

Team One Premium Inspection Report



#395 Queen Street South
- Hamilton, Ontario

Prepared for: Pre Inspection Report

Prepared by: Team One Home Inspections
PO Box # 2003
Caledonia, Ontario N3W 1A0
Condition Report

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.

Roof -

1. Downspouts: Loose or missing clamps on the south east side, requires repairs.



Structure -

2. Stairs/Handrails: Handrails missing on the upper floor stairs. A personal safety factor. Hand rails are require to run the full length of the stairs.



Defective 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.

Electrical -

1. Knob and Tube As found - Requires a Master Electrical Contractor to determine the condition of the system . Estimate repair cost is \$16,000. to \$21,000. This includes patching only, no paint.

Bathroom -

2. - Upper Floor - Bathroom Faucets/Traps: Tub has a leaking faucet. Requires repairs.



Team One Home Inspections

06:39 September 13, 2017

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#395 Queen Street South Hamilton

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address #395 Queen Street South



City - Hamilton Province Ontario Postal Code

Contact Name Micah Marie

Client Information

Client Name Pre Inspection Report

Inspection Company

Inspector Name Dan Davies

Company Name Team One Home Inspections

Address PO Box # 2003

City Caledonia Province Ontario Postal Code N3W 1A0

Phone 1-888-959-2224 Fax

E-Mail dan@teamoneinspect.ca

File Number ham-017/395

HST # HST #82866 0803 RT0001

Conditions

General Information (Continued)

Others Present - Owners Rep Property Occupied - Occupied
Estimated Age 1880's Entrance Faces West
Inspection Date Sept 05 2017
Start Time 10:30 am
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 21 C.
Weather Cloudy Soil Conditions Damp
Space Below Grade - Basement
Building Type Single family Garage - Detached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Limitations of Your Home Inspection Report

The Report is limited to items that are visible to the eye.
Invasive discovery is not allowed.
We cannot see items inside walls, under flooring or behind stored items.
The report depicts the home as seen within the time period of this inspection & the days current weather conditions.

Please review the Inspection Agreement.

Full Access No

Smoke & CO Detectors -

Ontario Law has determined all bedroom levels of a dwelling require working smoke & CO detectors.
These units are required to be tested on a regular basis.
Hard Wire or Battery Units are approved.
We recommend all levels are supplied with smoke & CO detectors.

Smoke & CO Detectors - (Continued)

Acceptable	Basement
Acceptable	Main Level
Acceptable	Second Floor
Acceptable	Loft

Full Report

The first few pages of the report will identify the main Marginal (green) & Defective (red) items.

The remainder of this report will be listed afterward.

Please read it over a number of times to review the condition of your purchase.

Please call Team One should you have any questions to ask concerning this home inspection report.

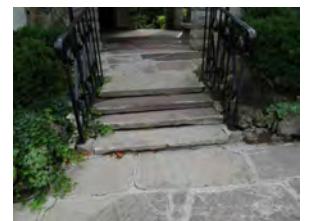
Acceptable Complete Report Emailed to Client.

Lots and Grounds -

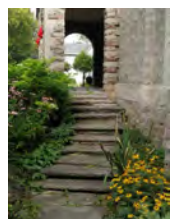
It's important to have a positive grade around the dwelling. The rain water must be kept from the foundation. Any and all modifications to the property must result in positive grading.

This includes adding landscaping, sidewalks, patios, decks, fencing, additions & anything that might change the grading.

Acceptable	Driveway:
Acceptable	Walks:
Acceptable	Steps/Stoops:



Acceptable	Porch:
Acceptable	Rear Steps/ Stoops



Lots and Grounds - (Continued)

Acceptable Patio:
Acceptable Deck:
Acceptable Grading:
Acceptable Vegetation:
Acceptable Exterior Surface Drain:
Acceptable Fences:

Exterior Surface and Components -

Any & all exposed wood requires paint to prevent rot. The exterior requires regular maintenance, caulking & cleaning the gutters.

Main Exterior Surface

Acceptable Type: Brick Masonry & Stone



Acceptable Trim:



Acceptable Fascia:
Acceptable Soffits:

Exterior Surface and Components - (Continued)

Acceptable

Entry Doors:



Acceptable

Windows: Original Wood Framed - Cracked glass on one unit. Many units are fixed.



Acceptable

Storm Windows:

Acceptable

Window Screens: Vinyl mesh

Acceptable

Dryer Vent Plastic

Acceptable

Basement Windows:

Acceptable

Exterior Lighting: Surface mounted lamps front and rear

Acceptable

Exterior Electric Outlets:

Acceptable

Hose Bibs: Rotary

Acceptable

Gas Meter: Exterior surface mount at side of home

Acceptable

Main Gas Valve: Located at gas meter

Roof -

Main Roof Surface

Method of Inspection: Ground level

Not Inspected Unable to Inspect: 40%

Acceptable

Material:



Roof - (Continued)

Material: (continued)



Type: Gable
Acceptable
Acceptable
Acceptable

Flashing:
Plumbing Vents:
Electrical Mast: Surface mounted



Acceptable
Marginal

Gutters: Aluminum
Downspouts: Loose or missing clamps on the south east side, requires repairs.



Acceptable
Chimney
Acceptable

Leader/Extension:
Chimney:



Not Inspected Flue/Flue Cap: Unable to view due to height
Acceptable Chimney Flashing:

Garage -

Rear Garage

Type of Structure: Car Spaces: 2

Acceptable Doors - Metal

Acceptable Door Operation: Mechanized

Acceptable Door Opener: Lift Master

Acceptable Roof:

Acceptable Roof Structure:

Acceptable Service Doors:

Acceptable Ceiling:

Acceptable Walls:

Not Inspected % Not Inspected

Acceptable Floor/Foundation: Poured slab

Acceptable Electrical: 110 VAC outlets and lighting circuits

Garage

Electrical -

All exterior receptacles require to be working Ground Fault Circuit Interrupter receptacles. GFCI receptacles are required near a water source. This includes the kitchen, bathroom & laundry sinks. These receptacles are required to be tested on a regular basis.

Service Size Amps: 200 amp Volts: 110-240 VAC

Acceptable Service: Copper

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Defective Knob and Tube As found - Requires a Master Electrical Contractor to determine the condition of the system . Estimate repair cost is \$16,000. to \$21,000. This includes patching only, no paint.

Acceptable Conductor Type: Non-metallic sheathed cable

Acceptable Ground: Plumbing ground only

- General Notes: Noted Deficiencies

Basement Electric Panel

Electrical - (Continued)

Acceptable

Manufacturer:



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

Acceptable Breakers: Cu / Al Rated

Is the panel bonded? Yes

Structure -

We're looking for visible symptoms of movement, damage or deterioration on the day of the inspection. Only the visible section of the foundation has been inspected.

Acceptable Structure Type: The type and amount of insulation is unknown.

Acceptable Foundation:

Not Inspected % not Inspected

Acceptable Differential Movement:

Acceptable Beams:

Acceptable Bearing Walls:

Acceptable Joists/Trusses:

Acceptable Piers/Posts:

Acceptable Floor/Slab:

Acceptable, Marginal Stairs/Handrails: Handrails missing on the upper floor stairs. A personal safety factor. Hand rails are require to run the full length of the stairs.



Acceptable Subfloor:

Attic -

Good ventilation must exist inside the attic to prolong the life of the shingles & maintain a temperate temperature in the attic space.

Any bathroom ventilation fan ducts must be insulated & exit atop the roof or through a soffit by means of a proper discharge hood.

Main Attic

Method of Inspection: In the attic

Acceptable Attic Hatch Door

Not Inspected Unable to Inspect: 30% - Limited visibility.

Acceptable Roof Framing: Rafters

Acceptable Sheathing: Dimensional wood

Acceptable Ventilation:

Acceptable Insulation:

Acceptable Insulation Depth:

Acceptable Moisture Penetration: Not present during inspection

Basement -

It's good practice to have a working Carbon Monoxide Tester on all floors that contain a natural gas combustible appliances. This includes the furnace, hot water tank, gas dryer, gas stove & fireplaces.

Main Basement

Not Inspected Unable to Inspect: 40%

Acceptable Ceiling:

Acceptable Walls:

Acceptable Floor:

Acceptable Floor Drain:

Acceptable Electrical:

Smoke Detector: All levels of the home require a smoke detector.

Add a CO detector for added safety.

Acceptable HVAC Source:

Acceptable -Stairs & Railings:

Air Conditioning -

The exterior compressor unit requires to be free from all bushes & vines. It must be clear of all landscape material to operate properly.

Main AC System

Acceptable A/C System Operation: Appears serviceable

Acceptable Condensate Removal: PVC

Acceptable Exterior Unit: Pad mounted

Manufacturer: Goodman X Two:



Area Served: Whole building Approximate Age: Recent

Fuel Type: 208 / 230 VAC Temperature Differential:

Type: Central A/C Capacity:

Acceptable Visible Coil: Copper core with aluminum fins

Acceptable Refrigerant Lines: Low pressure and high pressure

Acceptable Electrical Disconnect: Breaker disconnect



Fireplace/Wood Stove

All wood burning units require a WETT Inspection before any use.

Living Room Fireplace

Acceptable Fireplace Construction:



Not Inspected Fireplace Insert:

Not Inspected Smoke Chamber:

Not Inspected Flue:

Not Inspected Damper:

Not Inspected Hearth:

Heating System -

The life span & functionality of a boiler is not possible to assess. The manufacturers standard for an expected life is 25 to 35 years range. Many surpass this expected figure, others do not. Regular service & cleaning will help with the operation.

Basement Heating System

Not Inspected Operation: Appears functional - Cleaning and service is recommended. it will assist with proper furnace operation.

Manufacturer: Weil-McLain



Type: Boiler system Capacity:

Area Served: Whole building Approximate Age:

Fuel Type: Natural gas

Not Inspected Heat Exchanger: XXXXXX

Unable to Inspect: 40%

Acceptable Blower Fan/Filter:

Heating System - (Continued)

Acceptable Distribution: One pipe



Acceptable Draft Control: Automatic
 Acceptable Flue Pipe:
 Acceptable Controls: Limit switch
 Acceptable Devices: Shut off switch
 Acceptable Thermostats: Programmable

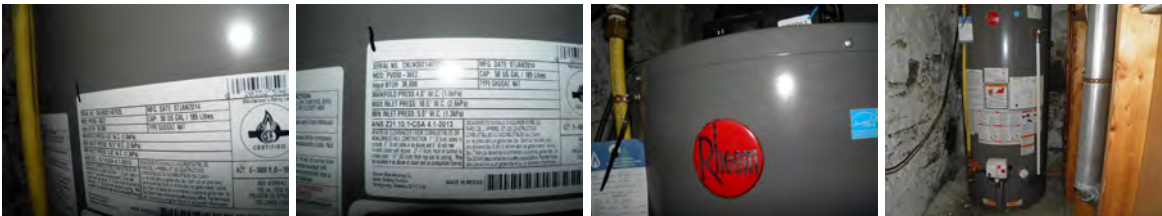
Plumbing -

The drains below the basement floors were not inspected.
The drains were operating as designed the day of the inspection.
No back up was noted.

Acceptable Service Line:
 Acceptable Main Water Shutoff: Always recommend to shut off water pressure when leaving for holidays.
 Acceptable Water Lines:
 Acceptable Drain Pipes:
 Acceptable Service Caps:
 Acceptable Vent Pipes:
 Acceptable Gas Service Lines:

Basement Water Heater

Acceptable Water Heater Operation: Functional at time of inspection
 Manufacturer: Rheem



Type: Natural gas Capacity:
 Approximate Age: Area Served: Whole building

Plumbing - (Continued)

Acceptable TPRV and Drain Tube: PVC

Bathroom -

**All tubs & sinks require proper caulking. It's good practice to inspect the caulking on all tubs, sinks & countertops on a regular basis.
Bathrooms require proper ventilation.**

Second Floor Main, Ensuite Bathroom

Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Electrical:
Acceptable Counter/Cabinet:
Acceptable Sink/Basin:
Acceptable Faucets/Traps:
Acceptable Toilets:
Acceptable HVAC Source:

- Upper Floor - Bathroom

Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Electrical:
Acceptable Counter/Cabinet:
Acceptable Sink/Basin:
Defective Faucets/Traps: **Tub has a leaking faucet. Requires repairs.**



Acceptable Toilets:

Bathroom - (Continued)

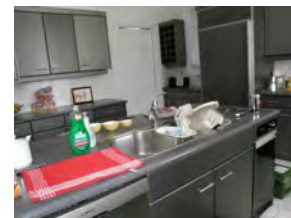
Acceptable HVAC Source:
 Lower Level -, 2-pce. powder room Bathroom
 Acceptable Ceiling:
 Acceptable Walls:
 Acceptable Floor:
 Acceptable Doors:
 Acceptable Electrical:
 Acceptable Counter/Cabinet:
 Acceptable Sink/Basin:
 Acceptable Faucets/Traps:
 Acceptable Toilets:
 Acceptable HVAC Source:

Kitchen -

Please have the appliances checked during your final walk through with your Realtor if included in the sale.

1st Floor Kitchen

Acceptable Ventilator:
 Acceptable Sink:
 Acceptable Electrical:
 Acceptable Plumbing/Fixtures:
 Acceptable Counter Tops:
 Acceptable Cabinets:



Acceptable Ceiling:
 Acceptable Walls:
 Acceptable Floor:
 Acceptable Doors:
 Acceptable Windows:

Kitchen - (Continued)

Acceptable HVAC Source:

Bedroom -

A smoke & CO detector is required outside of all sleeping areas.

Upper + Hallway Bedroom

Acceptable Closet: Large
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Acceptable Windows:
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Radiant heat

Second Level - Bedroom

Acceptable Closet: Large
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor:
Acceptable Doors: Hollow wood
Acceptable Windows:
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Radiant heat

Living Space -

Living Room Living Space

Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Hardwood
Acceptable Doors:
Acceptable Windows:
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Radiant heat

Dining Living Space

Acceptable Closet: Single
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor:
Acceptable Doors: Hollow wood
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Radiant heat

Lower Level / Recreation Living Space

Acceptable Ceiling: Paint
Acceptable Walls: Paint
Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register

Laundry Room -

Basement Laundry Room/Area

Acceptable Ceiling:

Acceptable Walls:

Acceptable Floor:

Not Inspected Appliances

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable HVAC Source: Heating system register

Acceptable - Tub:

Acceptable Tub Drain: ABS

Acceptable Washer Hose Bib: Rotary

Acceptable Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: It's recommended regular maintenance be provided on the dryer vent. Requires cleaning.

Final Comments

Thank you for choosing " TEAM ONE HOME, HERITAGE & COMMERCIAL INSPECTIONS "

We know this report will be informative for you.

Team One appreciates your referral of our professional services.

Dan Davies and Mike DeGuire