General Summary

Tip Top Inspections Inc.

82 Cheryl Shepway
North York, Ontario
M2J 4R6

Customer
Addy Saeed

Address
2124 Camilla Rd
Mississauga Ontario L5A 2J6

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.0 Grading/Drainage

Marginal
The brick wall at the northeast wall and in other areas of the house is in contact with the grading. Brick at grade can result in the ingress of moisture, either from direct water run-off or the build up of snow. Excess moisture present in the brick during the freeze-thaw cycles can result in spalling of the brick. Good building practice dictate that brickwork should be a minimum of 150mm (6”) above grade. Proper clearance to the grading and sealing (i.e. parging) will help reduce the risk of water intrusion.

2.3 Siding, Flashing, Trim and Vegetation

Marginal
Preventative Maintenance Note:

The exterior light fixtures around the house are missing caulking. Rain will often find its way into a wall if the exterior light fixture/outlet is not properly caulked. Proper caulking will help prevent water from entering into a wall; helping prevent damage and mold.

Ensure proper sealing around vent covers, light fixtures and outlets to help reduce the risk of water intrusion.

2.4 Doors (Exterior)

Marginal

Preventative Maintenance Note:

The exterior doors around the house show signs of deteriorated/missing caulking. Proper sealing and regular maintenance will help reduce the risk of water intrusion.

2.5 Windows

Marginal

(1) The basement windows at the exterior of the house are at/near grade level. Windows near grade level are exposed to the potential of water intrusion into the window framing as well as the wall framing. It is recommended to have a clearance of at least 6 inches from the base of the window to the grade. Installation of window wells and sloping the grade away from the base of the window frame will help reduce the risk of water pooling and water intrusion.

Screens, bars, and other forms of covers are allowed on the window well as long as they meet a few simple requirements. First off, the size has to meet the minimum net clear opening size for emergency egresses, which is five square feet and an opening width of 20 inches. Second, the cover must be able to open without the use of a key or any other special tool that could hinder your escape route.

Consult with a qualified contractor for proper installation of window wells and covers.

(2) *Preventative Maintenance Note:*

The window frames at the exterior of the house in areas showed deteriorated/missing caulking. Rain will often find its way into a wall if the window frames are not properly caulked. Proper caulking will help prevent water from entering into a wall; helping prevent damage. Ensure proper sealing around window frames to help reduce the risk of water intrusion.

(3) The window screen at the windows at the rear of the house are damaged.

Window and door screens keep the home protected. Screens serve as the primary barrier between the exterior and interior of your home. Window and door screens allow fresh air into your home. Screens also protect glass and doors from abuse like a ball flying at a window from your children playing outdoors. It’s also another obstacle a burglar needs to remove to access the inside of your home. Along with protecting the interior items like furniture from damage, it keeps glass cleaner and protects the lifespan of the windows and doors.

Screens also filter out airborne contaminants when there is a need for some fresh air after days or weeks of the interior being dormant and keeps occupants of the home protected from allergies or illness.

Lastly, door and window screens are excellent for critter control. It keeps pets inside the home and obstructs unwanted animals and pests from gaining access.

3. Structural Components

3.0 Foundations, Basement and Crawlspace - Exterior

Repair or Replace

(1) The brick foundation wall and window sill at the the southeast side of the house show signs of excessive spalling/ deteriorated masonry units. Bricks are porous and absorb water. This eventually leads to spalling and the deterioration of the mortar between the bricks on the window sill. Brick window sills require a significant amount of maintenance, and don't properly draw water away from the window and masonry below the window. The most common of problem with window sills is maintenance. All window sills need regular maintenance. Moisture can penetrate behind window sills causing serious problems for the house. Rot sets in behind the wall, and mold begins to appear.

Proper sealing and regular maintenance will help reduce the risk of water intrusion. Consult with a qualified contractor for further evaluation/repairs.

(2) The foundation at the southeast side under a basement window shows some signs of deterioration. Proper sealing (e.g. parging) and regular maintenance will help reduce the risk of water intrusion. Consult with a qualified contractor for further evaluation/repairs.

(3) During the inspection there were some hairline cracks found the southwest exterior foundation. Most cracks are a natural result of foundation settlement and can be easily fixed or simply left alone. Foundation wall cracks due to settlement or movement is often due to soil beneath the foundation sinking or shifting. All foundations will settle with time, but little damage is done if the foundation settles uniformly as a whole. Hairline cracks do not cause problems with the stability of the foundation wall but can cause leakage problems. Proper sealing (e.g. parging) and regular maintenance will help reduce the risk of water intrusion. Consult with a qualified contractor for further evaluation/ repairs.

(4) The foundation walls at the north corner show signs of corner cracks. Corner cracks are caused by the thermo-expansion of the masonry. That expansion can crack the corner of the foundation. Corner cracks are not structural in nature however, should be repaired to prevent further deterioration. Proper sealing (i.e. epoxy injection, parging) will help reduce the risk of water intrusion.

(5) The exterior concrete block foundation wall under a window and the front steps on the east side shows signs of cracked parging and cracking. Most cracks are a natural result of foundation settlement and can be easily fixed or simply left alone. Foundation wall cracks due to settlement or movement is often due to soil beneath the foundation sinking or shifting. All foundations will settle with time, but little damage is done if the foundation settles uniformly as a whole. These cracks do not usually cause problems with the stability of the foundation wall but can cause leakage problems. Proper sealing will help reduce the risk of water intrusion.

3.1 Foundations, Basement and Crawlspace - Interior

Repair or Replace

White efflorescence on the inside of a masonry block wall indicates that water may be penetrating the wall from the outside. Further evaluation is recommended to prevent investigate the cause and all signs of efflorescence should be properly removed to prevent further damage and potential health hazards due to mold growth. Consult with a qualified masonry contractor or waterproofing specialist for further evaluation and repair.

3.4 Roof Structure and Attic

Marginal

(1) Attic Structure

(2) From the attic it appears that there is insulations that has undergone some moisture damage. Consult with a qualified contractor for further evaluation/repairs.

4. Garage

4.1 Garage Walls

Repair or Replace

The garage wall shows signs of exposed areas at sections of the wall. Due to the area being attached to the attic of living spaces, these exposed areas have the potential for carbon monoxide (i.e. from operating vehicles) to enter the attic space and potentially entering the home. Proper sealing, i.e. repair of the wall between the garage wall and the attached living space is recommended for safety. Ensure proper sealing between the garage walls attached to interior living space, to help reduce the risk of carbon monoxide leaking into the living space. Consult with a qualified contractor for further evaluation and repair.

4.2 Garage Floor

Marginal

The concrete pad at the garage floor shows signs of minor cracking. Some of the most common reasons for cracks in garage floors are settlement, shrinking, improper installation, and poor drainage. In some cases, cracks are nothing to worry about. After all, one thing is for certain when working with concrete, it is destined to crack at some point.

Shrinkage:

Cracks related to shrinkage are typically nothing to worry about and are common. Natural shrinking occurs during the curing process, so it's normal for even relatively new concrete to have a couple cracks.

Settlement:

The soil under the home or building can move and sink over time, a process known as settlement. A little bit of settlement is normal over the years but it can put pressure on garage floors and result in cracks. Settlement cracks are generally more serious than shrinkage cracks. Ultimately, severity depends on crack width and if it continues to grow or not.

Advanced settlement cracks are open buckets waiting to collect water. Unfortunately, this collection of water leads to greater problems, including the potential for sections of your garage to sink below others. This greatly increases your risk of flooding.

Depending on the layout of your garage, different areas will undergo a lot more pressure due to the weight of vehicle tires. This can naturally cause cracks to form and settlement may occur in corners of the garage.

Look out for wide cracks where one side is higher than the other, as this may indicate more serious settlement issues. The sooner you identify issues the better, so have a professional out if you are concerned.

Poor Installation:

Original construction could be to blame if you're noticing a lot of cracks in your garage floor. It is possible that builders poured a thin slab, didn't add rebar reinforcement when needed, or created an insufficient gravel base. Some common mistakes include:

-Improper base, disturbed or uneven soil

-Too low mpa of concrete

-Not enough gravel

If the garage slab is poured at the incorrect level, water has a chance to move from an attached garage into the home. Furthermore, the garage floor slab must be poured so that it gently slopes down and away from the house to promote drainage.

Flooding/Underground Water Source:

Water can play a huge role in the formation of garage floor cracks, especially if water is not draining away from your home as it should. The presence of heavy clay or other types of dense soils cling onto excess moisture. Water-heavy soil may freeze during the winter, causing the soil to expand and put considerable pressure against the garage slab. This can cause heaving and cracking.

It is very common to see cracks near the garage door, that's because this area has the greatest exposure to cold and frost. Check the perimeter of your garage for areas where water could get in and make sure it is well-sealed. Exterior soil levels should measure around six-inches below where your garage floor starts.

4.5 Garage Door Operators including safety pressure test

Repair or Replace

The garage door required too much pressure to reverse during the pressure test. I recommend proper adjustment at the garage door opener for safety. See manufacturer instructions for adjustments.

5. Insulation and Ventilation

5.0 Insulation in Attic

Marginal

Attic Insulation

5.2 Ventilation of Attic and Foundation Areas

Marginal

It was observed from the attic that the soffit vents may be missing/blocked. Missing/blocked soffit vents can be bad because they can lead to increased moisture and humidity levels in the attic space, as well as an inability for warm, moist air to escape and fresh air to be drawn in. This can lead to poor air quality, excessive heat buildup in the winter and summer, reduced energy efficiency, and increased energy costs. Consult with a qualified contractor for further evaluation/repairs.

5.3 Venting Systems (Kitchens, Baths, Laundry and Crawlspace/Cold Cellar)

Marginal

At the time of inspection there was no ventilation found for the basement cold room. This can contribute to high humidity levels allowing for mold to potentially grow. Consult with a qualified contractor for further evaluation/repairs.

6. Interiors

6.0 Ceilings

Marginal

(1) The ceiling at the main floor living room/dining room and in some other areas of the house are of the textured or stucco style ceiling. Textured ceilings were popular from the 1950s to the 1980s because it was an easy way for builders to hide imperfections. Unfortunately, this was during a period when asbestos was a high-demand building material in Canada. Known as textured ceiling, it was typically 1 to 10 percent asbestos.

To find out if your textured ceiling contains asbestos, you will have to collect a sample of the ceiling and mail it to a lab. Hiring a professional to do it is safer but more expensive.

Any percentage of asbestos makes textured ceiling dangerous. Removing asbestos textured ceilings requires many precautions. It’s a job best left to qualified professionals. The ceiling will not endanger your health as long as it remains completely undisturbed or properly encapsulated. The ceilings appeared to be in good condition and intact. If renovations are planned for the house, testing is recommended. Consult with a qualified asbestos contractor for further evaluation and testing.

(2) The ceiling at the basement cold room shows signs of spalling. Spalling is ultimately caused by moisture problems that can also create damp basements or promote mold growth. Spalling is often caused by hydrostatic pressure in the soil around the foundation, so issues related to excess water in the soil can be signs of spalling too. The physical damage that occurs during spalling is relatively insignificant, but it’s a potential sign of much more severe problems that should be addressed sooner. Ignoring the signs of spalling can lead to flooding and loss of structural integrity. Consult with a qualified contractor for further evaluation/repairs.

6.2 Floors

Marginal

(1) The wood flooring in the basement has lifted in areas. This is a cosmetic issue however should be fixed to avoid tripping hazards.

(2) The floor at the main floor bathroom shows signs that the vinyl floor has lifted and lost its adhesion to the floor. This can happen due to excess humidity and moisture in the bathroom. Ensure the bathroom is properly vented to keep the area as dry as possible. Sealing the floor is recommended to avoid any further moisture intrusion. Consult with a qualified contractor for further evaluation/repairs.

6.3 Steps, Stairways, Balconies and Railings

Repair or Replace

A section of the railing to the upper roof area of the garage and the basement steps into the furnace area are missing its handrails. This can contribute to a safety hazard. I recommend installing handrails to current standards for safety. Consult with a qualified contractor for proper installation of handrails/railings.

6.7 Shower/Bath Enclosures/Jetted Tubs

Repair or Replace

There are signs of cracking at edges of the shower enclosure in the main bathroom. Cracking in a shower enclosure can allow for water intrusion causing further damage to the structure and allowing for mold to grow. Proper sealing and maintenance will help reduce the risk of water intrusion. Consult with a qualified contractor for further evaluation/repairs.

7. Electrical System

7.3 Gas Line Grounded

Repair or Replace

It appears that there is no “jumper” cable installed between the copper and gas lines. Electrical bonding is the practice of intentionally electrically connecting all exposed metal items not designed to carry electricity in a room or building as protection from electric shock. If a failure of electrical insulation occurs, all bonded metal objects in the room will have substantially the same electrical potential, so that an occupant of the room cannot touch two objects with significantly different potentials. Even if the connection to a distant earth is lost, the occupant will be protected from dangerous potential differences. Anytime there is electrical potential between different systems, there's a possibility for shock, fire, damage to equipment or electrocution.

When metal that can carry electricity (but shouldn't) gets connected together to eliminate potential, we call it bonding. If the metal accidentally carries electricity or even a static charge, proper bonding will allow the electricity to be carried back to its source in a safe manner. Oftentimes, there will be so much current that it trips a circuit breaker.

Ensure the copper water supply line and gas lines are properly bonded. Consult with a licensed electrician for further evaluation and repair.

7.4 Branch Circuit Conductors, Overcurrent Devices

Marginal

No wiring splices are allowed outside of an approved enclosure. Any standard outlet, switch box, or light fixture box can serve as an approved enclosure, but where a wiring splice needs to occur in other locations along the circuit, the approved enclosure is usually a junction box. A junction box is simply a standard electrical box that is mounted securely to house framing or another structure, containing the connection (splice) of two or more circuit cables. The cables are secured to the box with cable clamps (or conduit connectors, if the circuit includes conduit), and the box must have a removable cover to create a complete enclosure. Junction box covers must remain accessible; they cannot be covered with drywall or other surface material.

7.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) Multiple outlets around the house have hot/neutral reverse connections. If a hot and neutral wire are reversed, the risk of shock or electrocution increases significantly. The device connected to the reversed wiring will not function correctly, leading to a potentially dangerous situation. Additionally, the reversed wiring could cause an electrical fire, putting the home at risk of serious damage. This happens because the flow of electricity is reversed, and the appliance is not designed to handle the reversed current. Consult with a licensed electrical contractor for further evaluation/repairs.

(2) The garage opener is plugged into an extension cord. The manufacturers of garage door openers recommend plugging the openers into dedicated electrical outlets. Consult with a licensed electrical contractor to ensure proper installation.

(3) All light fixtures should terminate at appropriate junction boxes. Consult with a licensed electrical contractor to ensure proper installation.

(4) I recommend installing plate covers for safety.

(5) A receptacle at the family room was found to have an open neutral connection. When there is an open neutral at a particular device, there's a disconnect in the white wire. Electricity can still flow to the device through the hot wire, but it can't return to the panel. The device won't work, but a shock can occur from it because it's energized. The same is true for all devices wired after it in the circuit. Consult with a licensed electrical contractor for further evaluation/repairs.

7.7 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

It is recommended to install GFCI protected outlets including at the kitchen and bathrooms. Consult a licensed electrical contractor for recommendations and installation.

A GFI, or GFCI – Ground Fault Circuit Interrupter device protects occupants from receiving electric shocks from faults in the electrical devices used in the home. It works by comparing the input current on the hot side to the output current on the neutral side. If there's the slightest difference in current, on the order of a few milliamps, then there is current leaking out somewhere, possibly through an occupant's body. To occupants in this situation, the device very quickly cuts off the power supply to the leaking device, within 20-30 milliseconds, greatly reducing any possible human tissue damage from errant current.

GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock.

7.8 Smoke/Heat Detectors/Carbon Monoxide Detectors

Marginal

The smoke alarms at the interior of the house are missing data labels and the date of replacement could not be found. The National Fire Protection Association (NFPA) recommends replacing smoke alarms every 10 years. The date of manufacture can be found on the back or side of the smoke alarm. Wired or wireless, all alarms should be replaced 10 years from that date and not the date of purchase or installation. Every home in Ontario must have a working smoke alarm on every storey and outside all sleeping areas. It is the responsibility of homeowners to install and maintain smoke alarms on every storey of their home and outside sleeping areas.

In order to ensure safety, all dwellings must have smoke detectors installed on each floor, in hallways, bedrooms, and other areas where smoke might accumulate. Smoke detectors should be tested at least once a month and the batteries replaced annually. Additionally, smoke detectors must be replaced every 10 years.

8. Plumbing System

8.0 Plumbing Drain/Vent and Waste Systems

Repair or Replace

The basement floor drain had a bag attached to it that wasn't able to be removed at the time of inspection. The function of this was unable to be determined at the time of inspection. Consult with a qualified plumber for further evaluation/repairs.

8.8 Plumbing Fixtures

Repair or Replace

(1) At the laundry sink in the basement and the shower head in a bathroom there were signs of leakage from the faucet and hose. Consult with a qualified plumber for further evaluation/repairs.

(2) The sink at the main bedroom bathroom was taped off. This sink was not able to be inspected at the time of inspection.

(3) The toilet at the primary bedroom bathroom appears to have low drainage flow. It is recommended to have a qualified plumbing contractor examine the interior of the basement drains. Use of a camera-snake will allow the plumber to examine the integrity of the drainage system.

(4) The tub faucet at the bathroom has a slow drip leak when completely turned off. Consult with a qualified plumber for further evaluation/repairs.

9. Heating / Central Air Conditioning

9.0 Heating Equipment

Repair or Replace

(1) Heating System

Manufacturer: Rheem

Model Number: K96VA0702317MSA

Serial Number: W181506050

Date of Manufacture: May 2015

(2) The flame colour at the inspected furnace was a yellow/orange colour, at the time of the inspection. A blue flame from the furnace indicates that the gas has become completely combustible. If furnace burner flame is yellow, orange or red, this usually indicates that it’s not receiving enough air for complete combustion.

In addition to wasting gas, increasing energy bills and producing more soot, the primary concern associated with inefficient combustion is the increased amount of carbon monoxide (CO) created during the combustion process. The furnace should be immediately inspected, if the flame colour is anything other than blue, by a heating and air conditioning repair technician for evaluation. By adhering to a regular maintenance schedule, the chance of an emergency occurring is lessened. Before the heating season begins, it’s essential to perform winter maintenance.

9.2 Distribution Systems (including fans, pumps, ducts and piping, insulation, air filters, registers, radiators)

Repair or Replace

(1) The furnace filter is dirty and needs replacing.

The furnace filter is a key player in home comfort and indoor air quality. Changing the furnace filter regularly offers the following benefits for homeowners:

Better system performance: The furnace filter is an integral component of the heating and cooling system. When the furnace filter is dirty and clogged with contaminants, air cannot circulate properly through the system. The equipment will work harder to move air, stressing the system. This can cause breakdowns and overheating. A clean, regularly changed air filter allows air to move properly through your system and keeps out contaminants, keeping your equipment healthier.

Better comfort: If a clogged air filter doesn’t allow air to circulate through your HVAC system properly, it is also restricted from entering your home. A dirty air filter can limit the amount of conditioned air moving into your home, causing discomfort.

Better energy efficiency: A dirty furnace filter burdens your system in the ways mentioned above. Components are working harder, meaning they are drawing more energy to do the work – with a clean air filter, less energy is consumed, making your heating and cooling systems more efficient.

Better indoor air quality: The furnace filter removes airborne contaminants, pulling them from the air before it circulates back to the living areas. If the filter is dirty, it will be unable to capture contaminants properly, so more will be left in the air that is breathed. Airborne contaminants can cause health and allergy issues, as well as make the home appear dirtier.

(2) There is signs of corrosion at the return plenum under the furnace humidifier. The furnace humidifier may leak due to a clogged drain line, faulty water valve, damaged or misaligned float valve, improper installation, or excess humidity. It's important to identify the cause of the leak and address it promptly to prevent further damage. Consult with a licensed HVAC technician for further evaluation/repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Skye Rosenberg