years old. Install CO alarms on every storey, including the basement, and next to each sleeping area; combination smoke/CO units can do both. Interconnected alarms are a worthwhile upgrade, especially if the basement is occupied separately.

WHO TO CALL

Homeowner, or an electrician for hard-wired alarms



Photo 37.1 Upper-floor alarm that did not sound

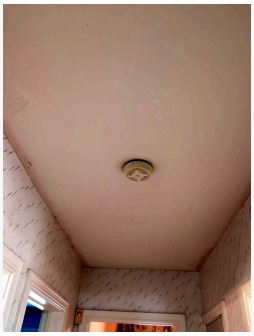


Photo 37.2 Hallway alarm with stuck test button

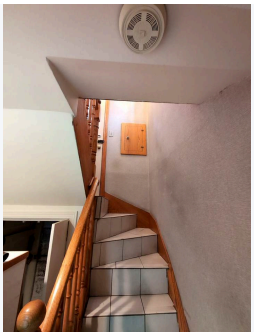


Photo 37.3 Basement-stairs alarm (worked)

38 No GFCI protection detected at the kitchen counters

Main-floor kitchen (both receptacles beside the sink) and basement kitchen (counter receptacles about 3 ft and 3.5 ft from the sink)

SAFETY

WHAT WE FOUND

GFCI protection was not detected at the counter receptacles near either kitchen sink. Pressing the test button on a plug-in GFCI tester did not trip any device, and no GFCI receptacle or GFCI breaker serving them was found. On one basement receptacle only one slot could be tested.

WHY IT MATTERS

GFCI protection cuts power within milliseconds if current leaks to ground, for example through a person touching water. It was not required when the house was built, but current Canadian Electrical Code rules require it for receptacles within 1.5 m of a sink, and it is a recommended safety upgrade.

WHAT TO DO

Have a licensed electrician add GFCI protection to all receptacles near sinks and outdoors.

WHO TO CALL

Licensed electrician



Photo 38.1 Main-floor kitchen: receptacles beside the sink



Photo 38.2 Basement kitchen: receptacle about 3 ft from the sink



Photo 38.3 Basement kitchen: receptacle about 3.5 ft from the sink

39 Exterior GFCI receptacle does not trip

Left side of the house, exterior wall

SAFETY

WHAT WE FOUND

The outdoor receptacle is a GFCI type, but it did not trip when its test button was pressed or when tested with a GFCI tester. The receptacle and its weatherproof cover are aged, and the masonry around the box has been patched.

WHY IT MATTERS

An outdoor receptacle without working ground-fault protection is a shock hazard.

WHAT TO DO

Have it replaced with a weather-resistant GFCI receptacle and an in-use (bubble) cover sealed to the wall.

WHO TO CALL

Licensed electrician



Photo 39.1 Exterior GFCI that failed the test

40 Open-ground and reversed-polarity receptacles

Upper bedroom 4, upper bedroom 3, small upper room, main-floor bedroom 2 (open ground); main-floor bedroom 1 (hot and neutral reversed)

SAFETY

WHAT WE FOUND

Receptacles in four rooms tested as open ground: they accept a three-prong plug but have no ground connection. Bedroom 4 has only old two-slot receptacles, one of them fitted so that it accepts a three-prong plug, and it is painted over. In main-floor bedroom 1, a receptacle tested with hot and neutral reversed.

WHY IT MATTERS

An ungrounded three-slot receptacle gives a false sense of protection to appliances that need a ground. Reversed polarity can leave parts of a plugged-in device live even when it is switched off.

WHAT TO DO

Have an electrician test every receptacle and correct the wiring. Ungrounded circuits can be rewired, or protected with GFCI devices and labelled "No equipment ground", as the Code allows.

WHO TO CALL

Licensed electrician



Photo 40.1 Bedroom 4: open ground

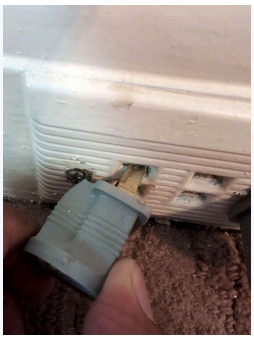


Photo 40.2 Bedroom 4: old receptacle, painted over



Photo 40.3 Main-floor bedroom 1: hot and neutral reversed



Photo 40.4 Main-floor bedroom 2: open ground

41 Mixed and older wiring, loose conductors at the panel

Basement utility room, at and above the electrical panel

SAFETY

WHAT WE FOUND

Old and new wiring types run together above the panel, including older black and cloth-covered cables. There are loose conductor ends that are not terminated in covered junction boxes. The cables crowd into the side of the panel, and a device with exposed wiring is mounted beside it. Some cables pass through roughly notched joists.

WHY IT MATTERS

We could not confirm whether the loose conductors are energized, so treat them as live until an electrician confirms otherwise. Exposed or unterminated conductors are a shock and fire hazard. Older insulation becomes brittle with age, and some insurers ask about older wiring before they will cover a house.

WHAT TO DO

Have a licensed electrical contractor review the panel and the visible wiring, make the loose ends safe, put splices in covered boxes, identify the unknown device, and advise on replacing any older wiring that is still in use.

WHO TO CALL

Licensed electrical contractor

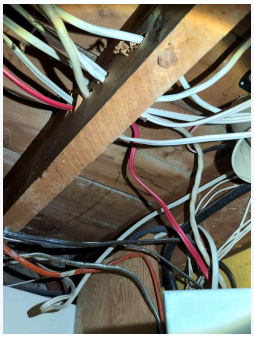


Photo 41.1 Old and new cables above the panel; notched joist

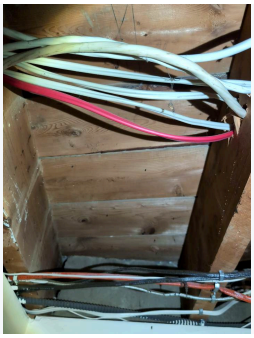


Photo 41.2 Loose cables and conductors

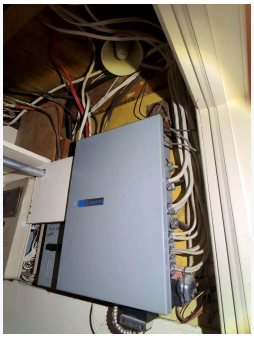


Photo 41.3 Crowded cable entries and the adjacent device

42 Makeshift wiring on top of the water heater

Basement utility room, top of the electric water heater

SAFETY

WHAT WE FOUND

A loose porcelain lamp holder lies on top of the water heater, attached to an aged cable that is taped and has deteriorated insulation.

WHY IT MATTERS

Exposed live parts and damaged cable next to plumbing are a shock and fire hazard.

WHAT TO DO

Have an electrician remove the lamp holder or install it properly in a box, and check the water heater's supply cable and connection.

WHO TO CALL

Licensed electrician



Photo 42.1 Loose lamp holder and taped cable on top of the tank



Photo 42.2 Deteriorated cable at the lamp holder

43 Discoloured receptacle behind the washer

Basement laundry area, behind the washing machine

SAFETY

WHAT WE FOUND

The receptacle next to the washer's plug has dark, scorch-like discolouration around its slots.

WHY IT MATTERS

Discolouration like this can mean the receptacle has overheated because of a loose connection.

WHAT TO DO

Stop using it until an electrician has checked and replaced it.

WHO TO CALL

Licensed electrician



Photo 43.1 Dark discolouration at the receptacle

44 Panel full; circuit directory incomplete

Basement utility room

MAINTENANCE

WHAT WE FOUND

All 24 breaker positions are used, so there is no room for new circuits. The circuit directory is only partly filled in.

WHY IT MATTERS

Adding circuits (for example an EV charger, a heat pump or a renovation) will need panel work, and an unlabelled panel slows things down in an emergency.

WHAT TO DO

Have the circuits traced and labelled. If you plan to add significant loads, ask an electrician about a load calculation and a panel or service upgrade.

WHO TO CALL

Licensed electrician

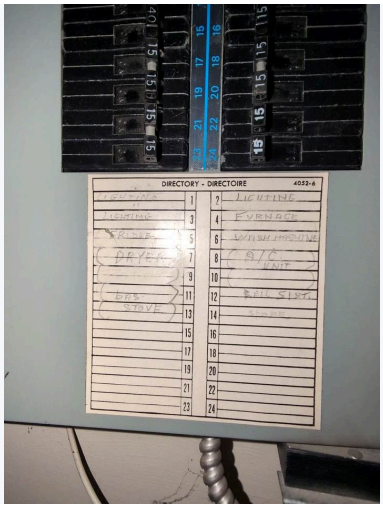


Photo 44.1 Partly completed directory



Photo 44.2 100 A main breaker; all positions in use

45 Receptacle missing its cover plate

Basement family room, lower side of the central column

SAFETY

WHAT WE FOUND

A receptacle on the lower side of the central column is missing its cover plate.

WHY IT MATTERS	Without a cover plate, live terminals and wiring are within reach, at a height a child could reach.
WHAT TO DO	**Fit a cover plate. It is an inexpensive fix, but do it before moving in.**
WHO TO CALL	Homeowner or electrician

46 Basement shower light not working

Basement bathroom

MAINTENANCE

WHAT WE FOUND	The light in the shower area did not work. The bulb may be burned out.
WHY IT MATTERS	A dark shower area is a slip risk.
WHAT TO DO	**Replace the bulb, and have an electrician check the fixture if it still does not work. It sits over a shower, so it should be rated for damp locations.**
WHO TO CALL	Homeowner or electrician

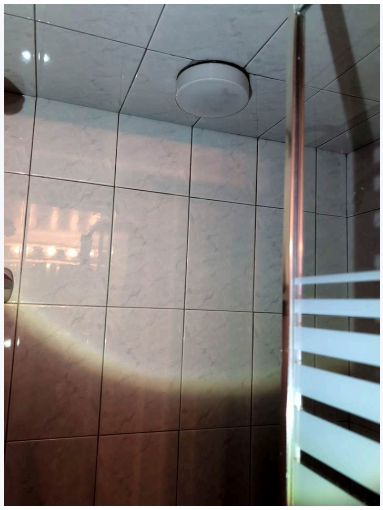


Photo 46.1 Shower light that did not work

SECTION 7 OF 10

Attic and insulation

1 REPAIR 1 MAINTENANCE

About this system

ACCESS

Through the knee-wall access panels in upper bedroom 4 and the small upper room. There is no other attic hatch.

HOW INSPECTED

Both panels were opened and the attic spaces were inspected from the openings with a flashlight, a camera and the thermal camera. The attic was not entered: the inspector judged it unsafe, because there is no floor or walkway (only insulation over open joists), there are loose boards and debris, and headroom is tight. Areas beyond view from the openings, including the far ends of the knee-wall spaces and any space above the upper ceilings, were not inspected.

INSULATION

Older fibreglass batts in the knee walls, and loose-fill and batt fibreglass in the attic floor.

VENTILATION

Static box vents on both slopes and vented soffits at the gables. We could not confirm whether intake and exhaust are balanced.

NOTE

Nail tips poking through the roof boards are normal and not a defect.

Findings (2)

47 **Attic insulation displaced, stained and below current levels; dark staining on the roof boards**

Attic spaces behind the upper-floor knee walls

REPAIR

WHAT WE FOUND

The knee-wall batts are old and heavily stained black and grey, with no air barrier over them. In the attic floor, the insulation is thin, matted and displaced, with the tops of the joists exposed, and there is torn paper and debris. The roof boards and rafters have dark staining in several areas.

WHY IT MATTERS

Dark streaks in fibreglass usually come from house air leaking through it over many years, which wastes heat and can cause condensation. The staining on the roof boards could be from past roof leaks (the current shingles look sound), condensation, or older damage. Matted insulation can also be a sign of past animal activity. The thermal image of bedroom 3 shows the cold patches you would expect.

WHAT TO DO

Ask the seller about any past roof leaks, fire or animal problems in the attic. Have an insulation contractor remove the damaged material, air-seal the knee walls and ceiling, add insulation to current levels, and check the ventilation. Have a roofer look at any roof boards that are still soft or stained after that work.

WHO TO CALL

Insulation contractor; roofer if needed

Related: #68 Thermal imaging: cold areas in the upper bedrooms



Photo 47.1 Knee-wall batts: heavy dark staining, no air barrier



Photo 47.2 Displaced, matted insulation; exposed joists

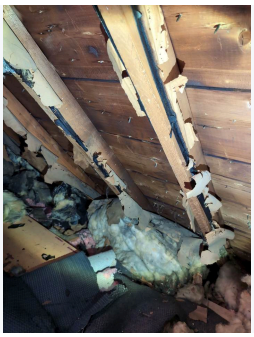


Photo 47.3 Torn paper, debris and stained rafters

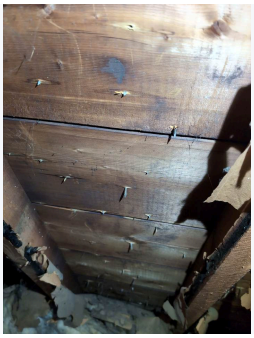


Photo 47.4 Dark staining on the roof boards (nail tips are normal)

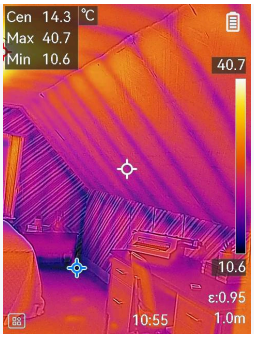


Photo 47.5 Thermal: banded cold areas in the sloped ceiling, bedroom 4

48 Attic access panels not insulated or weatherstripped

Upper bedroom 4 and the small upper room

MAINTENANCE

WHAT WE FOUND

The knee-wall access panels are uninsulated, have no weatherstripping, and are held only by wing nuts. One panel frame is chipped.

WHY IT MATTERS

Warm, moist house air leaks into the cold attic around the panels.

WHAT TO DO

Insulate the back of each panel and fit weatherstripping and latches that pull it tight.

WHO TO CALL

Handyman or insulation contractor



Photo 48.1 Bedroom 4 access panel

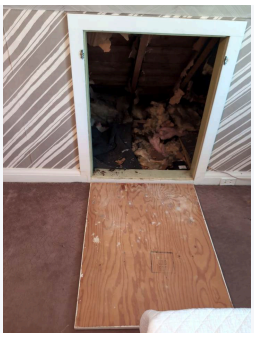


Photo 48.2 Panel opened to the attic



Photo 48.3 Small upper room access panel

SECTION 8 OF 10

Interior

3 SAFETY · 3 REPAIR · 5 MAINTENANCE · 1 MONITOR

About this system

LAYOUT

Main floor: living room, dining area, eat-in kitchen, two bedrooms and a bathroom. Upper floor: two bedrooms and a small storage room. Basement: family room, second kitchen, bathroom, laundry, utility room and cold room, with a separate side entrance.

CENTRAL VACUUM

An Electrolux central vacuum power unit is in the utility room, although the listing says there is no central vacuum. It was not tested.

FINISHES

Hardwood, carpet, vinyl and ceramic tile floors; plaster or drywall walls and ceilings.

WINDOWS

Mostly replacement sliding and hung windows; aluminum awnings outside.

ROOM NAMES

This report uses the room names on the floor-plan page at the back.

Findings (12)

49 Capped pipe sticking up through the floor

Small upper room (1.58 × 1.16 m), carpeted floor near the wall

SAFETY

WHAT WE FOUND

A capped threaded pipe stands several centimetres above the carpet next to the wall. It is corroded, and there is dark staining along the base of the wall beside it. It may be an old gas or heating line, but we could not confirm what it is.

WHY IT MATTERS

It is a trip hazard. If it is an old gas line, it needs to be confirmed as disconnected and properly capped.

WHAT TO DO

Have a TSSA-registered gas contractor identify the pipe and confirm that it is isolated, or remove it. Have the area checked for moisture.

WHO TO CALL

TSSA-registered gas contractor

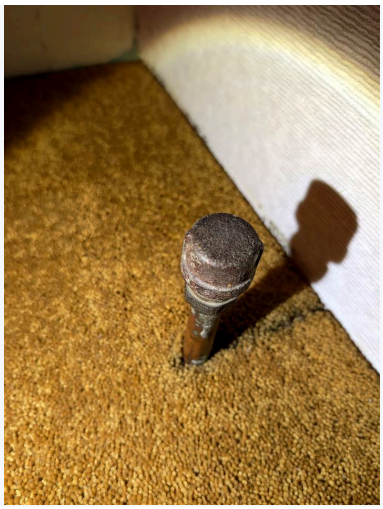


Photo 49.1 Capped pipe through the carpet

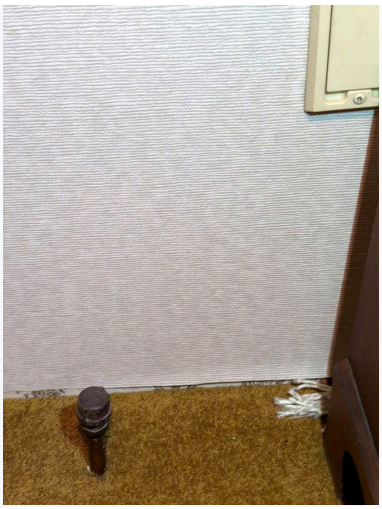


Photo 49.2 Its location by the wall

50 Upper floor may lack an emergency escape window

Upper floor (bedrooms 3 and 4); also noted in main-floor bedroom 1

SAFETY

WHAT WE FOUND

In upper bedroom 4 the single opening sash measured about 16 × 26 in (about 0.27 m²). The bedroom 3 window did not open easily and was not measured. The window in main-floor bedroom 1 also has a small opening, but the main floor has exterior doors.

WHY IT MATTERS

The upper floor has one stair and no exterior door, so in a fire a window may be the only other way out. The current Ontario Building Code, which applies to new construction and renovations, requires each floor level that contains a bedroom (unless it has a door leading directly outside) to have at least one window with an unobstructed opening of at least 0.35 m², no dimension under 380 mm, that opens from inside without tools. Bedroom 4's window is below that size. Existing homes are not required to be upgraded, but the risk is real.

WHAT TO DO

Measure the bedroom 3 window opening. Consider fitting at least one larger opening window on the upper floor when windows are replaced, and keep the stairs and hall clear. Working, interconnected smoke alarms matter even more here.

WHO TO CALL

Window contractor



Photo 50.1 Upper bedroom 3

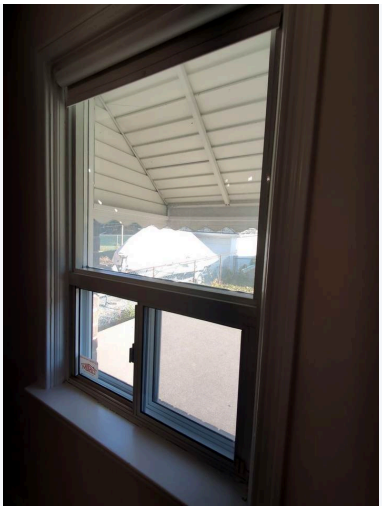


Photo 50.2 Main-floor bedroom 1 window

51 Dryer exhaust duct is soft plastic

Basement laundry area, in the cabinet above the dryer

SAFETY

WHAT WE FOUND

The dryer exhausts through a soft white plastic flexible duct running up through the cabinet shelves. The duct is brittle and close to breaking. The dryer is an older unit.

WHY IT MATTERS

Plastic ducts trap lint and can melt or burn. They are a known cause of dryer fires, and dryer manufacturers' installation instructions call for metal duct.

WHAT TO DO

Replace it with rigid or semi-rigid metal duct, as short and straight as possible, ending outside in a hooded damper. Clean the lint from the run.

WHO TO CALL

HVAC contractor or appliance technician



Photo 51.1 Plastic dryer duct inside the cabinet

52 Old laundry exhaust fan open to the outdoors

Basement laundry area

REPAIR

WHAT WE FOUND

The through-wall exhaust fan is an old unit with corroded parts. Daylight shows through its grille because there is no damper, and the wall below it is stained and cracked.

WHY IT MATTERS

Cold air, insects and moisture get in, and old motors and wiring can overheat.

WHAT TO DO

Replace it with a modern exhaust fan that has a backdraft damper and an exterior hood, and seal the opening.

WHO TO CALL

Electrician or HVAC contractor



Photo 52.1 Old fan with daylight through the grille



Photo 52.2 Thermal: cold air spilling down the wall below the fan

53 Open hole in the wall behind the basement kitchen cabinet

Basement kitchen, inside the upper cabinet

REPAIR

WHAT WE FOUND

A large rough opening in the back of the cabinet exposes the wall cavity, the drain piping and displaced foam insulation.

WHY IT MATTERS

It lets air and moisture move freely into the wall cavity. If this wall is meant to be a fire separation (for example between two units), an opening would compromise it.

WHAT TO DO

Restore the wall enclosure and insulation, and have the contractor determine whether fire-rated construction is required here. Ask the seller what work was done.

WHO TO CALL

General contractor



Photo 53.1 Opening inside the cabinet

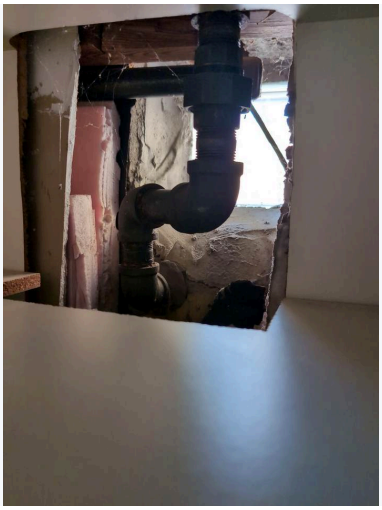


Photo 53.2 Drain piping and insulation in the cavity

54 Living room window frame damaged; possible failed seal

Living room, front window

REPAIR

WHAT WE FOUND

The window frame is damaged. The upper glass looked hazy or speckled, which can mean the seal between the panes has failed. The window does operate.

WHY IT MATTERS

A failed seal lets moisture between the panes and reduces their insulating value.

WHAT TO DO

Have a window contractor repair the frame and confirm the seal, replacing the sealed glass unit if needed.

WHO TO CALL

Window contractor

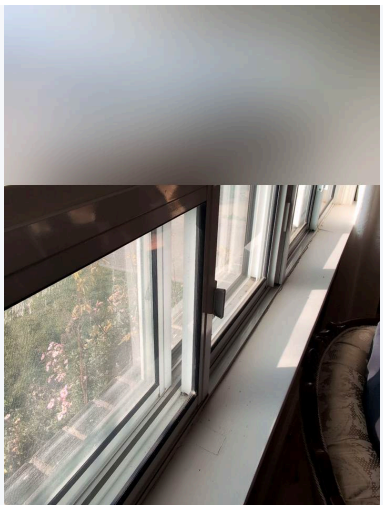


Photo 54.1 Living room window

55 Main-floor bedroom 2: window caulking and closet wall

Main-floor bedroom 2: window, and the closet wall shared with the bathroom

MAINTENANCE

WHAT WE FOUND

The finish is peeling along the window jamb, and there is a crack and gap at the corner where the jamb meets the sill. Inside the closet, the wall shared with the bathroom has patched, bubbled areas that look like past moisture.

WHY IT MATTERS

Gaps let in drafts and water. The closet wall is directly behind the bathroom that has no exhaust fan and worn tub joints.

WHAT TO DO

Seal and refinish the window. Check the closet wall with a moisture meter, then repair and repaint it once the bathroom work is done.

WHO TO CALL

Handyman; painter

Related: #32 Main bathroom: tub seal, no exhaust fan, window sticks

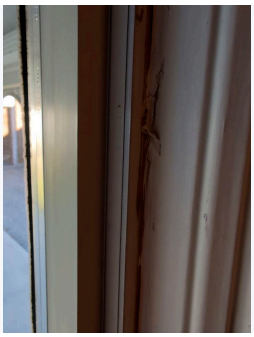


Photo 55.1 Cracked jamb and peeling finish



Photo 55.2 Gap at the sill corner



Photo 55.3 Closet wall: past moisture marks

56 Upper bedroom 3: hole in the wall and a gap at the trim

Upper bedroom 3, beside the window

MAINTENANCE

WHAT WE FOUND

There is a small hole and crack in the wall beside the window, and a gap between the window trim and the wall.

WHY IT MATTERS

Air leaks at gaps like these add to the cold areas the thermal camera showed in this room.

WHAT TO DO

Patch and repaint, and seal the trim.

WHO TO CALL

Handyman

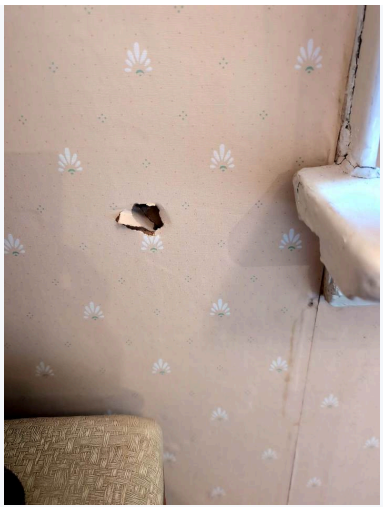


Photo 56.1 Hole beside the window

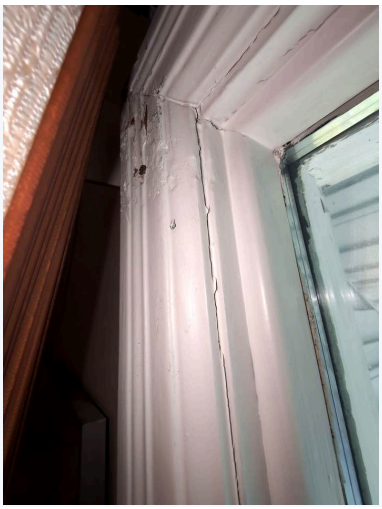


Photo 56.2 Gap at the window trim

57 Upper bedroom 4: window sill finish peeling

Upper bedroom 4

MAINTENANCE

WHAT WE FOUND The finish on the window sill is peeling and chipped.

WHY IT MATTERS Mainly cosmetic, though older paint may contain lead.

WHAT TO DO **Test before sanding, then refinish.**

WHO TO CALL Painter

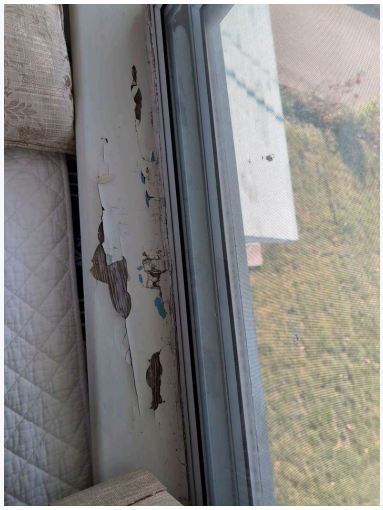


Photo 57.1 Peeling sill

58 Several windows stick

Main-floor bathroom, basement bathroom, upper bedroom 3

MAINTENANCE

WHAT WE FOUND These windows are jammed or hard to open.

WHY IT MATTERS	Windows that will not open limit ventilation and, in bedrooms, escape.
WHAT TO DO	**Clean and lubricate the tracks and adjust or repair the hardware.**
WHO TO CALL	Handyman or window contractor

59 Basement bathroom fan works only with the heat-lamp light

Basement bathroom ceiling

MAINTENANCE

WHAT WE FOUND	The exhaust fan is built into a heat-lamp light fixture and runs only when the light is on.
WHY IT MATTERS	If the fan is not run long enough after a shower, moisture stays in the room. Whether it vents outside was not confirmed.
WHAT TO DO	**Confirm that it vents outdoors. Consider a separately switched fan on a timer.**
WHO TO CALL	Electrician



Photo 59.1 Combined fan and heat lamp

60 Hairline crack in the living room ceiling

Living room ceiling

MONITOR

WHAT WE FOUND	There is a long hairline crack in the plaster ceiling.
WHY IT MATTERS	This is typical of older plaster as the house settles and as temperature and humidity change. It is not a structural concern by itself.
WHAT TO DO	**Monitor it, and repair it cosmetically when you next paint.**
WHO TO CALL	Painter or plasterer

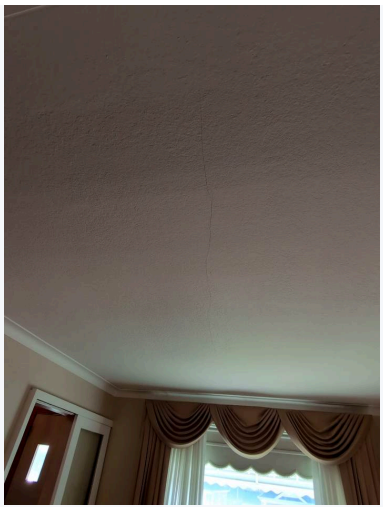


Photo 60.1 Hairline ceiling crack

SECTION 9 OF 10

Appliances

1 SAFETY

About this system

SCOPE
Appliances were run briefly with their normal controls, as a courtesy. This is not a full evaluation.

RANGE HOOD
The basement kitchen range hood ran normally.

PRESENT
Gas range in the main-floor kitchen (listed as a gas stove), electric range in the basement kitchen, two refrigerators, washer and dryer.

Findings (1)

61 Range anti-tip bracket missing on the basement range

Basement kitchen range (not confirmed on the main-floor range)

SAFETY

WHAT WE FOUND
No anti-tip bracket was found on the basement electric range, and one was not visible on the main-floor gas range.

WHY IT MATTERS
A freestanding range can tip forward if someone leans or stands on the open oven door, a known cause of serious injuries to children.

WHAT TO DO
Install an anti-tip bracket on the basement range, and check the main-floor range and fit one if it is missing. They are inexpensive and often supplied with the range.

WHO TO CALL
Appliance installer or handyman



Photo 61.1 Basement kitchen range

SECTION 10 OF 10

Detached garage

2 SAFETY | 3 REPAIR | 1 MONITOR

About this system

CONSTRUCTION

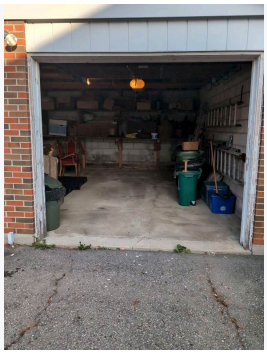
Detached garage, about 20 × 20 ft (listed as a double garage), with one vehicle door, brick front, concrete block walls, wood-framed roof with board/OSB sheathing, concrete slab.

VEHICLE DOOR

Wood sectional door with an electric opener.

LIMITS

Stored belongings blocked parts of the walls, floor and ceiling.



Garage interior

Findings (6)

62 Garage door opener has no photo-eye safety sensors

Garage vehicle door

SAFETY

WHAT WE FOUND

The opener has no photo-eye sensors near the floor. The door did reverse when it met resistance while closing, but nothing would stop it closing on a person, child or pet that is in its path without touching it.

WHY IT MATTERS

Photo-eye sensors have been standard for decades because closing garage doors have caused serious injuries and deaths.

WHAT TO DO

Have the opener fitted with photo-eye sensors mounted no more than 6 in (15 cm) above the floor, or replaced. Have the technician confirm the auto-reverse using the manufacturer's test (usually a 2×4 laid flat under the door). The door springs are under high tension: do not adjust them yourself.

WHO TO CALL

Garage door technician

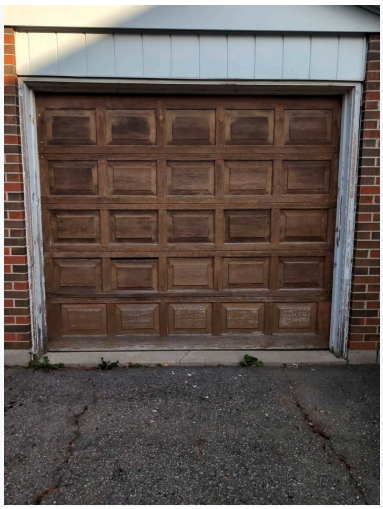


Photo 62.1 Garage vehicle door

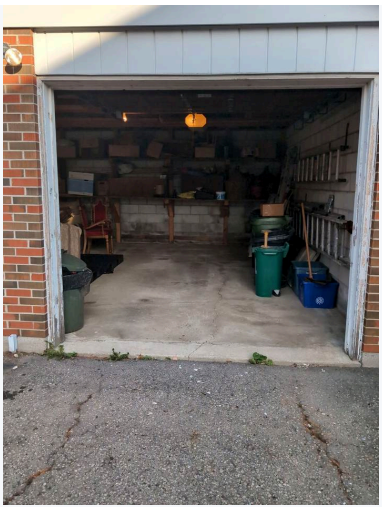


Photo 62.2 Door open: no sensors at the track bases

63 Garage block wall: open joint, cracked mortar, damp walls

Garage walls

REPAIR

WHAT WE FOUND

One vertical joint in the block wall is open right through, and daylight shows through it. The mortar around it is cracked. Inside, the block walls are stained, which shows they have been wet.

WHY IT MATTERS

Water, cold and pests get in. Cracks that keep widening would mean the wall is moving.

WHAT TO DO

Have a mason repoint and seal the joint and cracks. Fix the downspout and grading outside, and monitor the cracks for change.

WHO TO CALL

Mason



Photo 63.1 Open vertical joint (daylight visible)



Photo 63.2 Cracked mortar around the joint



Photo 63.3 Stained interior block wall

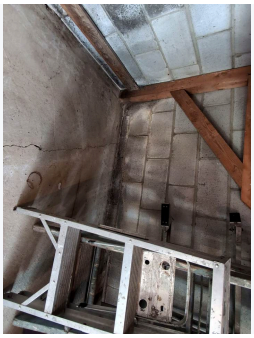


Photo 63.4 Damp staining in a corner

64 Garage downspout empties toward the foundation

Garage exterior, rear corner

REPAIR

WHAT WE FOUND

The downspout is bent and ends in an improvised extension that turns back toward the garage wall, where the ground is low. A corroded bracket and pipe on the wall behind it may be leftovers.

WHY IT MATTERS

Roof water is being directed against the block wall and is a likely contributor to the staining inside.

WHAT TO DO

Repair the downspout and extend it at least 1.8 m (6 ft) from the wall, regrade the ground, and remove any hardware that is no longer needed.

WHO TO CALL

Handyman or eavestrough contractor



Photo 64.1 Downspout returning toward the wall

65 Garage doors and trim weathered; split door panel

Garage pedestrian door, vehicle door and their trim

REPAIR

WHAT WE FOUND

The pedestrian door and its frame have heavy peeling and weathered wood. The vehicle-door trim has peeling paint and broken wood at the bottom, and one panel of the wood vehicle door is split open.

WHY IT MATTERS

Bare wood rots, and a split panel weakens the door.

WHAT TO DO

Repair the split panel and the rotted trim, then prime and paint. Have the door's balance and operation checked at the same visit.

WHO TO CALL

Carpenter; garage door technician

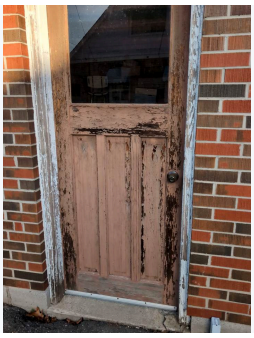


Photo 65.1 Pedestrian door

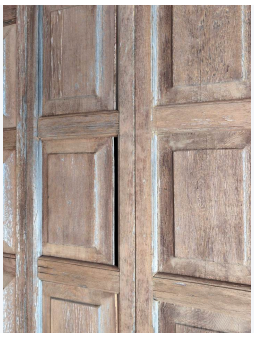


Photo 65.2 Split panel in the vehicle door

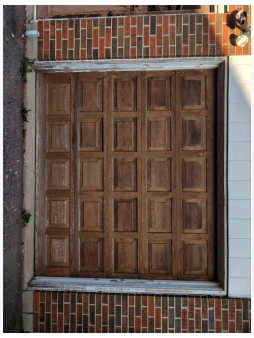


Photo 65.3 Vehicle door and trim

66 Garage ceiling wiring is makeshift; roof sheathing stained

Garage ceiling

SAFETY

WHAT WE FOUND

Open-bulb lights and loose cable runs are strung across the open ceiling framing, and the door opener is plugged into a ceiling receptacle. There is dark staining on the underside of the roof sheathing.

WHY IT MATTERS

The cables are loose and unprotected where they can be reached and damaged, which is a shock and fire hazard. The staining may come from past roof leaks or condensation.

WHAT TO DO

Have an electrician secure and box the wiring and confirm the circuit protection. Have the roof checked when the garage is re-shingled.

WHO TO CALL

Licensed electrician; roofer

Related: #6 Garage roof shingles worn

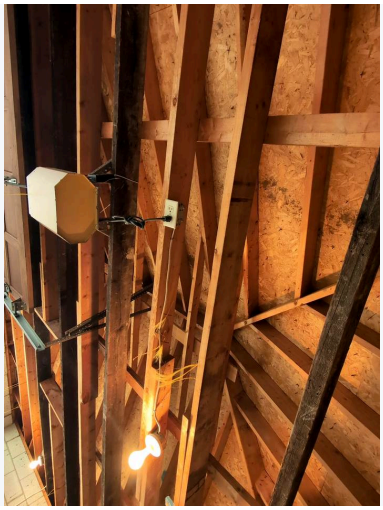


Photo 66.1 Ceiling framing, lights and wiring

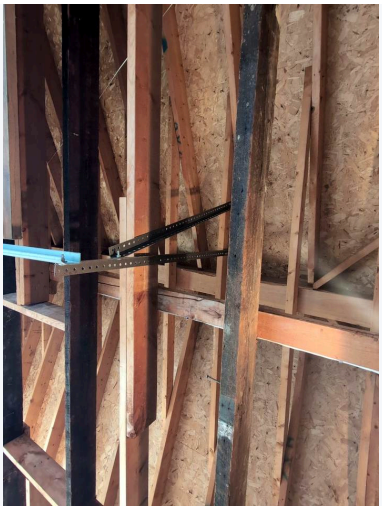


Photo 66.2 Stained sheathing

67 Garage floor crack

Garage floor, running to the entrance

MONITOR

WHAT WE FOUND

A crack runs through the garage slab to the entrance. We saw no displacement between its sides.

WHY IT MATTERS Cracks like this are common in garage slabs. Widening or one side dropping would point to settlement.

WHAT TO DO **Monitor it, and seal it to keep water and salt out.**

WHO TO CALL Concrete contractor if it changes



Photo 67.1 Slab crack

APPENDIX A

Thermal imaging

Thermal imaging was done with a handheld infrared camera (HIKMICRO B10S, emissivity 0.95) as an extra, non-invasive screening tool. About 40 thermal images were taken, each paired with an ordinary photo, covering the upper bedrooms, the attic access, the basement and the main floor. Conditions were only moderately favourable: about 22 °C inside and 7.8 °C outside, a difference of about 14 °C, with afternoon sun warming some walls and doors. Most temperature differences were small. A thermal camera shows surface temperatures only, so a cold or warm pattern is not proof of a defect; it shows where to look more closely.

68 Thermal imaging: cold areas in the upper bedrooms

Upper bedrooms 3 and 4: sloped ceilings and knee walls

MONITOR

WHAT WE FOUND

In both upper bedrooms, the sloped ceilings and knee walls show cooler bands between the framing and cool lines at the wall-to-ceiling junction, at about 10.6 to 14 °C against roughly 17 °C elsewhere on the same surfaces. The pinless meter showed no elevated relative reading at the cool spots; a pin-type meter was not permitted.

WHY IT MATTERS

This pattern is typical of thin, missing or displaced insulation and air leakage in a 1½-storey roof, which is what the attic finding describes. The meter results did not point to moisture.

WHAT TO DO

No separate repair. This is handled by the attic insulation and air-sealing work. A follow-up scan after that work will confirm the improvement.

WHO TO CALL

Insulation contractor

Related: **#47 Attic insulation displaced, stained and below current levels; dark staining on the roof boards**

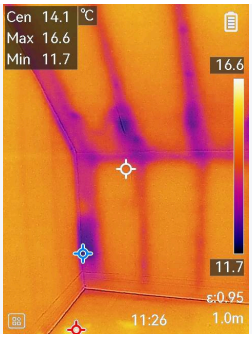


Photo 68.1 Bedroom 3: cool bands and a cool wall-to-ceiling junction



Photo 68.2 Same view, ordinary photo



Photo 68.3 Bedroom 4: cooler bays in the sloped ceiling

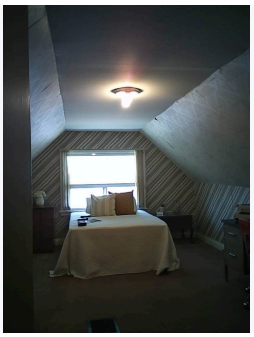


Photo 68.4 Same view, ordinary photo

Thermal scan log

AREA	TIME	RESULT
Attic access and upper bedroom 4	10:50, 10:54, 10:55, 10:55, 10:55, 10:55	Banded cool areas in the sloped ceilings and knee walls (about 10.6–14 °C). Warm spots are the light fixtures. Consistent with the attic insulation finding.
Upper bedroom 3	11:26, 11:27, 11:30	Cool bands and a cool wall-to-ceiling junction (about 10.6–14 °C). No elevated relative reading at the cool spots on the pinless meter.
Small upper room, knee-wall panel	11:33, 11:33	A slight temperature difference around the uninsulated access panel and at the outside corner. Minor.
Basement kitchen	13:57, 13:57	No anomaly at the sink wall or under the cabinets. The window is cooler, as expected.
Closet under the basement stairs	13:58, 13:58	Cooler, blotchy areas on the foundation wall (about 7–11 °C) matching the damp, flaking areas; the cold water pipe is visible. Supports the moisture finding.
Basement family room	13:58, 13:58, 13:58	No anomalies. Warm spots are the pot lights.
Basement bathroom	13:59, 13:59	The toilet tank is cool (cold water), which is normal. No distinct pattern at the floor; the moisture-meter readings are the stronger evidence there.
Laundry area	14:00, 14:00, 14:00	Cold air spilling down the wall below the old through-wall exhaust fan. Supports the laundry-fan finding.
Cold room	14:00, 14:01, 14:01	Unheated space at about 5–10 °C, as expected. The door into it is cold, which shows it is uninsulated.
Main-floor bedroom 1	14:03, 14:04, 14:04, 14:04	Window sashes are cooler, which is normal for windows. A slight cool line at the top of the exterior wall at the ceiling. Minor.
Side and front entrances	14:55, 14:55	Cold edges along the bottom and latch side of the side door, which supports the weatherstripping finding. The front door is sun-warmed.
Main-floor hall and kitchen	14:55, 14:55	No anomalies.

AREA	TIME	RESULT
Main-floor bathroom	14:55, 14:55, 14:56	No cold or wet pattern at the tub-to-floor joint or around the toilet. The toilet is cool from its water, which is normal.
Living room	14:56, 14:57, 14:57	Faint vertical stripes on the exterior wall from the framing behind the plaster, and a slightly cooler area at the ceiling edge. Typical; no moisture pattern.

Selected thermal and visual pairs

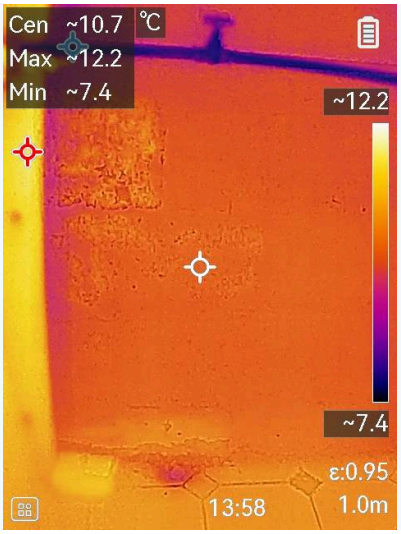


Photo A.1 Closet under the stairs: cooler, blotchy damp areas (thermal)



Photo A.2 Same view, ordinary photo



Photo A.3 Laundry: cold air below the exhaust fan (thermal)



Photo A.4 Same view, ordinary photo



Photo A.5 Side entrance door: cold edges (thermal)

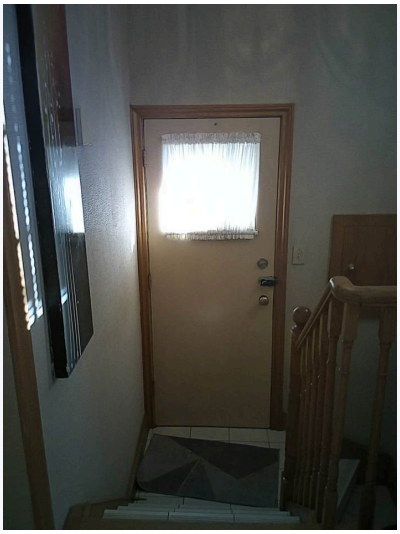


Photo A.6 Same view, ordinary photo

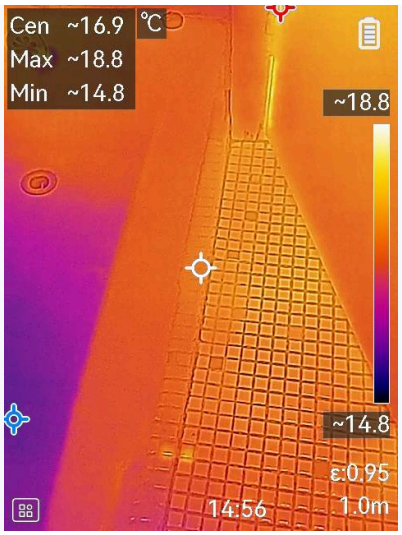


Photo A.7 Main bathroom tub-to-floor joint: no anomaly (thermal)

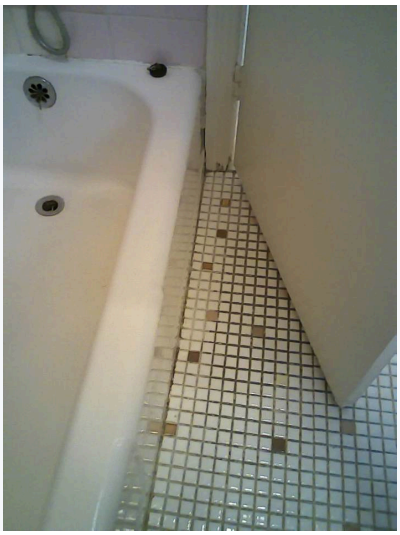


Photo A.8 Same view, ordinary photo



Photo A.9 Living room exterior wall: framing pattern only (thermal)

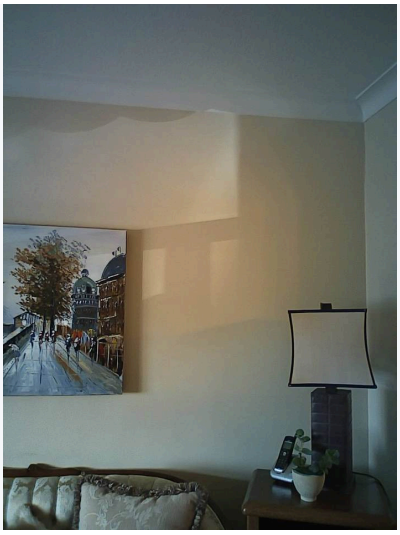


Photo A.10 Same view, ordinary photo



Photo A.11 Main-floor bedroom 1: no anomaly (thermal)

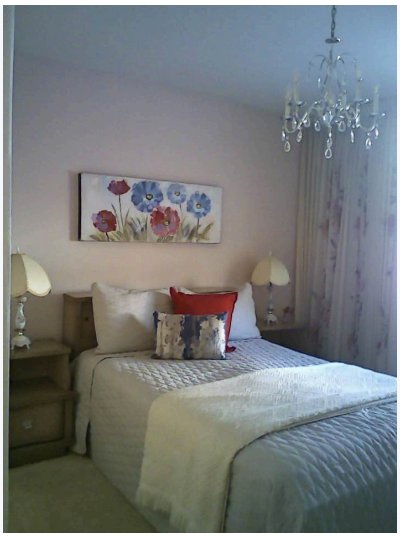
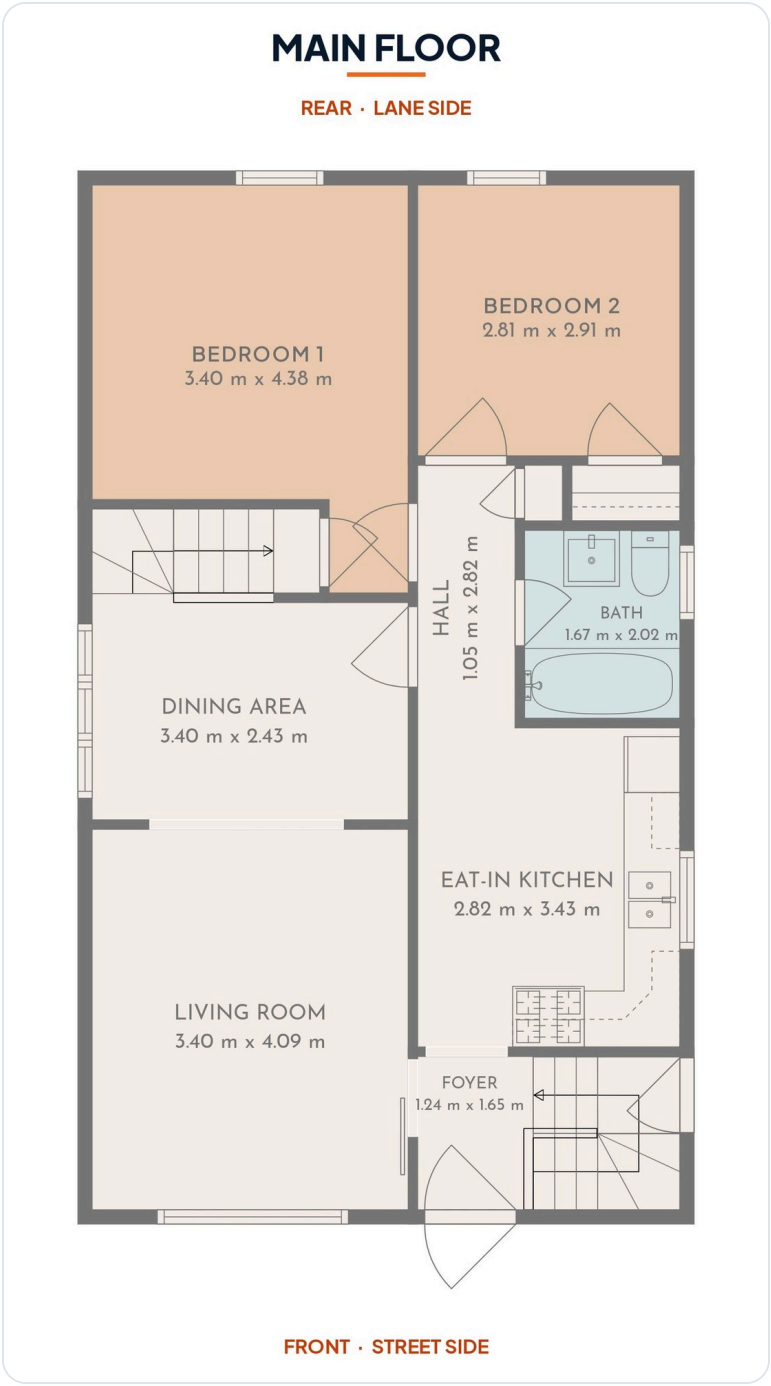


Photo A.12 Same view, ordinary photo

APPENDIX B

Floor plans and room names

Floor plans made with the CubiCasa app and relabelled by JBM Inspect to match the room names in this report. Measurements are approximate. Total about 212 m² (basement 91 m², main floor 75 m², upper floor 46 m²).



FLOOR PLAN

Main floor

Bedroom 1

The larger main-floor bedroom (3.40 × 4.38 m), at the rear. The listing calls it the primary bedroom.

Bedroom 2

The smaller main-floor bedroom (2.81 × 2.91 m), at the rear next to the bathroom. The listing calls it the 2nd bedroom.

Bath

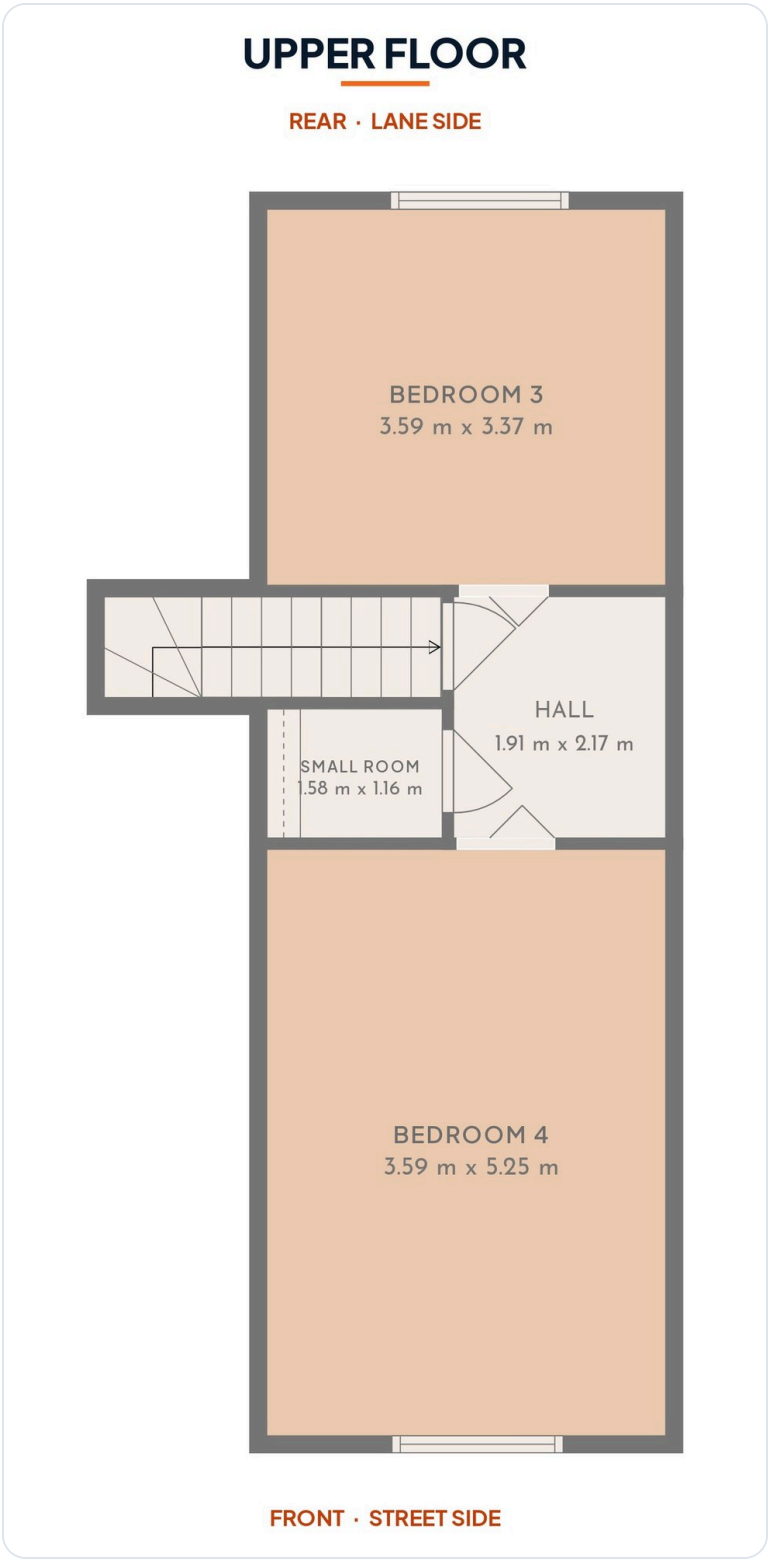
Main-floor bathroom (4-piece, tub and shower). It has no exhaust fan.

Eat-in kitchen

Main-floor kitchen, with the gas range.

Foyer

Front entrance. The stairs beside it go up to the upper floor and down to the side entrance and basement.



FLOOR PLAN

Upper floor

Bedroom 3

Rear upper bedroom (3.59 × 3.37 m). The listing calls it the 3rd bedroom.

Bedroom 4

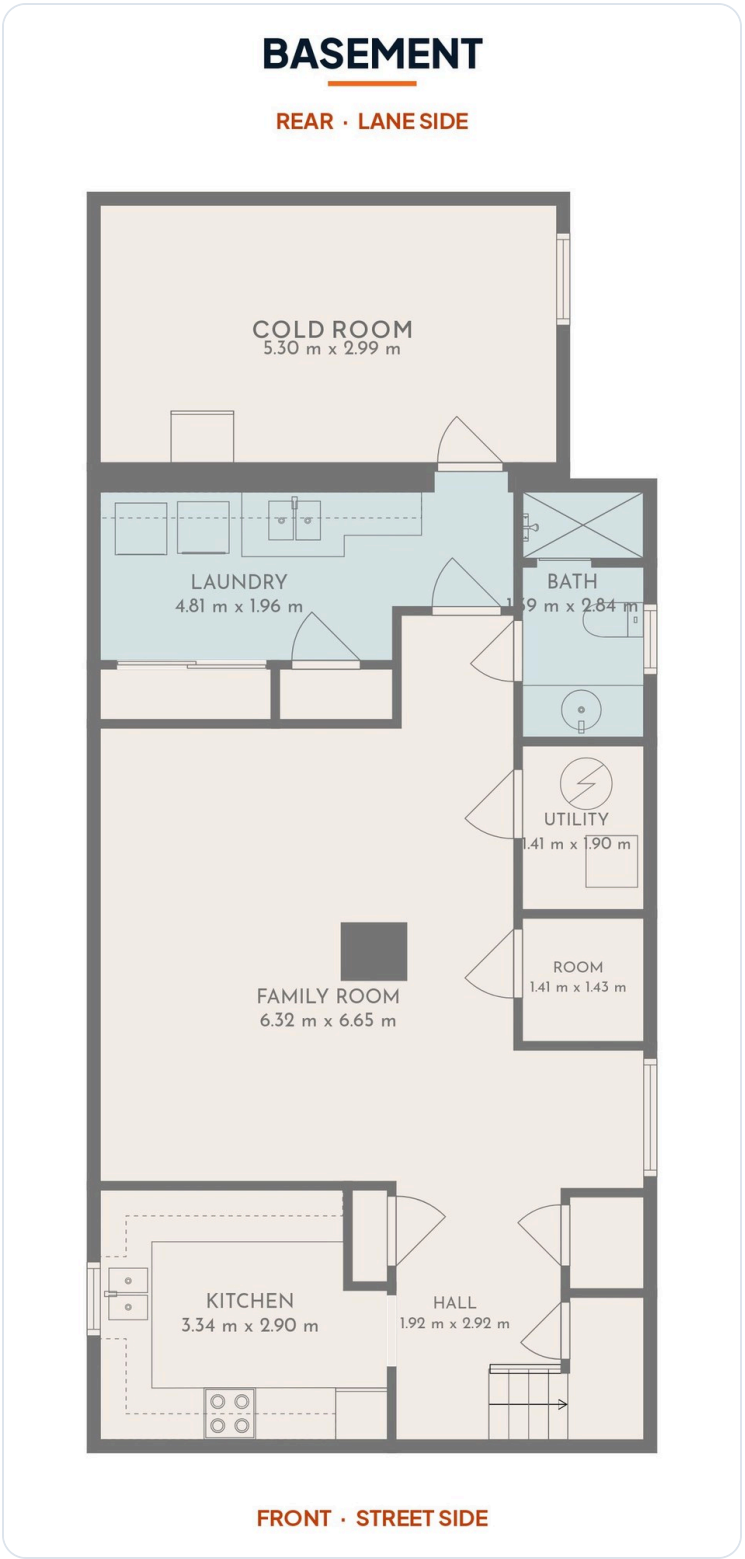
Front upper bedroom (3.59 × 5.25 m), the larger one. The listing calls it the 4th bedroom; the floor-plan app had labelled it "Primary bedroom".

Small room

The 1.58 × 1.16 m room off the upper hall. It has no window or heat, so it is not a bedroom. The capped pipe and one attic access panel are here.

Attic access

Knee-wall access panels in bedroom 4 and the small room lead to the attic spaces behind the sloped walls.



FLOOR PLAN

Basement

Cold room

The unheated room (5.30 × 2.99 m) under the rear concrete patio. The listing calls it the cold room or cantina.

Utility

Furnace, air-conditioning coil, humidifier, water heater, electrical panel and central vacuum unit.

Laundry

Washer, dryer and laundry sink.

Bath

Basement bathroom (3-piece, shower).

Kitchen

Basement kitchen, with the electric range.

Closet under the stairs

The closet with the water meter and main water shut-off, beside the basement stairs. It is not labelled on the plan.

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