

# INSPECTION REPORT



For the Property at:  
**382 NELSON ST**  
MISSISSAUGA, ON

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Prepared for: TIM HOPKINS  
Inspection Date: Friday, April 6, 2007  
Prepared by: Kersi Shastri



Eagle Home Inspection  
80, Forest Manor Road, Suite 303  
Toronto, ON M2J 1M6  
647-886-9143



May 21, 2007

Dear Tim Hopkins,

RE: Report No. 1002, v.3  
382 Nelson St  
Mississauga, ON

Thank you for choosing Eagle Home Inspection to inspect your dream home. We trust the experience benefited you, to become familiar with the different systems and components of the home, including its maintenance requirements.

Should you have any questions about the report or the home, please do not hesitate to contact us.

The Greatest complement our clients can give us is the referral of their friends and loved ones, Our services continue to grow by your referrals. Thank you for your trust in recommending us.

Sincerely,

Kersi Shastri  
on behalf of  
Eagle Home Inspection

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80, Forest Manor Road, Suite 303  
Toronto, ON M2J 1M6  
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# INSPECTION AGREEMENT

382 Nelson St, Mississauga, ON April 6, 2007

Report No. 1002, v.3

## PARTIES TO THE AGREEMENT

### **Company**

Eagle Home Inspection  
80, Forest Manor Road, Suite 303  
Toronto, ON M2J 1M6

### **Client**

Tim Hopkins  
382 Nelson st.  
Mississauga, ON

This is an agreement between Tim Hopkins and Eagle Home Inspection.

## INSPECTION AGREEMENT - PLEASE READ CAREFULLY BEFORE REPLYING.

1. The client requests the company to perform a visual inspection of the subject property subject to the following (including the limitations, conditions & exclusions given below).
2. This inspection will be of readily accessible areas of the house and is limited to visual observation of apparent conditions existing at the time of the inspection only. The inspection and the report will be performed in accordance with Standards of Practice (the Standards) of the Ontario Association of Home Inspectors (OAHI). A copy of the standards is available at <http://oahi.com/PUBLIC/standardspractice.asp>
3. The inspection and report is an opinion of the present condition of the property and is prepared for the sole, confidential and exclusive use and possession of the client. The report is non-transferable.
4. The inspection and the report are not intended to be used as a guarantee or warranty, expressed or implied, or insurance policy regarding the adequacy, performance or condition of any inspected structure item or system. The inspection and report is also not a certification of any kind. The maximum liability of the company and its employees and agents, for errors or omissions during the inspection or contained in the report shall be limited without prejudice to a sum equal to the companys fee for the inspection service.
5. The company shall not be construed as insuring against any defects or deficiencies not contained, errors or omissions in the inspection report and subsequently discovered by the client. The client acknowledges that the inspection cannot completely assess risk, detect all flaws or predict all occurrences and further acknowledges and agrees that, in the event the client purchases the inspected property, the client assumes all risks associated with the purchase.

### limitations, conditions & exclusions

1. Deficiencies and defects which are latent or concealed are excluded from the inspection. Furthermore, conditions which change after the time of the inspection are not included in the report.
2. The inspection is not intended to be technically exhaustive. Equipment, items and systems will not be dismantled. The inspector is not required to move personal property, debris, furniture, equipment, and carpeting or like materials which might impede access or limit visibility.
3. The inspection and report is NOT a conformity or compliance inspection for governmental codes or regulations of any kind. Recent and existing weather conditions may also limit or restrict the result of the inspection.
4. The Company may indicate an item or systems life expectancy but such estimates are general in nature and the actual life, performance may vary widely.

# INSPECTION AGREEMENT

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5. The Company urges the Client to contact the owner of the inspected property for permits and reports of additions / renovations, disclose any buried / abandoned oil tank, to learn the age of such items as the roof and any recent problems or known defects in the property, before closure.
  
6. The inspection and report do NOT address and are not intended to address the possible presence of or danger from Asbestos, Radon Gas, Lead Paint, Urea Formaldehyde, Soil Contamination and other Indoor and Outdoor Pollutants, Toxic or Flammable Chemicals, Water or Airborne Related Illness or Disease, and all other similar or Potentially Harmful Substances. The Client is urged to contact a competent specialist if information or identification or testing of the above is desired. In addition, the presence or absence of rodents, termites and other insects are also not covered by this inspection.
  
7. Structure detached from the house is/are not inspected unless otherwise expressly agreed.
  
8. The company, and its employees and agents, assume no liability or responsibility whether in contract or in tort for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, or bodily injury of any nature.
  
9. The client agrees to indemnify and save harmless the company from damages arising out of claims against the Company by third parties to whom the Client has released the Report.

**I, Tim Hopkins (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

382 Nelson St, Mississauga, ON April 6, 2007

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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COOLING

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INTERIOR

Potentially significant items (costs greater than \$1,000, or immediate safety issues) over the short term are identified below. This Summary must not be considered as the complete report. The entire report includes all of the text and reference material.

## Roofing

### Sloped roofing \ Asphalt shingles

**Condition:** • [Old, worn out](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

**Cost:** \$4,000 - And up

### Sloped roof flashings \ Valley flashings

**Condition:** • [Torn, patched](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

### Sloped roof flashings \ Chimney flashings

**Condition:** • [Damage, loose, open seams, patched](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

## Exterior

### Roof drainage \ Downspouts

**Condition:** • [Damage](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Depends on approach

### Porches, decks, steps, patios and balconies \ Steps and landings

**Condition:** • [Landings missing or undersized](#)

**Implication(s):** Trip or fall hazard

**Location:** North First floor

**Task:** Provide

**Time:** Immediate

**Cost:** Depends on approach

# SUMMARY

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## Porches, decks, steps, patios and balconies \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** North

**Task:** Provide

**Time:** Immediate

**Cost:** Depends on work needed

## Structure

### Roof framing \ Sheathing

**Condition:** • [Water stains](#)

**Implication(s):** Material deterioration

**Location:** Throughout Attic

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** Depends on work needed

## Electrical

### Distribution system \ Knob-and-tube

**Condition:** • [Outdated](#)

**Implication(s):** Nuisance | Potential problem when obtaining home insurance

**Location:** Various

**Task:** Replace

**Time:** If necessary

**Cost:** Depends on work needed

### Distribution system \ Outlets

**Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### Distribution system \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

# SUMMARY

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## Interior

### Walls \ Plaster or drywall

**Condition:** • [Water damage](#)

**Implication(s):** Cosmetic defects

**Location:** Various Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed

### Windows \ General

**Condition:** • [Water leaks](#)

**Implication(s):** Chance of damage to finishes and structure | Chance of damage to structure

**Location:** Various Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed

### Windows \ Frames

**Condition:** • [Rot](#)

**Implication(s):** Cosmetic defects | Chance of damage to structure | Material deterioration

**Location:** Various Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Depends on work needed

This is the end of the Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

# ROOFING

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## DESCRIPTION

**Sloped:** • [Asphalt](#)

**Probability of leakage:** • High

## LIMITATIONS

**Inspection performed:** • From adjacent building

## RECOMMENDATIONS

### Sloped roofing \ Asphalt shingles

**Condition:** • [Old, worn out](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** North Garage

**Task:** Replace

**Time:** Less than 1 year



1.

### Sloped roofing \ Asphalt shingles

**Condition:** • [Old, worn out](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

**Cost:** \$4,000 - And up



# ROOFING

382 Nelson St, Mississauga, ON April 6, 2007

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2.

### Sloped roof flashings \ Valley flashings

**Condition:** • [Torn, patched](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

### Sloped roof flashings \ Chimney flashings

**Condition:** • [Damage, loose, open seams, patched](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

### Sloped roof flashings \ Pipe/stack flashings

**Condition:** • [Rust](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** West

**Task:** Repair or replace

**Time:** Immediate

# EXTERIOR

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## DESCRIPTION

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Wall surfaces - masonry: • [Brick](#)

## LIMITATIONS

No or limited access to: • Space between houses

## RECOMMENDATIONS

### Roof drainage \ Gutters

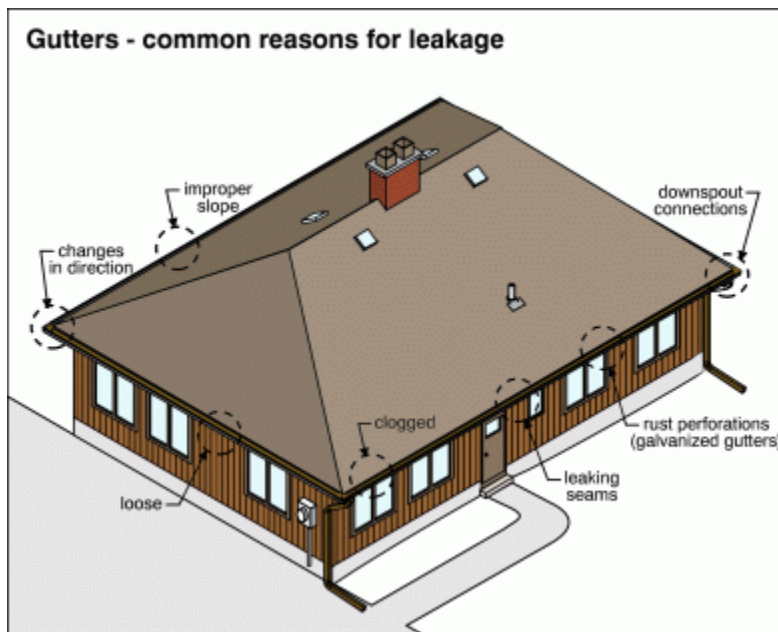
Condition: • [Loose or damaged](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East

Task: Repair or replace

Cost: \$200 - And up



[Click on image to enlarge.](#)



3.

### Roof drainage \ Downspouts

**Condition:** • [Damage](#)

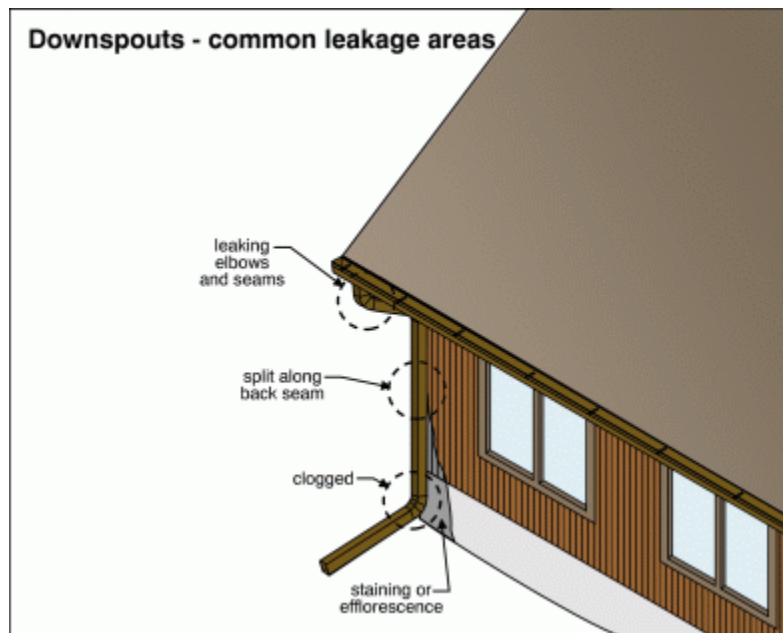
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Depends on approach



[Click on image to enlarge.](#)



4.

### Roof drainage \ Downspouts

**Condition:** • [Missing](#)

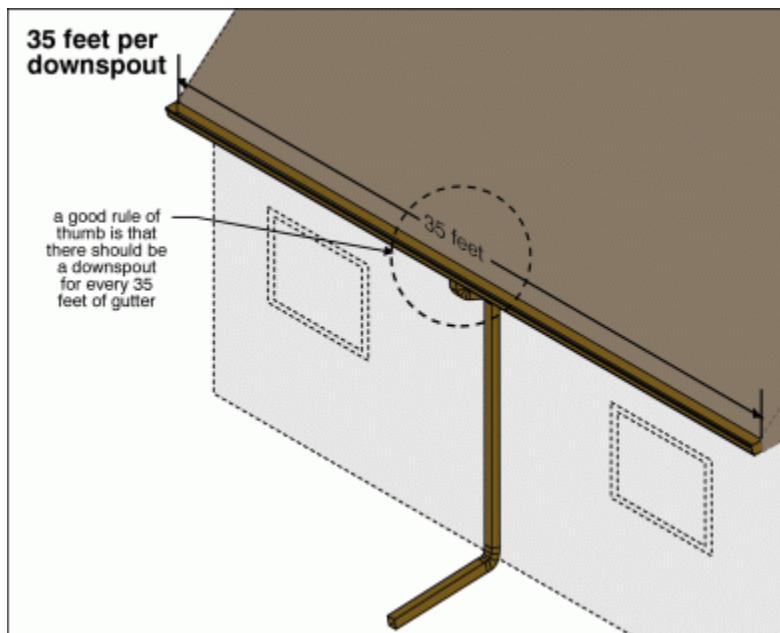
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Garage

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Less than \$100



[Click on image to enlarge.](#)

# EXTERIOR

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ROOFING

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## Walls \ Soffits and fascia

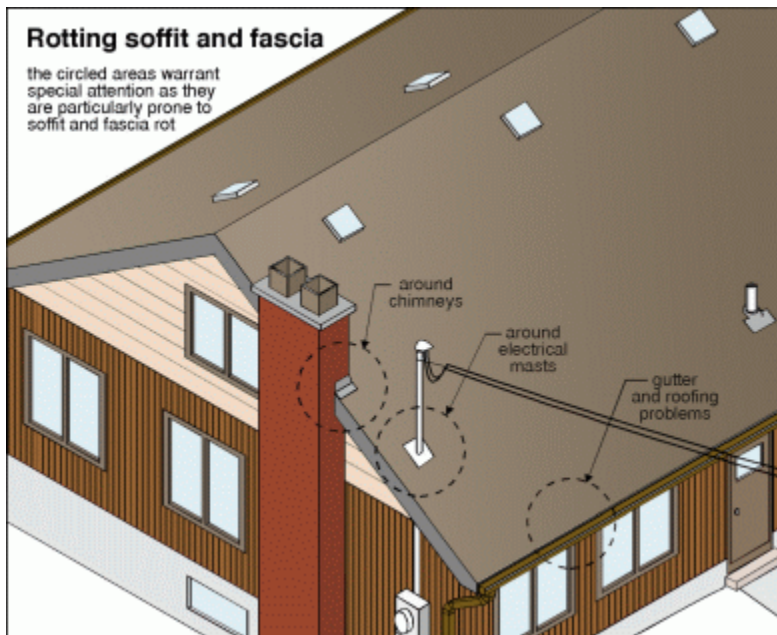
**Condition:** • [Rot or insect damage](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** West (below electrical service mast)

**Task:** Repair

**Cost:** Depends on work needed



[Click on image to enlarge.](#)

## Walls \ Brick, stone and concrete

**Condition:** • [Cracked](#)

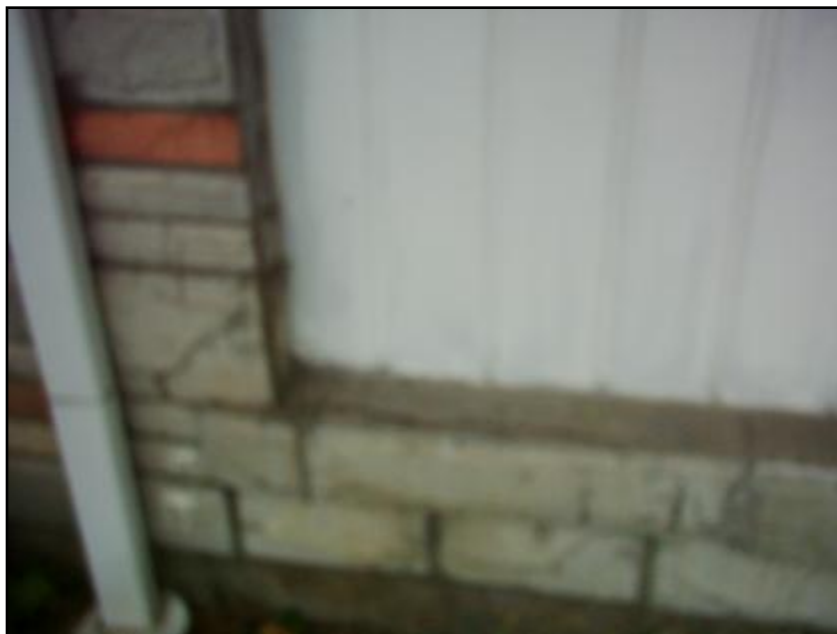
**Implication(s):** Chance of water entering house | Weakened structure | Chance of movement

**Location:** South

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed



5.

### Walls \ Brick, stone and concrete

**Condition:** • [Spalling](#)

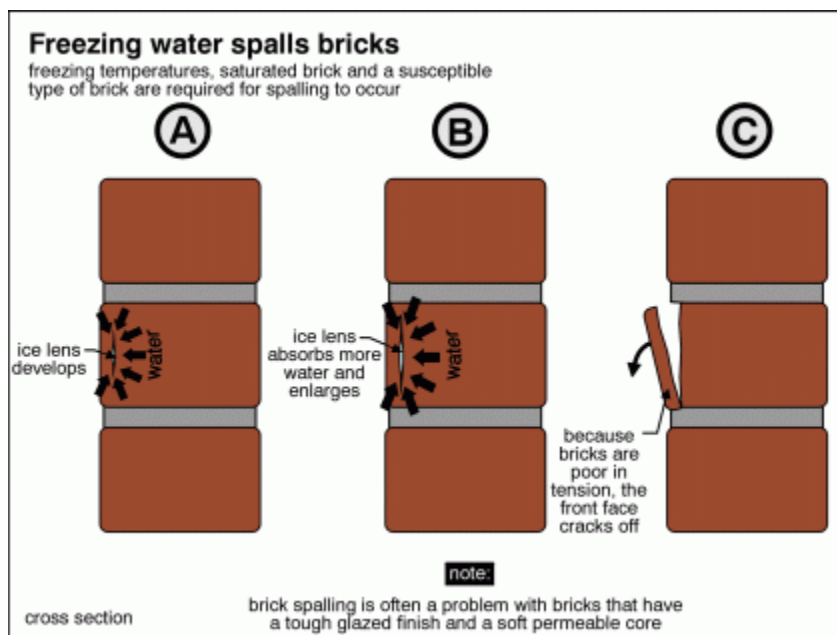
**Implication(s):** Cosmetic defects | Weakened structure | Chance of structural movement

**Location:** South

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed





6.

### Windows and skylights \ General

**Condition:** • [Water leaks](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Basement

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** Depends on work needed

### Windows and skylights \ Window wells

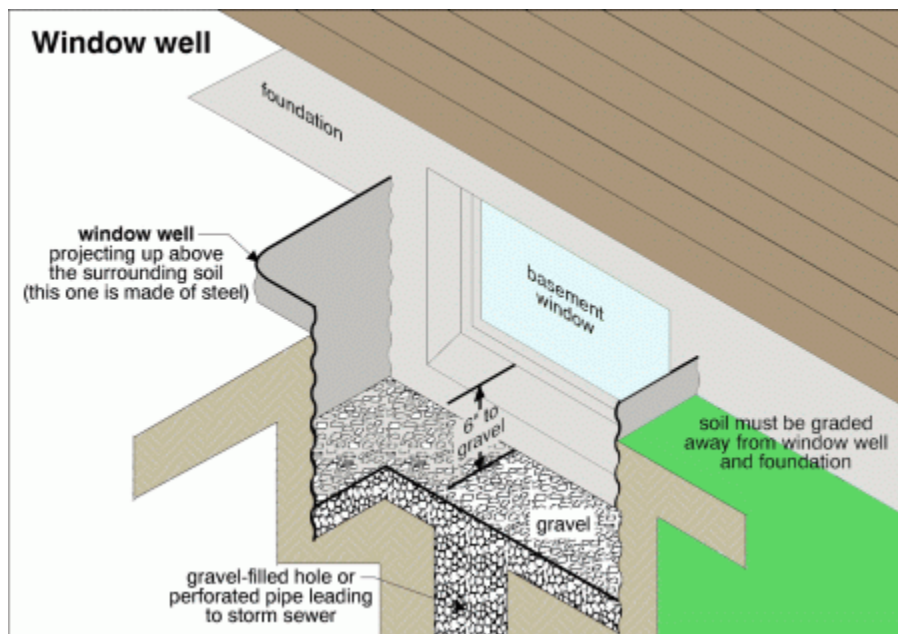
**Condition:** • [Missing](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Throughout

**Task:** Provide

**Time:** Discretionary



Click on image to enlarge.

### Porches, decks, steps, patios and balconies \ Floors

**Condition:** • [Concrete cracked](#)

**Implication(s):** Chance of damage to structure | Material deterioration | Trip or fall hazard

**Location:** South

**Task:** Repair

**Time:** Discretionary

**Cost:** Regular maintenance item

### Porches, decks, steps, patios and balconies \ Steps and landings

**Condition:** • [Masonry or concrete cracking](#)

**Implication(s):** Weakened structure

**Location:** South

**Task:** Repair

**Cost:** Regular maintenance item

### Porches, decks, steps, patios and balconies \ Steps and landings

**Condition:** • [Landings missing or undersized](#)

**Implication(s):** Trip or fall hazard

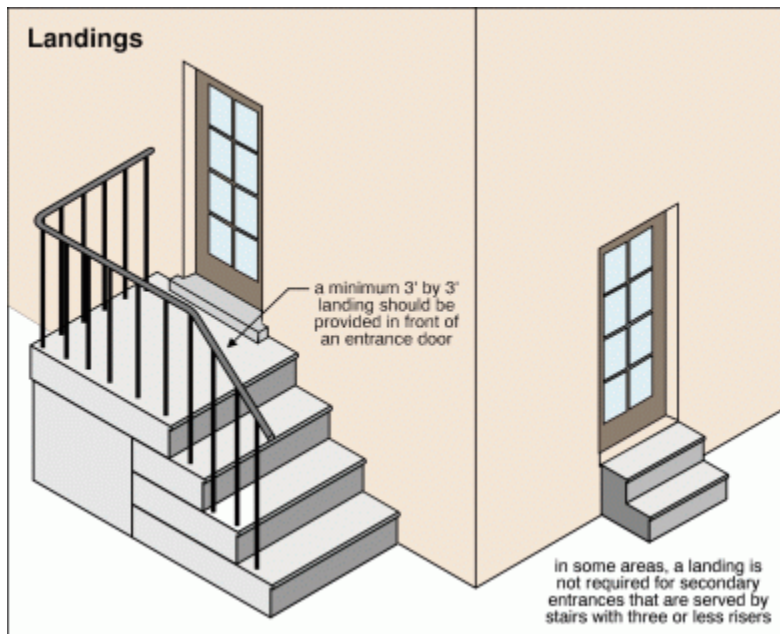
**Location:** North First floor

**Task:** Provide

**Time:** Immediate

**Cost:** Depends on approach





[Click on image to enlarge.](#)



7.

**Porches, decks, steps, patios and balconies \ Steps and landings**

**Condition:** • [Wood/soil contact](#)

**Implication(s):** Shortened life expectancy of material | Material deterioration

**Location:** North

**Task:** Repair or replace

**Cost:** Regular maintenance item

# EXTERIOR

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## Porches, decks, steps, patios and balconies \ Handrails and guards

**Condition:** • [Missing](#)

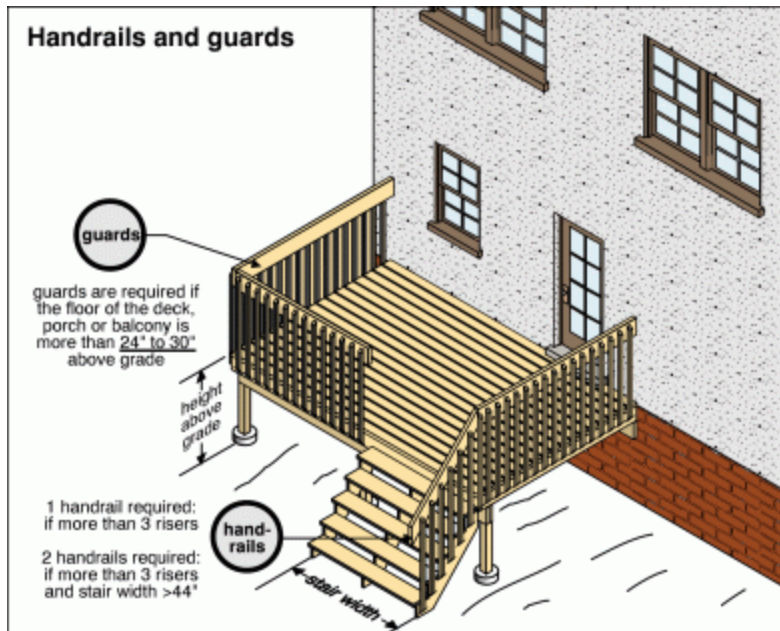
**Implication(s):** Fall hazard

**Location:** North

**Task:** Provide

**Time:** Immediate

**Cost:** Depends on work needed



[Click on image to enlarge.](#)

## Landscaping \ Walk and driveway

**Condition:** • [Cracked or damaged surfaces](#)

**Implication(s):** Trip or fall hazard

**Location:** North Garage

**Task:** Repair or repave

**Time:** Regular maintenance

**Cost:** Depends on approach

## Landscaping \ Walk and driveway

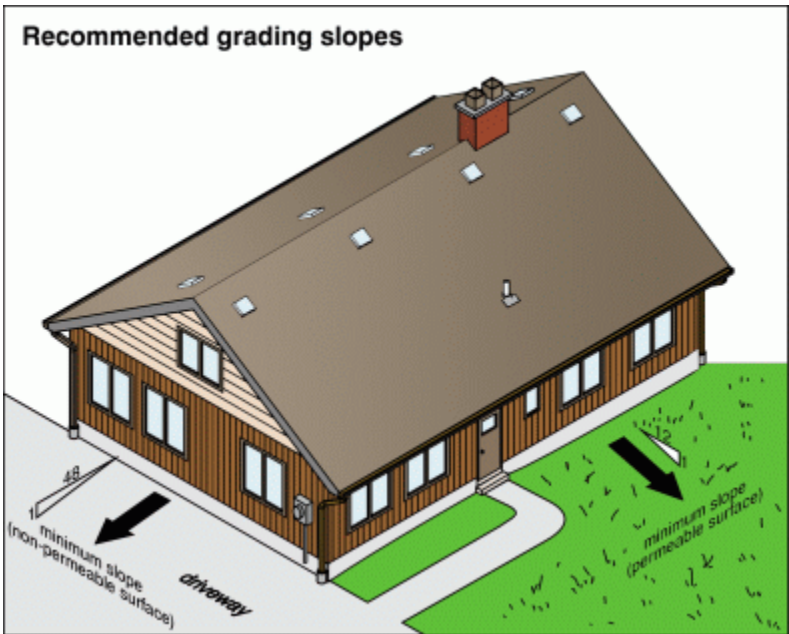
**Condition:** • [Improper slope or drainage](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

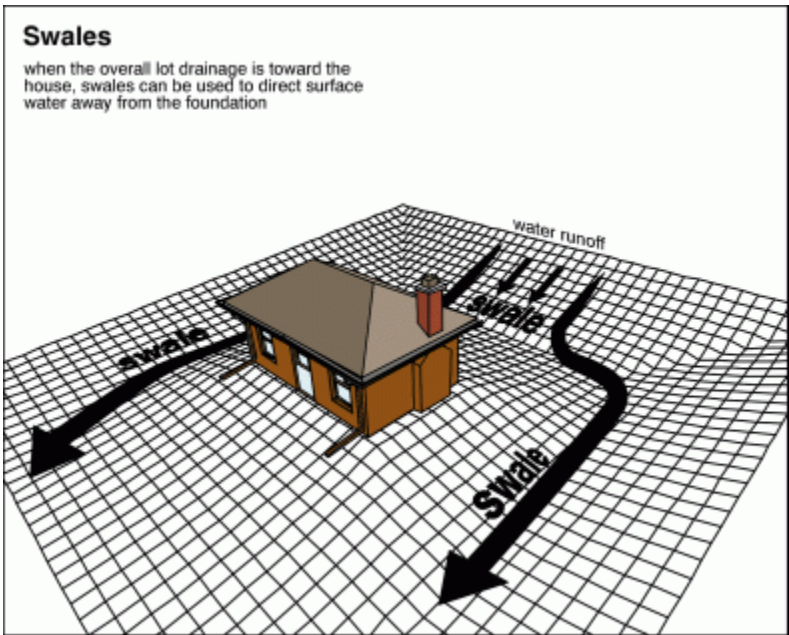
**Location:** East

**Task:** Provide

**Time:** Regular maintenance



Click on image to enlarge.



Click on image to enlarge.

### Landscaping \ General

**Condition:** • [Trees or shrubs too close to house](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration

**Location:** Throughout

**Task:** Clean

**Cost:** Regular maintenance item

# EXTERIOR

382 Nelson St, Mississauga, ON April 6, 2007

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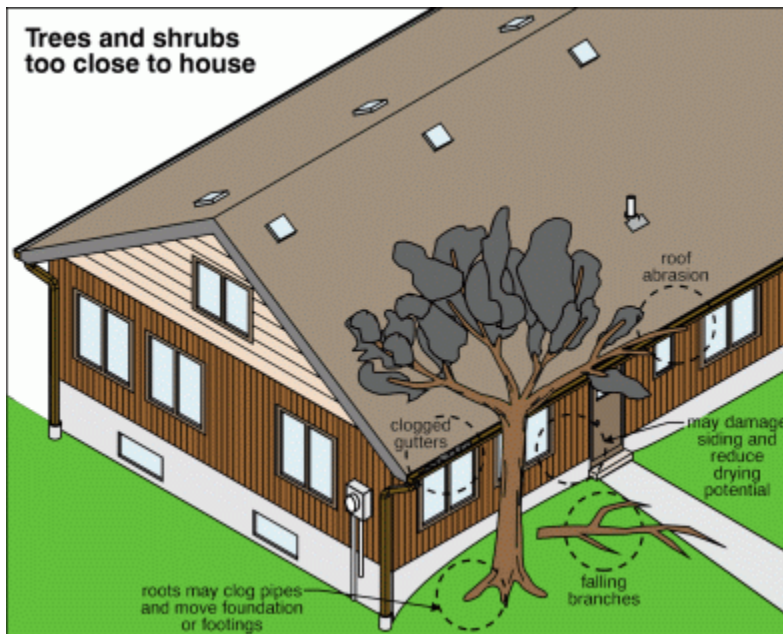
ELECTRICAL

HEATING

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[Click on image to enlarge.](#)



8.

## Landscaping \ General

**Condition:** • [Too close to grade or wood/soil contact](#)

**Implication(s):** Chance of water entering house | Weakened structure | Rot | Insect damage

**Location:** Throughout Basement

**Task:** Correct

**Cost:** Regular maintenance item

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
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- INTERIOR

## DESCRIPTION

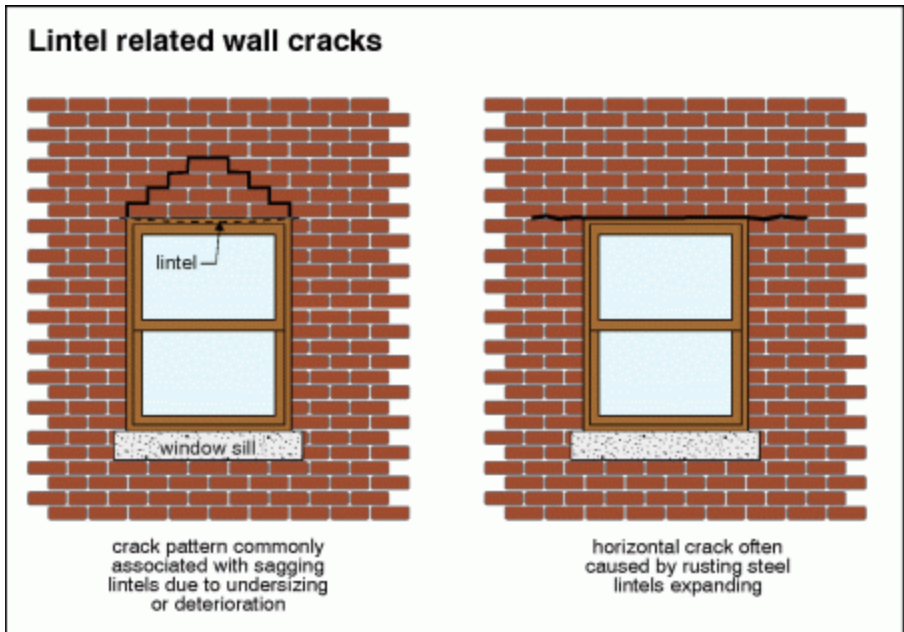
- Configuration:** • [Basement](#)
- Foundation material:** • Concrete block
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Masonry](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#)

## LIMITATIONS

- Inspection limited/prevented by:** • Storage
- Attic/roof space:** • Entered but access was limited
- Percent of foundation not visible:** • 50 %

## RECOMMENDATIONS

- Walls \ Lintels**
- Condition:** • [Rust](#)
- Implication(s):** Weakened structure | Chance of structural movement
- Location:** East Basement
- Task:** Repair
- Time:** Regular maintenance
- Cost:** Regular maintenance item



[Click on image to enlarge.](#)

# STRUCTURE

382 Nelson St, Mississauga, ON April 6, 2007

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## **Roof framing \ Sheathing**

**Condition:** • [Water stains](#)

**Implication(s):** Material deterioration

**Location:** Throughout Attic

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** Depends on work needed

## DESCRIPTION

**Service entrance cable and location:** • [Overhead copper](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • [Copper - water pipe](#)

**Distribution wire material and type:** • Concealed and/or Obstructed Electrical components not inspected.

Aluminum wiring or knob & tube connections should be checked by a licensed electrician. This can also be an insurance concern.

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - knob and tube](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • Newer homes have Ground Fault Circuit Interrupter (GFCI) protection for safety in wet areas, an upgrade is recommended for homes not equipped with these devices,

**Smoke detectors:** • CO monitors, smoke detectors, security systems, intercoms, not inspected

**Smoke detectors:** • [Present](#)

## RECOMMENDATIONS

### Distribution system \ Knob-and-tube

**Condition:** • [Outdated](#)

**Implication(s):** Nuisance | Potential problem when obtaining home insurance

**Location:** Various

**Task:** Replace

**Time:** If necessary

**Cost:** Depends on work needed

### Distribution system \ Outlets

**Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### Distribution system \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

# ELECTRICAL

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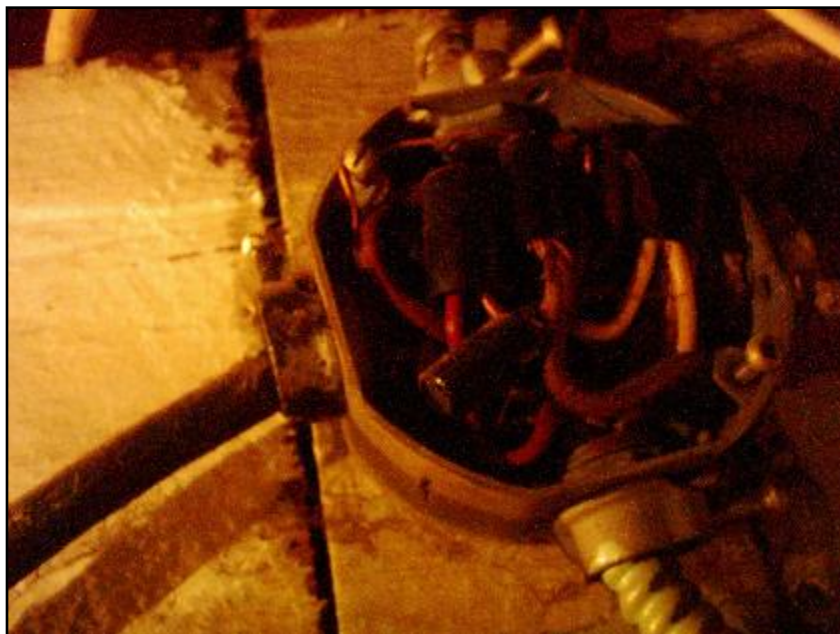
ELECTRICAL

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9.



# HEATING

382 Nelson St, Mississauga, ON April 6, 2007

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## DESCRIPTION

Fuel: • [Gas](#)

System type: • [Furnace](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [9 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Basement

Chimney: • [Masonry](#)

Chimney liner: • [Not visible](#)

## LIMITATIONS

Heat exchanger: • Not visible

## RECOMMENDATIONS

### Gas furnace \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Replace

Time: Regular maintenance

Cost: Minor

### Chimney and vent \ Inspect/sweep chimney

Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

Location: East

Task: Service

Cost: \$200 - And up

# COOLING & HEAT PUMP

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## DESCRIPTION

**Air conditioning type:** • [Air cooled](#)

**Failure probability:** • [Low](#)

## LIMITATIONS

**Inspection limited/prevented by:** • Low outdoor temperature

## DESCRIPTION

**Water supply source:** • Public

**Service piping into house:** • [Copper](#)

**Supply piping in house:** • [Copper](#)

**Main shut off valve at the:** • Basement

**Water flow (pressure):** • [Functional](#)

**Water heater fuel:** • [Gas](#)

**Water heater type:** • [Conventional](#)

**Tank capacity:** • [150 liters](#)

**Water heater failure probability:** • [Low](#)

**Waste disposal system:** • [Public](#)

**Waste piping in house:** • [Plastic](#) • [Cast Iron](#)

## LIMITATIONS

**Items excluded from a home inspection:** • Tub/sink overflows

## RECOMMENDATIONS

### **Fixtures and faucets \ Basin, sink and laundry tub**

**Condition:** • Tiles missing

**Implication(s):** cosmetic

**Location:** below bathroom sink cabinet.

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## DESCRIPTION

**Major floor finishes:** • [Hardwood](#)

**Major wall finishes:** • [Plaster/drywall](#)

**Major ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Awning](#)

**Glazing:** • [Single](#)

**Evidence of basement leakage:** • Efflorescence • Dampness • Peeling paint • Drywall/plaster damage • Prior repairs

## LIMITATIONS

**Inspection limited/prevented by:** • Storage/furnishings

**Not included as part of a home inspection:** • Carbon monoxide detectors, security systems, central vacuum

**Appliances:** • Appliances are not inspected as part of a home inspection

**Percent of foundation not visible:** • 50 %

**Basement leakage:** • Cannot predict how often or how badly basement will leak

**Garage door:** • Not tested

**Garage door opener:** • Not tested

## RECOMMENDATIONS

### Floors \ Wood/laminate floors

**Condition:** • [Stained](#)

**Implication(s):** Cosmetic defects

**Location:** Various First floor

**Task:** Repair

**Time:** If necessary

**Cost:** Depends on work needed

### Walls \ General

**Condition:** • Crack

**Implication(s):** damage to structure and interior finishes

**Location:** above rear door in the center

**Task:** Repair and monitor

### Walls \ Plaster or drywall

**Condition:** • [Water damage](#)

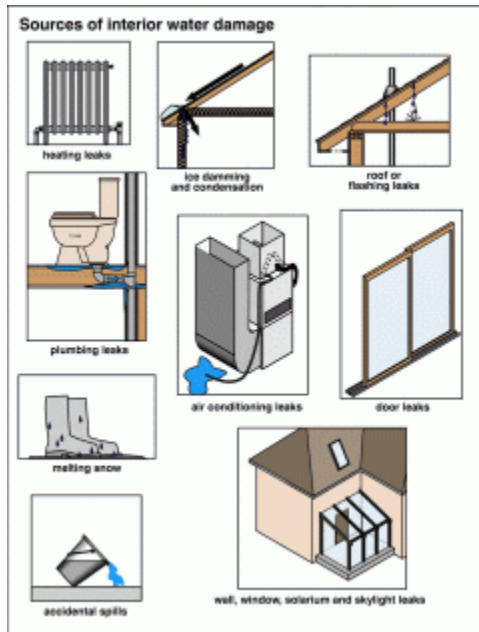
**Implication(s):** Cosmetic defects

**Location:** Various Basement

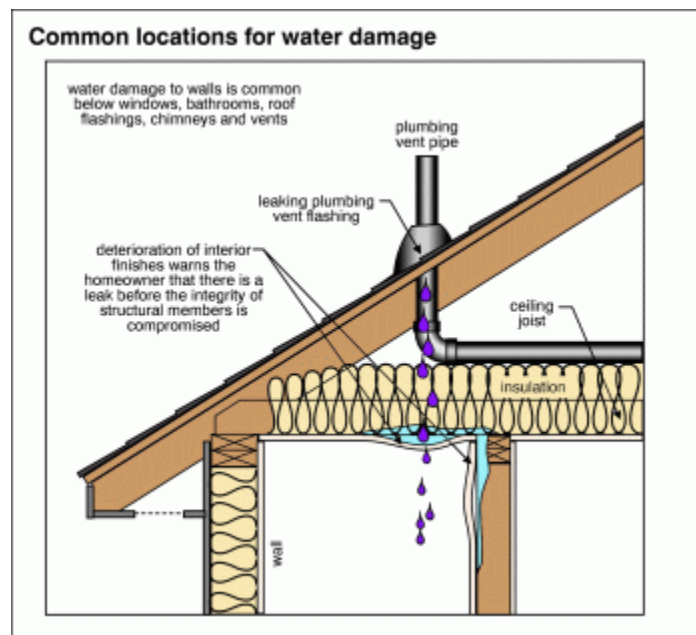
**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

### Ceilings \ General

**Condition:** • Stains

**Implication(s):** Cosmetic defects

**Location:** West First floor Kitchen

**Task:** Monitor

**Time:** Unpredictable

**Note:** Evidence of previous repairs.

## Ceilings \ Plaster or drywall

**Condition:** • [Poor joints](#)

**Implication(s):** Cosmetic defects

**Location:** First floor Living room

**Task:** Repair

**Time:** Discretionary

**Cost:** Depends on work needed

## Windows \ General

**Condition:** • [Water leaks](#)

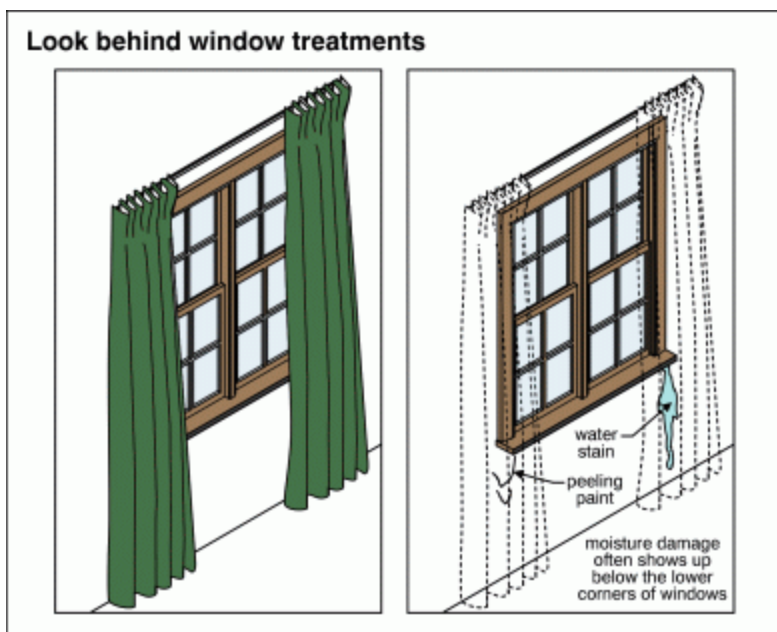
**Implication(s):** Chance of damage to finishes and structure | Chance of damage to structure

**Location:** Various Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed



[Click on image to enlarge.](#)

## Windows \ Frames

**Condition:** • [Rot](#)

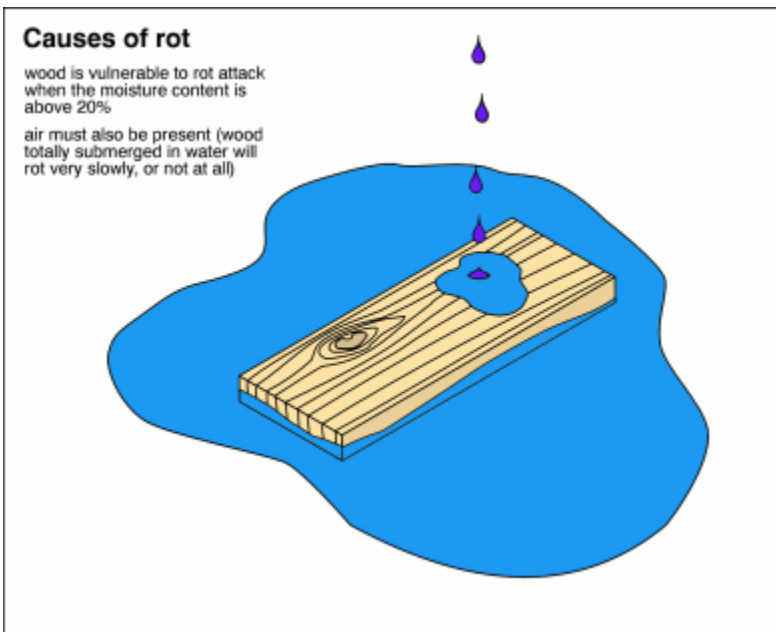
**Implication(s):** Cosmetic defects | Chance of damage to structure | Material deterioration

**Location:** Various Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Depends on work needed



Click on image to enlarge.

### Windows \ Interior trim

**Condition:** • [Cracked](#)

**Implication(s):** Cosmetic defects

**Location:** South Living room

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### Doors \ Doors and frames

**Condition:** • Missing

**Implication(s):** cosmetic

**Location:** Behind front door

**Task:** Provide

**Time:** Discretionary

**Cost:** \$ 200 and up

### Carpentry \ Cabinets

**Condition:** • Evidence of insect damage

**Implication(s):** insect infestation, damage to wood frame and interiors

**Location:** Basement cabinet

**Task:** Further evaluation

### Carpentry \ Cabinets

**Condition:** • [Pieces missing or loose](#)

**Implication(s):** Cosmetic defects | Damage or physical injury due to falling materials

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Depends on work needed

**Carpentry \ Cabinets**

**Condition:** • [Rot](#)

**Implication(s):** Cosmetic defects | Material deterioration | Damage or physical injury due to falling materials

**Location:** Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed



10.

**Carpentry \ Cabinets**

**Condition:** • [Stained, worn, damaged](#)

**Implication(s):** Cosmetic defects

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Stairs \ Height**

**Condition:** • [Headroom inadequate](#)

**Implication(s):** Physical injury

**Location:** West Basement

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on work needed



## **Basement \ Leakage**

**Condition:** • [Leakage - Read these articles before undertaking any action](#)

**Location:** Various Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on approach

**END OF REPORT**