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48 Marlow Place, Brampton, Ontario



January 2, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 48 Marlow Place, Brampton, Ontario

The detailed inspection report following this summary report should be read thoroughly.

OVERALL CONDITION: Good. No structural defects with the foundations were observed. Recent foundation waterproofing has been done on the east and south walls. No basement seepage was detected. The exterior brick and aluminum sidings are in good condition. The roof shingles were not inspected due to snow coverage. The 2nd floor shingles are about 10 years old-according to owner. Windows are a mix of wood and metal framed windows. The roof overhang (eaves) and most window frames are capped with aluminum. The garage is in good shape.

The house is equipped with a 100-amp electrical service. The wiring is a mix of aluminum and updated copper wire. The wiring system has been recently serviced by an electrician. The hi-efficiency heat pump and furnace are new. The incoming water service pipe is a ¾ inch copper pipe. Water pressure is good. The waste plumbing is largely ABS plastic pipe. Water flows freely through all drain fixtures. Localized fixture repairs are required in the en-suite bathroom. Tilework around both bathtub enclosures is intact. The drywall finishes are in generally good condition. The exterior walls are insulated with fiberglass (R-12). The upper attic is well (R-60). The natural gas-burning fireplace is in good working order.

****Seller can provide invoice for recent electrical upgrades to aluminum wiring for insurance purposes****

If there are any further questions with regards to the report or inspection, please call.

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INSPECTION REPORT

PROPERTY: 48 Marlow Place, Brampton, Ontario

Inspector: Richard Gaughan Client: Belinda Mulford

INTRODUCTION

Recommendations by the inspector are located below each paragraph heading and have been identified as one of the following:

P: priority repair/safety concern within the next 1 year. M: monitor. G: general recommendation/maintenance.
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- ESTIMATED AGE OF HOUSE: 45-50 years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: no
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete. No structural defects with the foundations were observed. The structural components in the basement (ie. foundation and flooring system) could not be examined due to the finished nature of the basement.

1.02 Water penetration: No active water seepage or elevated moisture levels were detected on exterior wall finishes in those areas of the basement that were accessible. Exterior waterproofing has been done on the east and south walls and connects into the basement sump pump system-located in the cold cellar.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brick finish on the main floor is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: Most of the floor joists supporting the main floor could not be inspected due to the finished nature of the basement. These joists are composed of 2" by 8" lumber. The wood framed walls in the basement provide intermediate support for the floors and walls above.

1.06 Termites: Due to the finished nature of the basement, few of the structural and non-structural wood members were visible. Consequently, the presence or absence of termite activity or damage could not be determined. *The immediate area in which the home is located does not have a history of termite activity.*

1.07 Roof framing: The visible roof framing in the attics are intact with no evidence of structural problems. The attics were viewed from their respective hatches only. The visible sheathing boards below the roof shingles are intact.

GENERAL EXTERIOR

2.01 Surface drainage: The land should show a positive slope away from the house on all sides. This ensures good surface drainage and reduces the possibility of moisture problems in the basement.

G: as there is a large tree on the front lawn, there is the potential for roots to interfere with original clay drain pipes.



G: relay the interlocking bricks in front of the rear sliding door set and replace the wooden ties that border the rear paving stone patio as they are rotted/uneven.

2.02 Window wells: The rear metal wells are intact.

2.03i Roofs: The asphalt shingled roof was largely covered in snow at the time of the inspection and could not be inspected. The owner confirmed that the shingles above the 2nd floor and rear main floor extension are about 10 years old. Those on the front porch roof are older.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. There are three skylights present above the 1st and 2nd floors. All appear watertight. None of the acrylic panels have failed. No water stains were observed on the ceiling finishes below.

2.07A Brick Chimneys: The chimney at the southwest corner contains two flues servicing the water heater and gas fireplace. The brickwork, cap and flashings are intact. The flues are each equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and ensure a proper draft in the flue.

2.08 Eavestroughs: Aluminum eavestroughs are present on all sides. The downspouts discharge below grade at the front corner and onto the surrounding land.

2.09A Masonry walls: The exterior walls on the main floor are composed of brick masonry. The brickwork is in good condition.

2.09B Aluminum siding: Aluminum siding is present on the second floor and is intact.

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim in several locations to minimize deterioration and reduce maintenance.

G: repaint exterior window frames where necessary (side garage door frame and some of the rear window frames).

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is finished in aluminum. The eavestroughs are anchored to the fascia board. The underside of the eave is known as the soffit. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

2.11B Concrete decks: The concrete deck slab at the front is intact. No cracks exist in the deck slab.

2.13 Garage: The attached wood framed garage is serviceable. The overhead garage door is and original swing style door and is equipped with an automatic door opener. The reverse brake feature on the opener was tested and found to be functional. This is designed to prevent the door from closing and damaging your car or causing bodily injury.

G: eventual upgrade of the swing door to a roll-up door is recommended.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an underground 120/240-volt, 100-amp service. The main distribution panel is located at the northeast corner of the basement. The size of the service is considered sufficient for the electrical requirements of the house. The main distribution panel is rated at 125-amps. The electrical service is grounded to the supply plumbing.

3.02 Distribution wiring: The distribution wiring is primarily composed of aluminum wire. Proper installation of this type of wiring is important and the use of special connectors, designated by the term CUAL for the distribution panel and for the receptacles should be present. Moreover, all connections, particularly those between copper and aluminum wires should be coated with an anti-oxidation compound to ensure proper conductivity through the connection. Modifications have been made throughout the house by an electrician and no issues were observed with the aluminum wire connections that were examined.

P: the east wall plug in the west-end family room runs off the dimmer switch. The dimmer should be replaced with fixed wall switch (as per electrical code) or the electrical outlet disconnected from the wiring circuit.

There are numerous 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- stove	40-amps (not in use)
- dryer	30-amps
- air conditioner	40-amps
- auxiliary panel	60-amps

The above appliances have their circuits safely protected. The remaining breakers service the 120-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Each circuit should be protected by a 15-amp breaker. The breakers should be tripped twice a year to ensure that they are in good operating condition. None of the 115-volt circuits are over-fused.

3.03 Supply of outlets: The location of outlets in each room was verified. Overall, the supply of outlets was found to be sufficient. The kitchen is equipped with a good supply of outlets. There appear to be two split receptacles present in the kitchen. Each half of a split receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the risk of the breaker tripping.

3.04 Operation of outlets & fixtures: Most of the outlets in the house were tested for continuity and grounding. The fixtures and switches were also checked for safe and proper operation. All outlets and light fixtures tested were found to be operable. The electrical outlets in each bathroom are protected by a ground fault interrupter (G.F.I.) device. Each was tested and found to be operable. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

G: the ground fault interrupter (G.F.I.) in the basement washroom is inoperable and should be replaced.

(Approximate Cost: \$50 to \$75)

3.05 Exterior wiring: Grounded wire and exterior rated components are important safety features of the wiring system. All exterior outlets should be equipped with a ground fault circuit interrupter. The exterior outlets at the front and rear are equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

7.06 Smoke Alarms: Working smoke alarms should be present on each floor as a minimum. In addition, there should be one working carbon monoxide detector (preferably more) on each sleeping level. Smoke/carbon monoxide detectors are present on each level. None were tested. *They should ideally be replaced upon move-in.*

HEATING/COOLING

4.01M Type of system: The house is heated by a hi-efficiency, gas-fired forced air furnace. This type of furnace utilizes the exhaust gases to a greater extent and improves the heating efficiency of the system. As well, the exhaust gases do not need to be vented up the chimney. The exhaust is vented through a compliant plastic pipe at the southwest corner of the house. The furnace was installed in 2023 and is operable.

The PVC plastic exhaust flue pipe that vents the furnace to the exterior is intact. The metal exhaust flue that connects the water heater to the base of the chimney flue is also intact. Both should be inspected annually for perforations, blockage, or loose connections.

4.02A Heat distribution: Supply air registers and return-air grates were inspected for operation and location. Supply-air registers are present and functional in all principle rooms. The location of return-air registers is sufficient. The thermostat for the heating/cooling system is located in the living room.

4.03A Humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. A cascading-type humidifier is located in the plenum above the furnace. The humidistat is located above the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

4.03B Air filter: A passive air filter should be kept in place beside the air-handler assembly in the furnace. It should be inspected at least every two months and replaced if dirty.

4.03D Heat pump/central air conditioning: The cooling cycle of the heat pump system was not operated due to the low outdoor temperature and was operated in heating mode only. The equipment was manufactured in 2023 and has a cooling load of 4 tons. The condensate drain line is connected to the floor drain. Heat pumps provide warm air during cold weather conditions and cool air in the summer months. *A combined heat pump and high efficiency forced air gas furnace is one of the most efficient/heating cooling systems available.*

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located near the basement stairs. The incoming water main is a 3/4 inch copper line. Inside shutoff valves (with a drain cock) have been installed in the supply pipes that service the outdoor garden taps in the basement ceiling (front and rear). Closure of the internal valve (and draining of the external section of pipe) will prevent the exposed pipe from freezing during the winter months.

5.02 Flow rate: The flow rate on the top floor was observed when both the toilet was flushed and the shower or tub faucet was open. Pressure was deemed to be good on the upper level.

5.03 Waste piping: The waste drainage plumbing is made primarily of A.B.S. plastic. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their condition is not known. The composition of the pipes below the basement floor/front lawn was not determined. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

G: consideration should be given to having a back-water valve installed in the main drain pipe beneath the concrete floor at the front of the basement (or under the front lawn). Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.

A sump pump system is located in the basement floor of the cold cellar. The container collects water from the recently installed foundation waterproofing system and discharges it into the main drain pipe. As the cover could not be removed, the pump was not operated. Ensure that it is in good working order at all times.

No obvious deficiencies were detected with regards to venting of the drain pipes in each of the bathrooms and kitchen. Correct venting minimizes the risk of poor drainage and/or the discharge of sewer gas into the living environment.

The gas-fired hot water heater is owned, according to owner. Its capacity of 50 gallons should be sufficient for the number of bathrooms and kitchens.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The bathtub tiles in both 2nd floor washroom are intact. The acrylic shower stall in the basement is intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

P: the shower diverter (controls water flow to the shower head) in the ensuite washroom is faulty and should be made operable or the tap set replaced. The toilet flush mechanism in the ensuite washroom is not working properly and should be repaired or replaced.

INSULATION

6.01A Attic: There are about sixteen inches of loose-fill cellulose insulation present in the upper attic. This amount of insulation corresponds to a thermal resistance value of R-60. This is enough to minimize heat loss through the ceiling.

G: another six to eight inches of insulation should ideally be added to the attic above the main floor extension.

6.02 Venting: Good attic ventilation is present in the upper attic and this should help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The framed exterior walls are insulated with fiberglass insulation. This corresponds to a thermal resistance value of about R-12 and should provide adequate protection

against heat loss. The basement exterior wall cavities appear to be insulated with glass fiber insulation.

6.06 Weatherstripping: Besides insulation, an effective means of controlling heat loss is by ensuring that the interior of the house is well sealed. There is considerable air movement between the interior and exterior walls in most houses. Interior losses occur beneath baseboards, around electrical outlets, above the foundation sill plate in the basement, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. Storm and thermalpane windows are present throughout the house.

G: re-caulking is recommended around some of the exterior window/door frames.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in drywall and are in generally good condition.

G: finishing imperfections were noted in the drywall on the stairwell wall. As well, there is a crack in a drywall seam above the fireplace. Both of these defects are cosmetic in nature.

G: there is a water stain on a shelving unit behind the furnace at floor level. The stain was checked with a moisture meter and found to be dry.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively level. The staircases in the house are sound. The door jambs are square, allowing good closure of interior doors. The hardware on doors is largely functional.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and related hardware are intact and most are operable. The windows in most locations are provided with thermalpane glass.

- + aluminum slider windows with a fixed thermalpane glass panel.
- + wood framed casement windows.
- + vinyl framed casement windows.
- + double horizontal windows mounted in an aluminum frame.

G: the rear sliding door lock does not function as intended.


7.04F Fireplaces: The natural gas prefabricated fireplace was operated and found to be functioning properly. Annual servicing and cleaning is advisable to ensure safe operation.

7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an open window is acceptable where a vent is not present. The kitchen exhaust fan is operable. The exhaust appears to be vented to the interior. *As part of any kitchen renovation, the exhaust should vent to the exterior.* The bathroom exhaust fans in the basement and on the first floor are operable and appear to be vented to the exterior. The dryer on the main floor is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

Note: This inspection, which is carried out at the request of the listing agent, is intended to help the agent and seller determine the general overall condition of the house prior to listing of the property. This report is based on his opinion of the property's condition at the time of the inspection. The report cannot be taken as a guarantee, warranty or policy of insurance. The inspection is limited to those parts of the property and related equipment that are readily accessible and can be evaluated visually. The inspection excludes reference to potentially hazardous substances, including but not limited to mould, urea formaldehyde foam insulation, asbestos, lead paint, radon and underground fuel storage tanks. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.

If there are any further questions with regards to the report or inspection, please call.

Sincerely,


Richard Gaughan
B.A. Sc. Mechanical Engineering
Registered Home Inspector (R.H.I.)