

Property Inspected: _____
Date _____ Time: _____ Weather Raining/Snow Clear Cloudy Temperature _____
Type of Inspection: Pre-Purchase New Built Post-Purchase Presale Private Sale
Occupancy: Substantially Finished Occupied unoccupied Partially Vacant Renting
Estimate Closing Date: _____ Unknown
Property Front Facing: North West East East
Building Type: Detached Semi detached Bungalow Back-split Side split
 Row House Condominium High Rise

Summary

Estimate Average Annual repair cost \$2,000-4,000 \$5,000- 10,000 _____
to Address the function concert list below you budget is

\$2,000-4,000 \$5,000- 10,000 _____ in _____ Years

Roof Minor Repair Major Repair Structure Minor Repair Major Repair
Exterior Minor Repair Major Repair Electrical Minor Repair Major Repair
Interiors Minor Repair Major Repair Heating A/C Minor Repair Major
Maintenance Minor Repair Major Repair Plumbing Minor Repair Major Repair

AUTHORIZATION AND REPORT

I authorize the inspection of the property according to the limitations as stated above that I have read and understood. I accept this _____ page report according to the limiting conditions as stated herein.

Name of client (or designee): _____

Telephone: _____ Email _____

Current address: _____

Signature of client (or designee): _____

Inspection fee: _____

Inspector: Robert Zhou, P.Eng _____

Attendance: Client/designee: Full Partially Not attended inspection.

Also in attention: Vendor Vendor's agent Purchaser's agent

LIMITATIONS

The purpose of this inspection is to visually study building components or systems and to identify and disclose to the client certain conditions that exist at the time of inspection. This report is based on a cursory, visual examination and is for educational purpose to provide you better understanding of the building and do not constitute of any type or any kind of

express or implied warranties, we are not responsible for any deficient of the property. The inspection is partially designed to reduce the risk of buying property; however we cannot eliminate the risk.

No physical or destructive testing and no design calculation have been performed unless specifically recorded. Any comments and conclusions are therefore based on apparent physical installation and are subjected to honest errors in judgment and non-discoverable latent defects.

This inspection is limited in scope to only those building components and installed systems, which are readily accessible and specifically referenced in the text, we are not responsible for hidden defects, which are covered or inaccessible and to move personal items, furniture, carpets, equipment, snow, or debris, which obstruct access or visibility. Items and areas not within the scope of the inspection included but not limited to the following: finished, concealed or blocked areas, door bells, alarm system. Interrooms, smoke or fire detectors, radon gas, toxic or flammable materials, cosmetic or finish items, central vacuum systems. Household appliances, seasonal water taps, antennas, recreation equipment, concealed or underground electric or plumbing, landscape watering and lighting system, septic tank systems, well, hot tubs, saunas, spas, pools and related equipment, solar heating system and sprinkler system.

The inspector is not to enter any areas or perform any procedures which may damage the property or its components or be dangerous to the inspector or other person; nor to operate any system or components which are shut down or inoperable or do not respond to normal operation control.

Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. We can therefore accept no liability for any costs incurred by subsequent discovery or manifestation of such deficiencies. We assume no liability for any mistakes, omissions, and errors of judgment, body injury or property damage of any nature as the result of the inspection by beyond the fee of inspection.

This report should not be relied upon as assessment materials including asbestos, urea formaldehyde building or on the property. While we would not be engaged to perform pest inspection



for termites or other wood-boring insects, hazardous materials or other contaminants do not exist within the conditions that we believe could be a problem, we have not inspected for hazardous materials.

This inspection should not be treated as a code or regulation. The legalities of any building at

any government or non-governmental codes, by-laws or ordinance etc., are not our mandate.

Any general comments about the items and areas not within the scope of the inspection, are provided as a courtesy only and do not represent or form a part of the inspection.

Any comments about the property is for the conditions as at the time inspection only, it is the client's responsibility to re-inspect the house right before and after the closing day to confirm that everything is to his or her satisfaction.

This report is intended solely for the client named. It should not be distributed further without our knowledge and shall not be relied upon for any other purpose without our express written consent. This report is written to be read in its entirety and should be read and understood before waiving the offer.

Any repair or improvement costs suggested are intended as "ball park" figures only, and should not be taken as or substituted for contractors' quotations.

Other limitations will be further noted in each section of the inspection.

Definition of terms and signs used in the report; items that require attention or action are highlighted by ticks in brackets or asterisked. N/A=not applicable or not installed.

ROOF STRUCTURE, COVERING AND RELATED SYSTEMS

Walk on at Eaves Binoculars (limitation in effect)

LIMITATIONS

Majority roof were snow/ice/frost covered Flat roof covered with gravel/Deck
 Due to the unpredictable and latent nature of roof leaks, no assurances or warranty can be provided that your roof, sky and flashing will not develop leaks with the approximately expected lifespan stated in this report, ice damming problems are beyond our ability to predict.

ROOF COVER TYPE

Asphalt shingles Steel Shingles other _____
 there is more than one layer of shingle installed

ROOF COVER CONDITION

Good Fair Poor

ROOF WALL FLASHING & JO

Good Fair Poor

Estimated remaining lifespan _____

Repair required at _____

Roof cover replacement required

Repair all flashing with next roof

Caulking recommended at _____

Repair and Tune up is required s

trim tree branches away from roof

ROOF DRAINAGE

Good Fair Poor

Type Aluminum Galvanized

Seasoning clearing is required of

Gutter downpipe Install/Repair / Extend/ Paint at _____

Extend downpipe at _____ corner /side 4'-6' away from building Add drainage pads

Remove downpipe at _____

SOFFIT AND FASCIA

Good Fair Poor

Type Aluminum Plywood Wood Vinyl

Painting is required

Install/Repair required or recommended at _____

SKYLIGHT, ROOF WINDOW & SOLARIUM

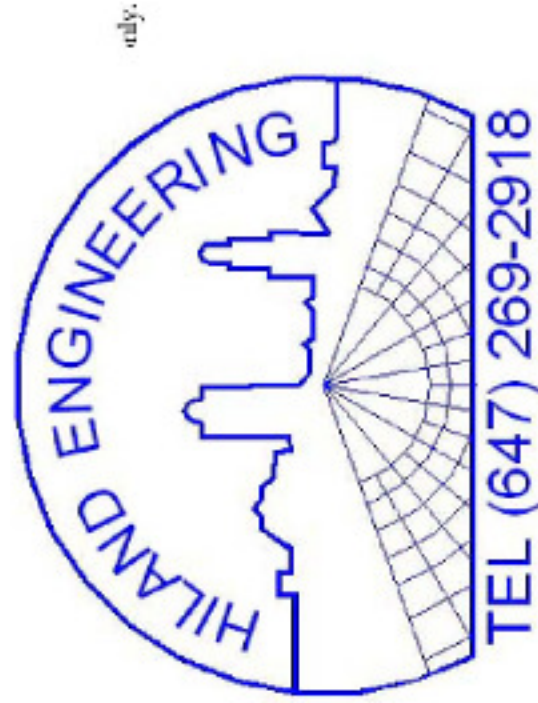
Good Fair Poor

Type Factory Built Home Made (Mostly substandard quality)

Annual caulking and maintenance is required

Install/Repair required or recommended at _____

Additional Information _____



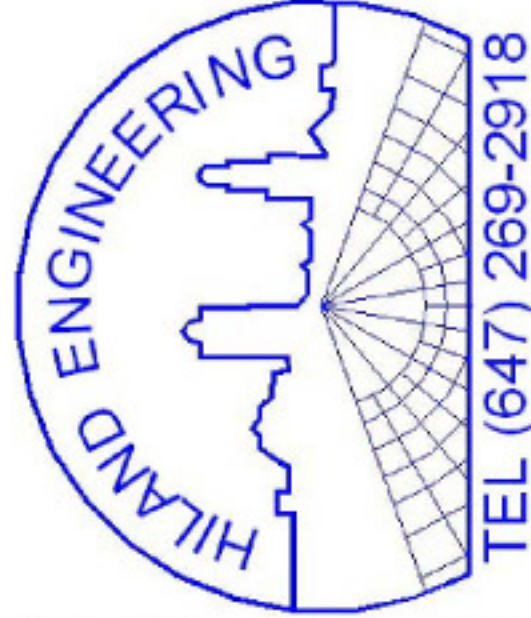
EXTERIOR GENERAL

Age of building is _____ years
 Building has been substantially renovated and upgraded _____ years ago

TYPE OF STRUCTURAL/OCCUPANCY

- Detached Semi I
- Wood frame Brick
- Single family Bas

Brick front only
 see occupancy



EXTERIOR WALL C

- Bricks Good F&
- Mortar repair; tuck p
- Brick repair required
- Non structural crack
- repair sill at _____

EXTERIOR WALL C

- Wood and other sidings
- Type Aluminum J
- New wall Cover/Re-
- Repair work requirec
- Caulking and Paintin

CHIMNEYS

- Good Fair Poor
- Masonry Metal Flue cap recommended
- Required new chimney cap and drip edge
- Side all venting Requires repair _____ Requires tuck pointing

WINDOWS

- Good Fair Poor
- SCREEN Good Fair Poor Replace
- Aluminum Wood Vinyl Trim Single or Double Hang Casement Sashless Horizontal Sliding
- Repair or replace window sills at _____ Repair or replace window at _____
- Caulking /Painting at _____

SITE GRADING/ SITE DRAINAGE/RETAINING WALL

- Good low possible developing basement leakage or dampness
- Fair medium possible developing basement leakage or dampness
- Poor high possible developing basement leakage or dampness
- Grading improvement required at Front Rear _____ side to reduce basement flood or dampness
- Retaining wall Good Fair Poor
- Patio and walkway slope toward foundation wall correction recommended at _____
- Window well Good Fair Poor Window well installation required at _____
- Separate Entrance required drainage Window well installation required at _____

EXCAVATED SEPARATE ENTRANCE TO BASEMENT

- Good Fair Poor Building Permitted
- Storm Cover Blocked storm surface flow Retaining wall cracking Step not according to OBC
- Missing drainage at bottom Insulation not installed underneath footing
- Handrail required Wall to low Guard rail required

GARAGE / CARPORT

- Attached Good Fair Poor
- Air seal between house and garage and Door required self close device Weather stripping to door
- Internal slab slope <0.5%, Improve required. Drainage required
- Detached Good Fair Poor
- Wood Frame Solid Masonry Brick Veneer Internal slab slope <0.5%, Improve required.
- Eaves troughs repair/install

Roof Coverings

- Good Fair Poor
- Caution Unprotected underground/overhead electrical wires supply power to the garage/shed

Overhead door operation Good Fair Poor Automatic door Repair and replace required

PORCHES, DECK, BALCONIES

Location: _____ Type Wood masonry concrete Steel

Structural Good Fair Poor required improvement _____

Decking Good Fair Poor required improvement _____

Step/Stair Good Fair Poor required improvement _____

Guard/Rail Good Fair Poor required improvement _____

guard too low/spindle spacing unsafe require a building permit

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Step/Stair Good Fair Poor required improvement _____

Guard/Rail Good Fair Poor required improvement _____

guard too low/spindle spacing unsafe require a building permit

EXTERIOR PLUMBING

- Winterized could be tested
- Located Front Rear
- Good Fair Poor n

EXTERIOR ELECTRICAL

- Located Front Rear
- Good Fair Require

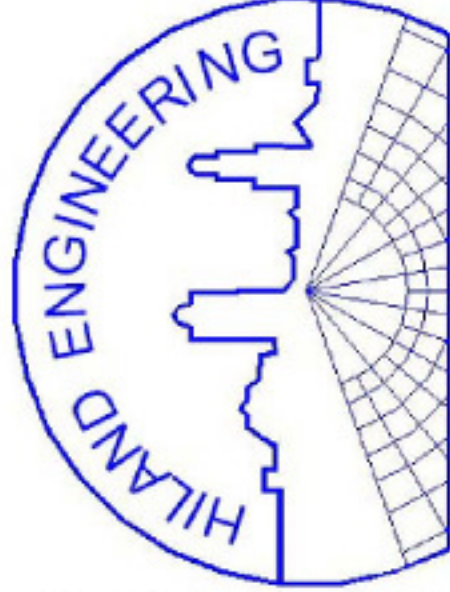
EXTERIOR LIGHTING

- Located Main Entrance _____
- Good Fair Require
- installation recommended:

SERVICE ENTRANCE

- overhead underground/lateral entrance _____
- Mast head, conduits /meter base property affixed to building
- Repair recommended at _____

ADDITION _____



TEL (647) 269-2918

ceptacle should be installed

re

FOUNDATION AND BASEMENT & STRUCTURAL

LIMITATION: [] All areas of all foundation walls not thoroughly inspected due to finished wall covering and storage material etc

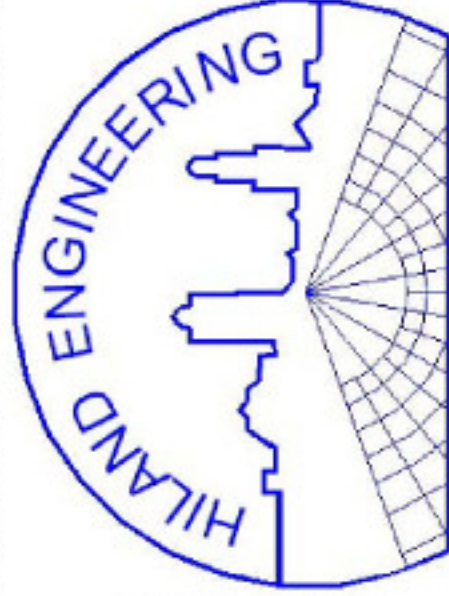
[X] Due to the unpredictable and latent nature of basement leaks, no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past

[] We are unable to detect existence or type of mold at interior spaces further investigation is recommended.

FOUNDATION TYPE

- [] Continuous [] Full basement [] Craw
- [] Masonry [] Poured concrete [] Prest
- access of _____ [] Crawlspace inter

[]
ade [] no



CRACK OR SETTLEMENT

- [] could be a source of future water penet
- [] Repaired and improvement is requirec
- [] Structural crack max width _____mm

COLUMN AND BEAM AND JOIST:

- [] Good [] Fair [] Poor [] Covered
 - [] Steel Beam [] Steel Column [] wood Beam [] Wood column
 - [] Deflection noticed at _____ [] Impacted Member at _____ [] Split member at _____
- Repair required at _____

FLOOR SLAB

- [] Good [] Fair [] Poor [] Covered with finish [] Exposed soil [] Concrete [] Raised wood
- [] Repair at _____

BASEMENT WINDOW, VENTILATION AND INSULATION

- Ventilation [] Good [] Fair [] supply ventilation to _____
- [] Weather Strip to cold room or replace cold storage room door
- [] Insulation required at _____

WATER SEEPAGE Max Humidity _____%RH [] limited access due to finish and storage

- [] Visible active water at _____
- [] Dampness at _____
- [] No visual evidence of water leak or dampness
- [] Possible major damage to interior finish

According to general review of site grading, storm water drainage and foundation, the possibility of foundation seepage is [] High [] Medium High [] Medium [] Low
ADDITION _____

ELECTRICAL SYSTEM

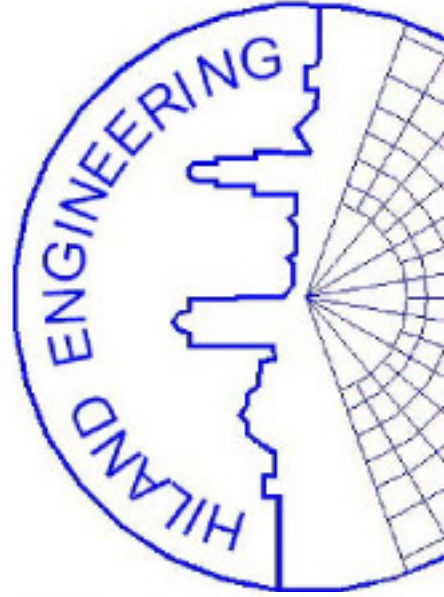
Limitation Ratio/Percentage of difference wire types if provided are minimum. Further review by a licensed electrician is required

INPUT

- Main disconnecting ration is ___Amp label not found
- Circuit breaker Knife switch
- Main panel rating is ___Amp label not found
- Number of circuit breaker ___ space ___ Adequate inadequate
- Supply voltage 120/240 120 347/600V
- Service entrance conductor Copper Aluminum
- Grounding Conductor Good condition Not determined requires repair/replacement

PANEL

- Garage []
- Over current _____
- Number of _____
- System Gro _____
- Panel co _____
- Repair as _____
- Access b _____
- Cover hr _____
- Labels o _____
- water lea _____



BRANCH

- Panel is not _____
- copper w _____
- aluminum wiring _____
- knob and tube wiring replace _____
- BX (metal sheathed wiring) _____
- tin coated copper _____

OUTLETS

- (*Random check on a represented number only)
- Outlet blocked by furniture/storage _____
- generally acceptable at where checked _____
- use GFCI outlet at fuse panel for washroom, garage, outdoor, kitchen _____
- add more outlet at _____
- tighten up loose switch to wood frame _____

SWITCH

- Acceptable protect exposed switch replace damaged cover plates Wall switch appears to be too close to shower stall/tub (> 1meter)

Addition _____