

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.  
 This feature was inspected, working properly or needs some action - **X** indicates feature was NOT working as intended, needs immediate attention or is highlighted for your information.

**✓ No comment is made on cosmetic finishes or workmanship.**

## DOORS (Interior)

- Appears Functional**  Wood  Metal  Vinyl **Hardware:**  Operational  Damaged  Missing  
 French doors (full or half)  Sliding  Pocket  Hollow core  Solid core  Mirror doors  Bi-fold doors  Accordion  
 **Typical damage** **Some doors need:**  Trimming  Adjusting  Undercutting 3/4"  **doors or trim missing or removed**

## WINDOWS

- Appears Functional**  Wood  Metal  Vinyl (wood may be part of a metal or vinyl frame)  
 Single pane  Dual or multi-panel pane  Some non-operational or stuck  Some painted shut  
 Fixed  Sliding  Casement  Single Hung  Skylight  Louvre/Awning  Solarium  Glass Block  Jalousie  
**Damaged or missing:**  Sills  Hardware  Screens  Frame & glass  Broken glass  Fogged panes (seal damaged)\*  
 **Metal window frames** are often the cause of condensation and a need for maintenance on the interior window jambs and sills  
 **Wood window sills, jambs and mullions** should be checked annually and caulked and painted as needed to prevent water entry  
 **Window wells** recommended  Deteriorated caulking / putty / paint/ stucco  **Recommend caulking** at exterior edges  
 **Security bars** present (but not inspected)  No **quick release** on security bars  **Improper flashing** at some exterior windows  
 \* Conditions may change before possession \* Lighting variations or other conditions may not permit detection of window seal leaks.

## CEILING

- Appears Functional**  Drywall or plaster  Acoustic Tile  T-Bar  Wood  Paneling  Metal  
**Cracks**  Typical  Major  Nail Pops (typical)  Sagging (bowed)  Truss uplift  Low headroom  
**Water Stains**  Active  Not active during inspection - monitor for wetness after purchase  Water damage  
**Ceiling Fans**  **Functional**  Not functional  Significant vibration  **Fresh paint** may obscure defects

## WALLS

- Appears Functional**  Drywall or plaster  Concrete  Wood  Paneling  Wallpaper  Brick  Metal  
**Damage**  Typical  Major  Water stains  Wallpaper peeling  Not fully visible  Nail Pops (typical)  
**Cracks**  Typical  Major >> **Most likely** due to:  Settlement  Shrinkage (seasonal or normal drying)  
**Insulation**  Yes  No  Not visible  Interior wall cavities cannot be fully inspected  **Fresh paint** may obscure defects

## FLOORING

- Appears Functional**  Not fully visible  
 Carpet  Linoleum / Vinyl  Wood Product (wood, laminate, engineered wood)  Ceramic or Porcelain Tile  Marble - Slate - Stone  Cork  
 There is apparent settlement of the floor constructed over an area without adequate ventilation. It is not possible to evaluate without removal of a portion of the floor system. Future evaluation may be necessary  
 Most floors have some slope and may be related to the way the home was originally built  Uneven or sloped  Squeaky floor areas  
**Wear:**  Typical  Major **Stained or damaged:**  Carpet  Vinyl  Tile  Wood  Water damage  Bouncy  Animal odour  
 Floor areas are firm and reasonably level, consistent with the age of this structure.

## FIREPLACE (S)

- Appears Functional**  Not fully visible (blocked or covered)  
 Metal Pre-Fab  Masonry  Roughed-in  Free Standing  Insert **Location**  Main Floor  Basement  Top Floor  
**Fuel Source**  Natural gas  Propane  Wood  Pellet  Coal  Oil **Room**  Livingroom  Family Room  Dining Room  
 Bedroom  Suite  Kitchen  
**Firebox brick**  Re-pointing recommended (have evaluated)  Shared Flue  
**Damper**  **Appears Functional**  Direct vent  None  Damaged or warped  Broken lever, handle or chain  
**Hearth**  **Appears Functional**  None (gas fireplace)  Cracked  Improper clearance  Loose sections  
**Observations**  Recommend regular maintenance for creosote buildup  Have inserts checked for creosote by removal  
**Certification**  Have free-standing woodburning fireplaces certified for safety and insurance  Recommend exterior air source  
 Pilot lights were **NOT TURNED ON** Have vendor or agent verify proper operation of fireplace and controls (see Page 16 Note 13)  
 **This is NOT a W.E.T.T. Inspection - Recommended** (see Page 8 Note 5 and 6)  Chimney blocked - fireplace not operational  
 ✓ Flue inspection limited to visible areas - Roof Top & Fireplace openings. ✓ Quality of chimney draw cannot be determined

## ALARMS | STAIRS | SPECIAL FEATURES

- Smoke detector**  **Functional**  None  No response  Removed  No battery or power  Possibly wired to central alarm  
**Interior stairs**  **Functional**  Loose  Steep  Narrow  Low headroom  Damaged stringers or framing  Improper rise/run  
**handrails**  **Functional**  Loose  Missing  Rail openings too large  Dangerous (too low, too flimsy, not enough support)  
**Wet bar**  **Functional**  Faucet Leaking  Drain not operational (or missing)  Drain or plumbing is leaking  
 ✓ **Fire Prevention Professionals suggest replacing Smoke Detectors that are over 10 years old.**

The following elements were present but are NOT INCLUDED in a typical CAHPI home inspection

- Central vacuum:**  **Functional** - Hoses and accessories are not tested  Inoperable  Activators damaged  Roughed in only  
 **Carbon monoxide detector:**  Present  Recommended  
 **Security system**  **Water softener**  **Water purifier**  **Heat sensor**  **Sprinkler system** (in-house)  
 ✓ **Condition of these elements could change between the time of the inspection and possession date.**

Comments: \_\_\_\_\_