



Marginal Summary

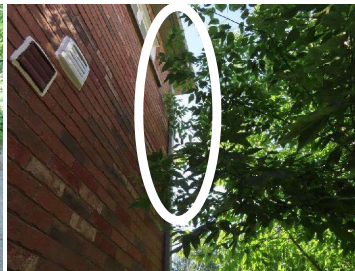
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

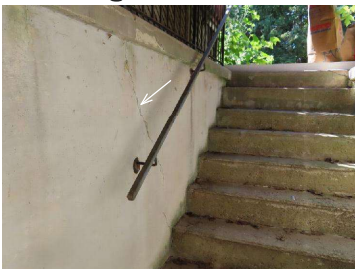
1. Walks: Concrete - **Walkway not level**



2. Vegetation: Trees - **Trees planted too close to structure, removal may be required, Tree limbs over hang the roof and should be cut back**

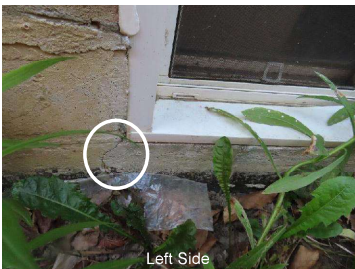


3. Retaining Walls: Concrete - **Wall cracked**



Exterior

4. Main Exterior Surface Foundation: Pour concrete - **Minor crack**





Marginal Summary (Continued)

Garage/Carport

5. Front Garage Garage Doors: Insulated aluminum - **Door frame needs to paint**



Basement

6. Main, Entertainment Room Basement Floor: Broadloom - **Water damaged**



7. Utility Room Basement Walls: Covered with insulation, Concrete - **Repair worked noticed**



Bathroom

8. Primary Ensuite Bathroom Sink/Basin: Porcelain - **Drain slow or blocked**





Marginal Summary (Continued)

Attic

9. Inside bedroom closet Attic Insulation: Cellulose - **Insulation wetted**



10. Inside bedroom closet Attic Insulation Value: R26 - **Recommend additional insulation be installed**





Defective Summary

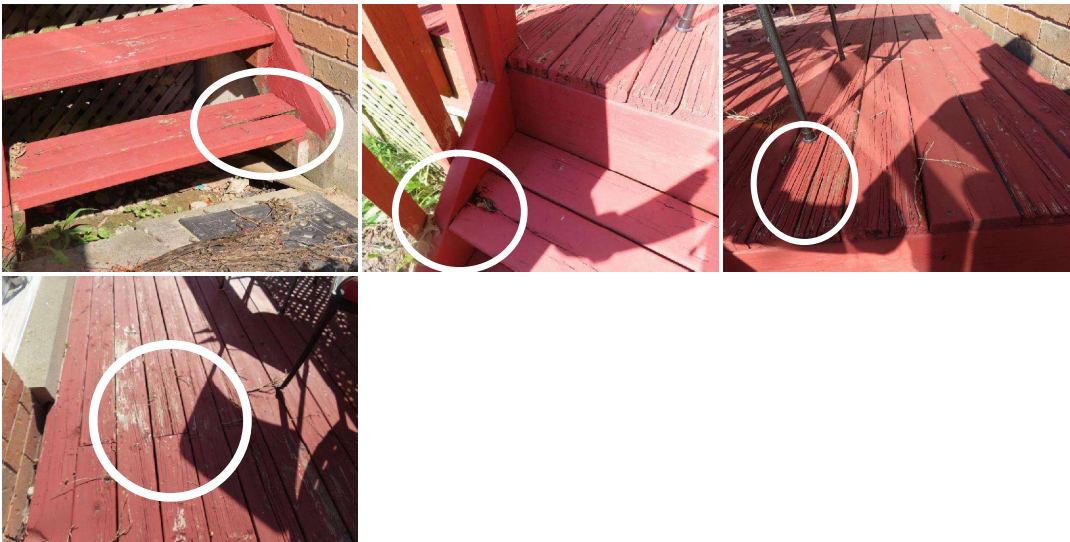
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Lots and Grounds

1. Steps/Stoops: Concrete - Missing handrails



2. Deck: Treated wood - Deck surface wood deteriorated, Staircase does not safe to use. It needs to rebuild.



Exterior

3. Patio Door: Metal entry door - Screen door damaged, Frame damaged



4. Exterior Electric Outlets: 110 VAC GFCI - GFCI fails to trip or is miswired, Weather-resistant cover cannot protect while in use. It needs to replace



Exterior (Continued)

Exterior Electric Outlets: (continued)



Garage/Carport

5. Front Garage Service Doors: Metal, Fire rated - Door stopper needs to remove

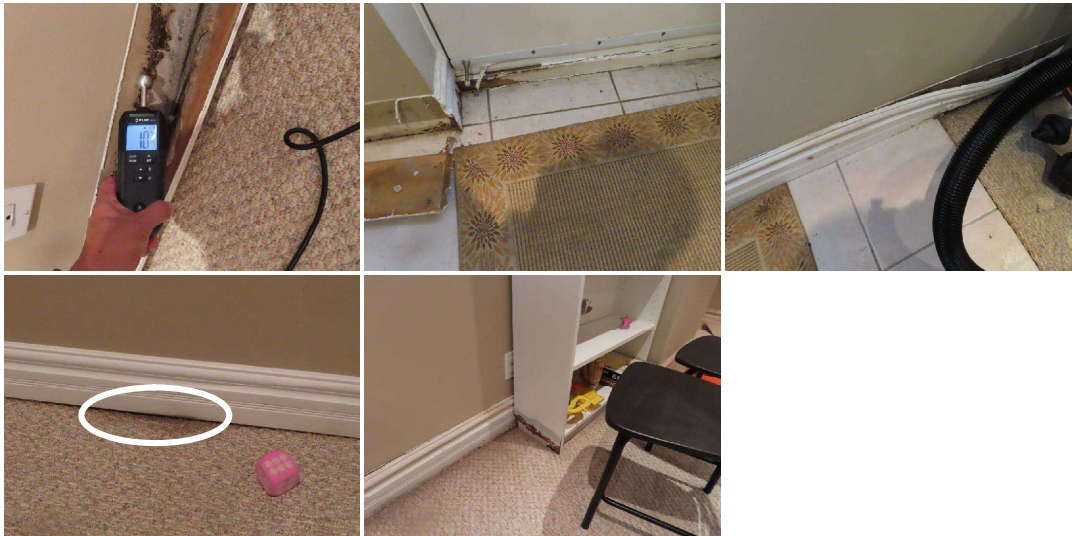


6. Front Garage Steps/Stoops: Wood - Missing guarding



Basement

7. Main, Entertainment Room Basement Walls: Drywall with paint - Water damaged





Defective Summary (Continued)

8. Main, Entertainment Room Basement Smoke Alarm: Present - Alarm installed at improper location, Smoke alarm at the end of lifetime



9. Main, Entertainment Room Basement Carbon Monoxide Alarm: None - CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.



10. Cold Room Basement Walls: Concrete - Evidence of past or present water leakage



Air Conditioning

11. Main AC System A/C System Operation: Functional - Air conditioner design life time is 15 to 20 years, The unit is currently in service beyond the manufactures stated design life

Kitchen

12. 1st Floor Kitchen Ventilator: Direct vent to exterior - Kitchen exhaust pipe is using improper material





Defective Summary (Continued)

13. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - **Non-GFCI circuit -recommend GFCI circuit be installed**

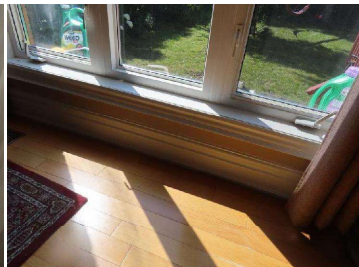
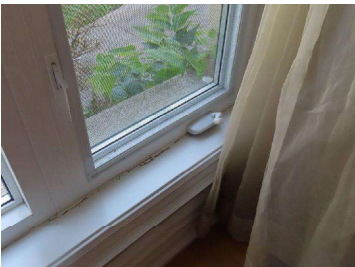


14. 1st Floor Kitchen Ceiling: Smooth - **Water stains present**



Living Space

15. Family room, Dining room, Living room Living Space Windows: Vinyl casement - **Window too close to floor and can open more than 4 inches. This may fall children out of the window., Hard operation-needs improvements for ease of operation**



16. Family room, Dining room, Living room Living Space Smoke Alarm: Present - **Smoke alarm at the end of lifetime**





Defective Summary (Continued)

17. Family room, Dining room, Living room Living Space Carbon Monoxide Alarm: None - **CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.**



Fireplace/Wood Stove

18. Family Room Fireplace Fireplace Construction: Prefab - **Fireplace did not operate.**



Bedroom

19. Primary Bedroom Windows: Vinyl casement - **Hard operation-needs improvements for ease of operation**



20. Front Left Bedroom Windows: Vinyl casement - **Window too close to floor and can open more than 4 inches. This may fall children out of the window.**



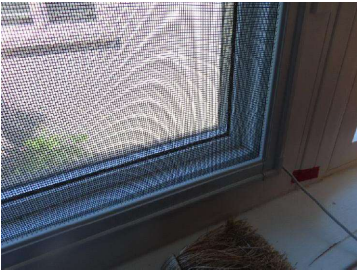


Defective Summary (Continued)

21. Middle Left Bedroom Windows: Vinyl casement - **Hard operation-needs improvements for ease of operation**



22. Middle Right Bedroom Windows: Vinyl casement - **Hard operation-needs improvements for ease of operation**



Bathroom

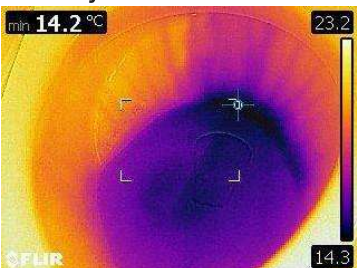
23. Primary Ensuite Bathroom Windows: Vinyl casement - **Moisture present inside the layers of glass**



24. Primary Ensuite Bathroom Faucets/Traps: Fixtures with a PVC trap - **Shower diverter cannot switch, Shower diverter loose**



25. Primary Ensuite Bathroom Toilets: 1.5 Gallon Tank - **Water continues to run after flushing**



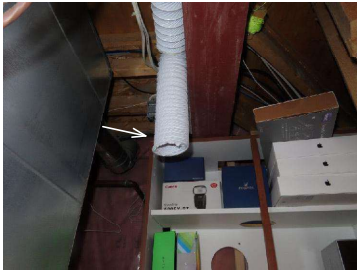


Defective Summary (Continued)

26. Middle Right Ensuite Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - **Shower curtain rod missing**



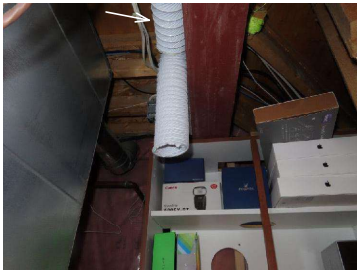
27. Basement Bathroom Ventilation: Electric ventilation fan and window - **Fan exhaust terminate inside basement**



28. 1st Floor Half Bathroom Toilets: 1.5 Gallon Tank - **Toilet is inoperative**



29. Basement Half Bathroom Ventilation: Electric ventilation fan - **Fan exhaust terminate inside basement**



Laundry Room/Area

30. 1st Floor Laundry Room/Area Ceiling: Smooth - **Water stains present**





Defective Summary (Continued)

Plumbing

31. Drain Pipes: ABS - Double P trap installed

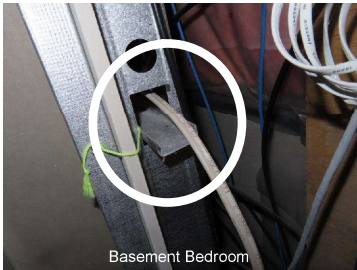


32. Basement Water Heater Water Heater Operation: Functional at time of inspection - Water heater design lifetime is in between 10 to 15 years, Water heater has exceeded design life, Water pipe rust



Electrical

33. 120 VAC Branch Circuits: Copper - Missing grommet pass through steel stud



34. Smoke Alarms: Outside bed room(s) - Missing smoke alarm





Defective Summary (Continued)

35. Carbon Monoxide Alarms: Outside bedrooms - CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.

