BUILDING INSPECTION REPORT

PROPERTY INFORMATION

Address: 28 54e Avenue Ouest, Blainville, Quebec, J7C 1M9

Property type: Bungalow

Building year: 1973

CLIENT INFORMATION

Prepared for: Roger Bartosh

Dates of inspection: November 23, 2025

Temperature: -1°C

Weather: Partial snow and cloudiness

Prepared by: Nilam Amiri, Zaira Evangelista, Myles Quibin, Johanna Sonokpon

Vanier College Architectural Technology

A2025-Building Survey-221-640-VA

House Pre-Purchase Inspection Assignment

NOTICE TO READER: TERMS & CONDITIONS (Zaira)

This document is an assignment that was prepared by students in the Department of Architectural Technology at Vanier College and is meant for educational purposes only. It should not be confused with, nor used as a prepurchase inspection. All comments contained in this document are part of the student's educational requirement and should not be interpreted as an actual opinion regarding the subject property.

The primary purpose of a prepurchase inspection is to determine the existence of any apparent major defects that would substantially affect the occupancy and use of the premises. Items which are only cosmetic in nature may have been included for future reference, but only in such quantity and detail as possible to achieve during the prearranged inspection period.

It should be understood that the construction methods and building code requirements in use at the time of original construction of the subject building may differ greatly from those presently in effect. Although there is no obligation to improve those original systems or items which are not in conformity with present day regulations, all new renovation or modification work must adhere to present day requirements. A prepurchase inspection is not a Building Code or By-Law compliance inspection. Verification of the existing building components or systems against such building code requirements is at the discretion of the inspector, and shall not be considered within the scope of inspection unless specifically referred to within this report.

A prepurchase inspection should be conducted in accordance with the Standards of Practice set forth by the A.S.H.I. (American Society of Home Inspectors) and the Canadian Association of Home Inspectors (C.A.H.I.), which can be found on-line. Moreover, it should also be prepared and presented impartially and without prejudice.

A prepurchase inspector will not move boxes, goods in storage, furniture, carpeting, shelving, vehicles, appliances, or any other items in order to view the building or any part thereof which might be concealed (deliberately or otherwise) or is otherwise inaccessible due to height, position, etc. If any area of the premises is noted to have been stockpiled, inaccessible or in any way obstructed, it is the client's own responsibility to investigate the affected area(s) and all building components or systems within it or affected by it.

For a "summary" of the most important of the inspection findings, please proceed directly to page 4 of this report. Please be sure to read the limitations of this inspection, as defined here in the "Terms and Conditions" page and in Section 1 which follows the executive summary.

SUMMARY LIST OF CONCERNS

The building has been reasonably well maintained over its lifetime. This list serves the observations noted during the visual inspection, concerns included (but are not necessarily limited to), all of which have been detailed in their respective sections:

Section 1 - Technical Description of the Building

Section 2 - Location and Neighborhood

Section 3 - Site

Section 4 - Foundation and Roof Structures

Section 5 - Building Envelope

Section 6 - Services (Electrical, Plumbing and HVAC)

Section 7 - Interior

Conclusion and recommendations

References

Section 1: Technical Description of the Building (Myles)

The property contains a one-storey residential house with a full basement with an area of 101m². The structure is built with conventional wood framing on a concrete foundation. The exterior envelope is finished with stucco and a vertical metal sidings. Key architectural features include a front porch, an attached solarium, detached structures: cabane and a gazebo as well as an above-ground pool located at the back of the house.

Section 2: Location and neighborhood (Johanna)

Overview of site context

The property is located at 28 54e Avenue O., Blainville, Quebec, J7C 1M9 in the Henri-Dunant district, within a predominantly residential suburban area. The neighborhood is characterized by quiet streets, single-family homes, and well-maintained landscaping. It offers a calm environment with low traffic volumes compared to urban boroughs. Blainville city is situated north of the Rivère des Milles Îles, on Montreal's North Shore, and has a population of approximately 60,000 residents.

Surrounding Land Use

The immediate surroundings consist mainly of detached single-family homes with similar styles and sizes. The land use is fully residential, with no industrial or commercial use or occupation adjacent to the property. The neighborhood is characterized by quiet streets, mature vegetation, and consistent suburban development patterns.

Nearby amenities include:

- Parc Violettes (110m distance)
- Maxi Blainville Curé-Labelle (600m distance)
- BMO Banque de Montréal (650m distance)
- Esso gas station with Tim Hortons (650m distance)
- Henri-Dunant Secondary school (1km distance)
- Centre récréoaquatique de Blainville (1.1km distance)
- Parc du Domaine Vert (2.4km distance)
- Premium Outlets Montreal (5.7km distance)

Accessibility and Transportation

The house is accessible via 54 Avenue O, a quiet residential street with no sidewalks, but low traffic and clear visibility. The road conditions in the area are generally good, with standard municipal snow removal services during winter.

Transportation options include:

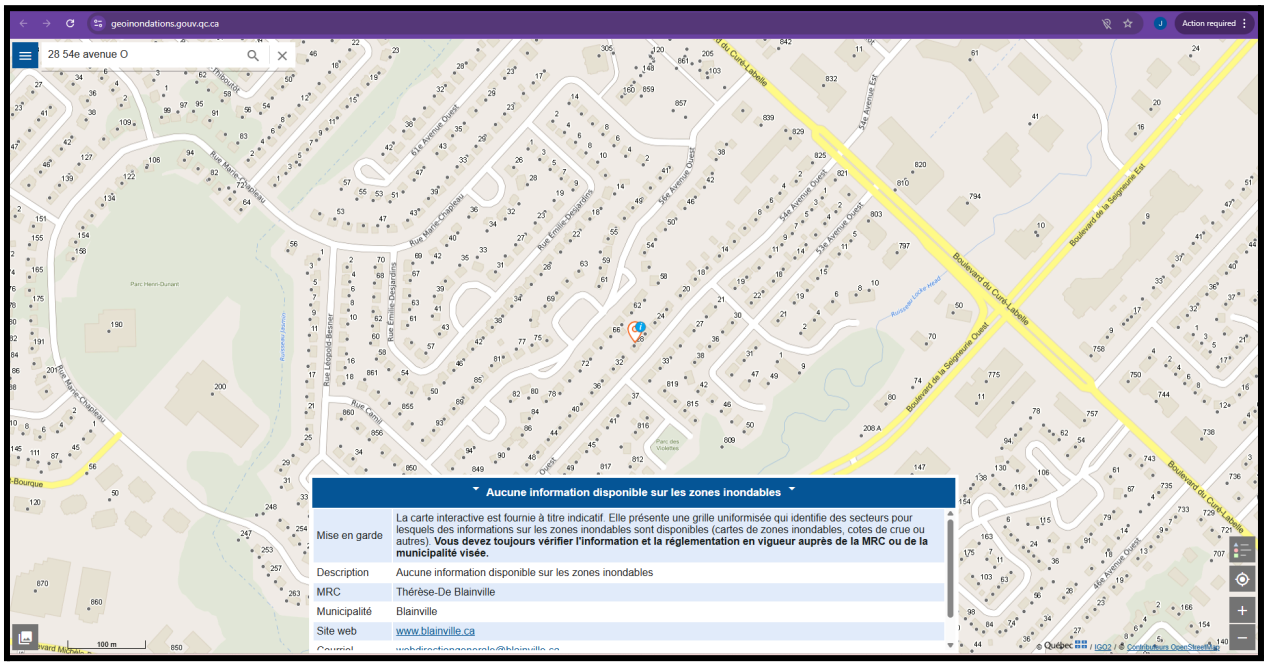
- Highway access to Autoroute 15

- Easy access to Route 117
- Public transit is provided by Exo Laurentides, with a bus stop located at Du Curé-Labelle / 54e Avenue Ouest, where Bus 709 operates at approximately 30-minute intervals.
- The property is also served by the Blainville commuter train station, operated by Exo Laurentides on Line 12, offering convenient rail access toward Montréal and surrounding municipalities.

Parking is available on private driveways and on the street.

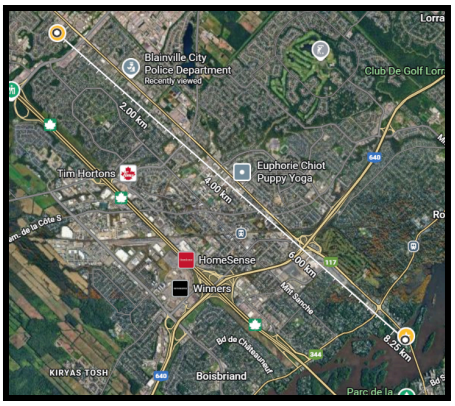
Environmental Context

The site terrain is generally flat with a slope going away from the property and towards the street to facilitate drainage. The property orientation is south-facing which results in warmer winters and warmer summers due to heavy sunlight exposure. The house is not located in a flood zone.

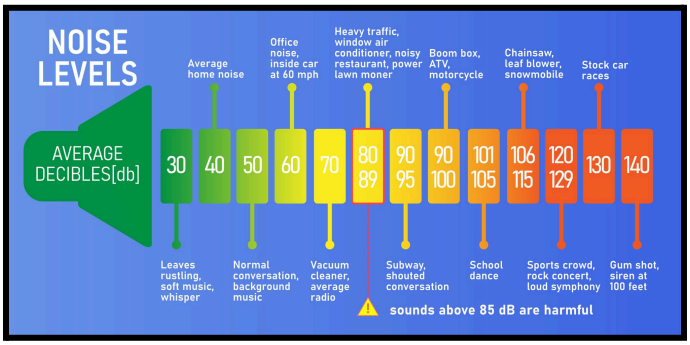


Water

Blainville's water is potable and comes from the water filtration plant of Sainte-Thérèse city at 111 Boul. Labelle, Rosemère. This water plant provides water to these cities: Blainville, Boisbriand, Mirabel, Rosemère and Sainte-Thérèse.Its production capacity is 128,000 m³/day, and the water supply originates from the Rivière des Mille-Îles. The plant is supported by two diesel generators, which provide backup power for continuous operation.

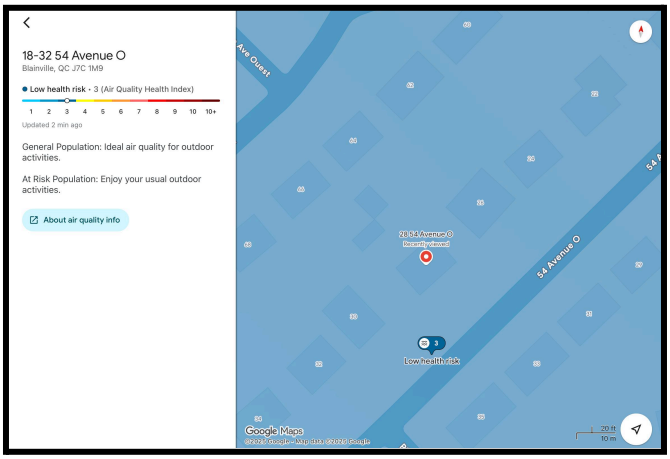


The sewer system in Blainville is managed by the Régie Intermunicipale d'assainissement des eaux de Sainte-Thérèse et Blainville (RIAESTB).



Noise and Air quality

The city of Blainville has established specific rules to protect its quiet residential character. According to Règlement 1453 of Blainville city, at all times, noise levels exceeding than 55 dB heard outside of the property boundaries are automatically illegal and considered a nuisance.Between 11pm and 7 am, any disturbing or excessive noise is strictly forbidden with exceptions for emergencies and authorized personnel. If someone fails to respect this rule, they can be fined up to 500$ for the first offence and 4000$ for subsequent violations. These regulations contribute positively to the overall desirability of the neighborhood by ensuring a quiet residential environment for its occupants.



The air quality index of Blainville city is about 42 US AQI which is classified as Good (Low health risk) and the main pollutant is PM2.5 which is composed of tiny particles from vehicle emissions, smoke and dust sources which are small enough to enter the bloodstream through inhalation and can lead to heart and respiratory diseases.

Safety and Security

The surrounding area is clean, orderly, and consistently well-maintained, contributing to the neighborhood's overall sense of safety. Essential emergency services are located nearby: the Blainville Police Department, at 640 Boulevard du Curé-Labelle, is

approximately 1.8 km from the property, while the Blainville Fire Department, at 790 Rue de la Mairie, is located about 1.6 km away.

According to Statistics Canada, Blainville reported a 2020 crime index of 1,464 incidents per 100,000 residents, including 967 property-related offences such as break-ins, theft, and fraud. This crime rate is approximately 65% lower than the national average, with an estimated 1 in 69 residents likely to be affected by a crime; indicating a generally safe and low-risk community.

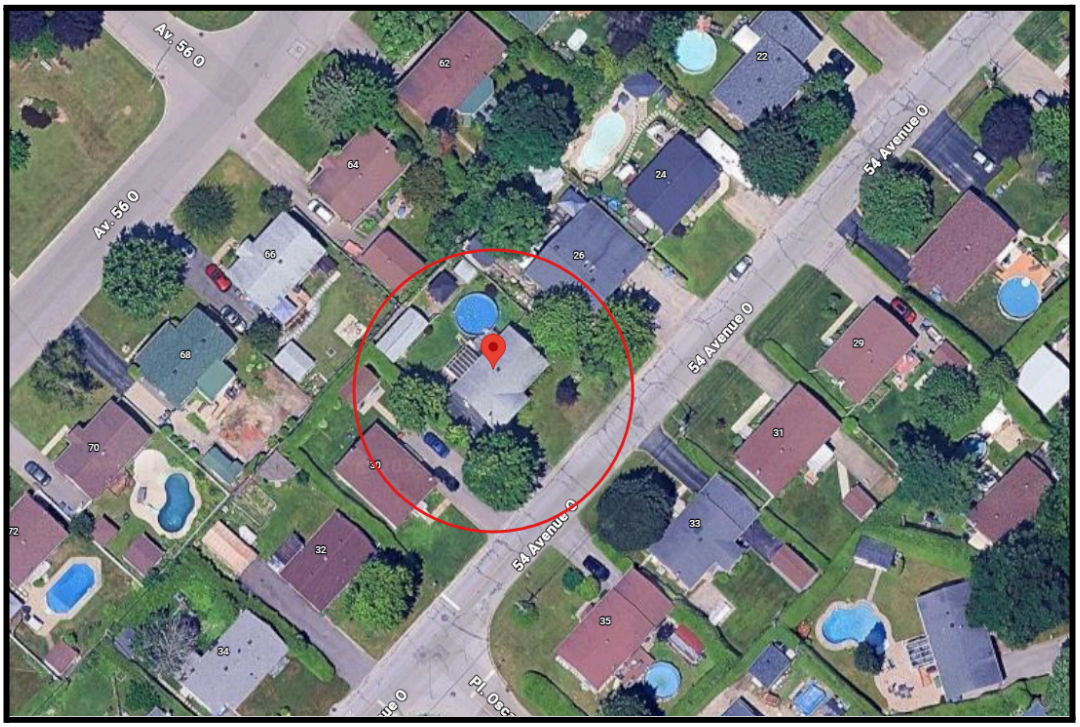
Development Trends

Blainville is a growing city. Several new residential developments and renovations can be observed in the region. The neighborhood shows signs of steady demand and long-term stability. The construction of Place Liria Phase 1 by Syscomax (3km away from the property) indicates continued investment in the area, which may positively influence property values.

Overall Assessment

The location is well suited to residential use and supports a good quality of life. The quiet streets, nearby services, and stable development trends contribute positively to the property's desirability. No significant neighborhood-related concerns are expected to impact the building's performance, safety, or value.

Section 3: Site (Johanna)



1. General Site Description

The property is located at 28 54e Avenue Ouest, Blainville in the Henri-Dunant district.

2. Ground Cover

2.1. Driveway

The driveway is constructed of asphalt and appears to be in fair condition. A few minor

cracks were observed, which are typical for asphalt surfaces exposed to weathering and temperature fluctuations. The slope of the driveway directs water away from the house, providing adequate drainage and reducing the risk of water pooling near the foundation. Periodic maintenance, such as crack sealing and resurfacing as needed, is recommended to extend the life of the driveway and prevent further deterioration.

2.2. Walkways/Pathways

The walkway leading to the entrance is made of asphalt and it is the same slab as the driveway. Its condition is fair with no visible hazards at time of inspection.

2.3. Terraces/Decks

2.3.1. Main Entrance

The main deck at the front entrance is constructed of wood and is accessed via a staircase with a 7 ½” rise and 10” tread, which appears to meet typical stair dimensions for safety and usability. The supporting concrete slab under the staircase exhibits a large diagonal crack, which may indicate minor settling or stress; while no immediate structural failure was observed, it is recommended that a qualified contractor or structural engineer assess the slab to determine if repairs are needed. The wooden deck itself is in fair condition, showing visible signs of aging, weathering, and some rusted fasteners at the base. Routine maintenance, including tightening or replacing rusted screws and applying protective wood treatment, is advised to prolong the deck’s lifespan and ensure safety.

2.3.2. Backyard

The terrace in the backyard is made of wood. The stairs leading to the terrace have a 7” rise and 9” tread. The condition of the structure seems to be fair with some visible aging.

2.4. Other Ground Cover

The remainder of the lot consists of grass. Some of the surfaces were not observed due to snow.

3. Outbuildings & Auxiliary structures

3.1. Shed/Cabana

There are two sheds on this property, one of them is a storage shed and the other a pool shed. They are clad in vinyl siding with low-slope single-plane roofs. Both structures appeared to be built on grade with simple wood framing.

Storage Shed

On the storage shed, the vinyl siding appeared intact overall with no major detachment or bulging visible. The lower parts and the back were not visible due to snow accumulation or accessible due to the fence, the full condition was not verifiable. The exterior door and window appear to be old but are fully operational. The trim shows signs of aging and weathering. There is no obvious flashing present above the window or door which can be a risk for water infiltration. The roof structure is fully hidden by the snow. The storage shed has a gutter right above the door, and there was no soffit venting visible.

Pool shed

The pool shed has intact vinyl siding but the trim at the top corners shows paint peeling. There is a missing drip edge or fascia. The door is functional and in good condition. The roof has exposed wood sheathing under the eaves and dark staining and cracking potentially due to moisture exposure.

3.2. Additional Structures

Other auxiliary structures on the property include an Ipe wood gazebo with aluminum railings. The gazebo appears to be in good condition, with no visible signs of structural damage, decay, or significant wear. The Ipe wood shows normal weathering consistent with outdoor exposure, and the aluminum railings appear stable and free from corrosion. Routine maintenance, such as cleaning and sealing of the wood, is recommended to preserve its longevity and aesthetic appearance.

4. Retaining Walls & Fences

4.1. Retaining Walls

There were no retaining walls observed on this property.

4.2. Fences

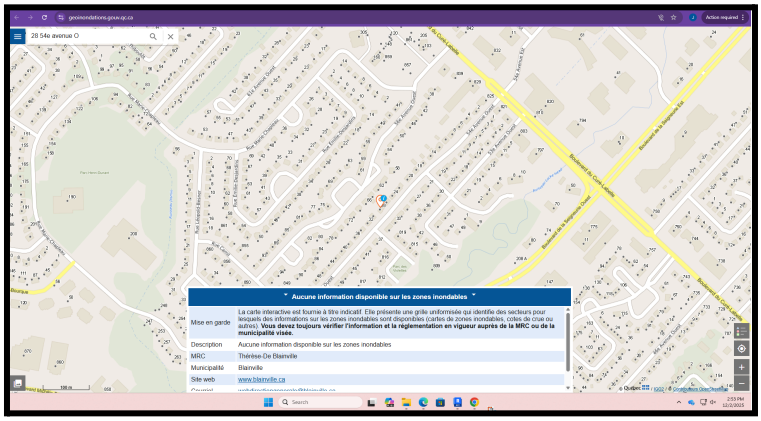
The property is enclosed by a combination of a wooden fence and a bush fence, providing perimeter security and delineation of the lot. The wooden fence shows areas of discoloration, which may indicate exposure to weathering, moisture, or potential surface degradation. While no structural instability was observed at the time of inspection, ongoing monitoring and maintenance are recommended to prevent further deterioration. The bush fence appears generally intact, though periodic trimming and upkeep are advised to maintain its effectiveness as a boundary and visual barrier.

5. Vegetation

There is one mature tree on the property. The other vegetation consists of the bush fence or the grass on the property. No dead trees or hazardous branches were observed at the time of the inspection.

6. Environmental Elements

6.1. Flood Zone Map



According to Quebec's updated flood zone maps, the property is outside a designated flood prone area. No significant water risks were observed during inspection.

6.2. Natural Features

The property is situated near Parc du Domaine Vert, a significant natural and recreational forest in the region. The nearest major waterway is the Rivière des Mille-Îles, located approximately 17 km from the property. These natural features do not present any direct environmental risks to the site due to their distance and elevation relative to the property.

7. Slope & Drainage

7.1. General Site Slope

The site generally slopes south, away from the house and toward 54e Avenue, which is favorable for channeling water away from the structure. No significant low points or areas of water accumulation were observed during the inspection.

7.2. Foundation Clearance

The exterior foundation provides adequate clearance, with the stucco siding positioned approximately 2'11" above grade. The foundation is finished with black cement parging, which appears to be in good condition and offers suitable protection and durability against weather exposure. Routine monitoring is recommended to identify any emerging cracks, deterioration, or moisture-related issues that may develop over time.

7.3. Drainage Paths

Official drainage paths could not be observed due to snow coverage; however, surface grading indicates that water is likely flowing in accordance with the site’s natural slope, directing runoff away from the building.

7.4. French Drain

The French drain could not be directly observed due to the limitations of this visual inspection. However, the owner reports that a new French drain was installed in 2020. Although its condition cannot be confirmed without a specialized camera inspection, regular maintenance is recommended, including periodic flushing and professional evaluation approximately every 20–25 years to ensure proper operation and prevent future drainage issues.

8. Gutters & Downspouts

8.1. Gutters

Aluminum gutters are installed along the roof edges and appear clean, properly secured, and set at an adequate slope to facilitate water drainage. Regular maintenance is recommended, including seasonal cleaning to prevent debris buildup and to ensure continued proper flow away from the building.

8.2. Downspouts

PVC downspouts are installed at each corner of the building. The south-west downspout extends 6'8" from the foundation, the north-west downspout extends 3', the south-east downspout extends 2'8", and the north-east downspout extends approximately 8'. The placement of downspouts meets the recommended guideline of installing one every 35 feet of gutter length. However, downspout extensions should discharge water a minimum of 4 feet from the building’s foundation. It is recommended that the shorter downspout extensions be evaluated and adjusted by a qualified gutter or plumbing specialist to ensure proper drainage and reduce the risk of water infiltration.Regular maintenance of the downspouts is recommended, including annual cleaning and

ensuring that all extensions remain securely attached and positioned to discharge water at least 4 feet away from the foundation.

Downspout location on map

South-East

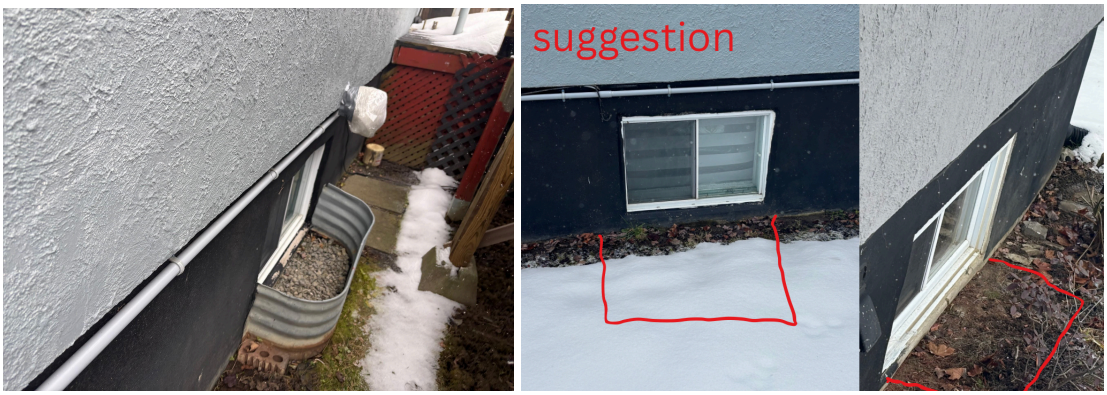
South-West

North-West

North-East

9. Window Wells

There is one window well present on the property. Window wells should ideally be installed at all basement or grade-level windows to prevent water infiltration and ensure proper drainage. It is recommended that the owner consider consulting a qualified professional to evaluate the windows that currently lack window wells and determine whether additional installations are required.



10. Swimming Pool

There is one window well present on the property. Window wells should ideally be installed at all basement or grade-level windows to prevent water infiltration and ensure proper drainage. It is recommended that the owner consider consulting a qualified professional to evaluate the windows that currently lack window wells and determine whether additional installations are required.

11. Services

A curb stop is located at the front of the property near the municipal right-of-way. It provides the main point of isolation for the household water supply. The valve cap was not visible or accessible due to snow.

Electrical service is provided by Hydro-Québec, with the main electrical entrance located on the east exterior wall of the house. The service mast and meter appear secure, properly fastened, and free of visible deterioration.

11.1. Summary of Site Condition

Overall, the site is in generally good condition, with most elements functioning as intended to support proper drainage, accessibility, and safe use of the property. The lot is located in a stable residential area of Blainville and does not present any environmental or flood-related concerns based on available municipal information.

The ground cover is predominantly grass, with asphalt surfaces for the driveway and walkway that are in fair condition, showing minor cracking but no hazards. The front and rear wooden decks exhibit normal aging, with some deterioration noted in the supporting concrete slab at the front entrance. The outbuildings, including two sheds and a gazebo, appear functional and well maintained.

The site’s grading is favorable, sloping away from the house toward the street, which encourages proper water runoff. Foundation clearance is adequate, and while formal drainage paths could not be fully observed due to snow, no evidence of negative grading or ponding was visible. The French drain system, reportedly replaced in 2020, should provide reliable subsurface drainage, although its condition cannot be visually confirmed.

The gutter and downspout system is present on all sides of the house, with appropriate spacing that meets typical standards. Some downspouts extend less than the recommended 4 feet from the foundation and should be improved to prevent potential water accumulation near the structure. One window well is installed, though additional window wells may be required for other below-grade windows, and a professional assessment is recommended.

Landscaping elements, including a mature tree, grass, and a natural hedge fence, present no immediate hazards. Fencing consists of both wood and vegetation, with minor discoloration observed on the wooden sections. No retaining walls are present, and lot edges show a natural slope directing water away from the home.

The backyard contains a 16-foot above-ground pool, which appears structurally stable; however, it lacks a safety fence, which is a compliance and safety concern. Installation of a proper enclosure is recommended to meet Québec pool safety requirements.

Essential services, such as the curb stop and Hydro-Québec electrical entrance, are present, with the electrical components appearing secure. Access to the curb stop could not be confirmed due to snow cover.

In summary, the site presents no major deficiencies, but several minor improvements are recommended, including extending certain downspouts, assessing the need for additional window wells, and installing a compliant pool safety barrier. With these adjustments, the property is expected to maintain good site performance and water management over time.

Section 4: Foundation and Roof Structures (Zaira)

FOUNDATION

The exterior foundation wall is at an acceptable condition, with no visible cracks on the surface at the time of the inspection. The cement parging is also free from scratching, spalling and efflorescence and is in very good condition.

Cement parging located at the front side of the house.

Cement parging located at the east side of the house.

The purpose of the cement parging is to protect the concrete wall from the weather and water absorption. Water is absorbed by the foundation wall's porous surface through capillarity. During the winter, this water freezes inside the wall, eroding the concrete's surface and perhaps causing fissures. It is recommended to do regular maintenance for the cement parging in case it needs a replacement coating.

From inside the basement, it was impossible to assess the condition of the foundation walls since most of them are covered with drywall. Moreover, the walls around the basement windows were covered with drywall as well, so the cracks cannot be verified for water infiltration.

Fully finished interior wall and completely furnished room

In general, most cracks in foundation walls allow water infiltration. The water freezes and expands in winter and damages the concrete wall, widening the gap and letting the water come inside. When a crack in a foundation wall runs below the ground, most certainly stains of water, efflorescence and mould are visible on the inside of the wall.

When the basement is finished, and the foundation wall is covered with a wall finish; therefore, the damage cannot be seen. However, if the cracks are not repaired, damage to the inside wall, wall finishes, wood studs, insulation, and floor finishes may occur.

At every crack that runs under the ground, the ground should be excavated to expose the foundation wall, the crack should be sealed with pressure-injected epoxy resin or structural polyurethane from the outside and inside all the way to the base of the brick, and a waterproof membrane should be applied to the exterior face of the wall. A foundation specialist should repair these cracks under the supervision of a structural engineer.

ROOF

The roof was not observable during the visual inspection due to the ice and snow accumulation upon it. However, the owner declared that the roof was renovated around early 2025. It is a gable roof made out of asphalt shingles.

The lifespan of asphalt shingles typically ranges from 15 to 50 years. Darker colored shingles tend to have shorter lifespan than lighter-colored shingles as they reflect less of the sun's ultraviolet rays and heat. Moreover, as shingles age, they lose their granular covering that protects them against ultraviolet light. As a result, they become brittle: they crack, buckle and curl.

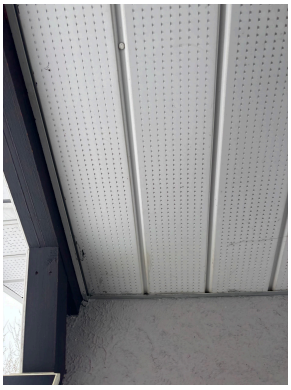
All roofs should be maintained and inspected twice a year for premature wear, also the joints of the metal flashings should be inspected yearly and sealed as required since these joints deteriorate quickly in extreme weather conditions and water infiltration may occur.

View of the roof at the south side of the house (backyard)

SOFFIT

The perforated prepainted aluminum soffit panels appear to be relatively new construction and in very good condition. Moreover, no drop-out panels are observed during the visual inspection and all are secure in position.

The aluminum fascia also appears to be relatively new construction and in very good condition. No visible degradation, rust or cracks are noted during the visual inspection.



The aluminum soffits should be checked regularly, examining the joints of the panels to ensure that there are no open gaps to allow water infiltration inside the wall cavity. If any open joints or gaps are detected they should be closed immediately and sealed with watertight caulking or silicon to prevent serious damage to the wood structure of the wall due to water infiltration.

EAVESTROUGHING

The eavestroughing (gutters) are made of prepainted aluminum, which is generally durable and corrosion-resistant. There were no visible signs of significant damage, sagging or detachment observed at the time of inspection.

Gutters and downspouts should direct water runoff away from the base of the foundation. It is recommended that the gutters should be cleaned twice yearly to ensure proper water drainage and prevent blockage, overflow and deterioration of the gutter system.

CHIMNEY

Only a visual inspection was done for the chimneys. A Class 1, two-flue chimney made of stainless steel pipe is located at the center of the roof. It is confirmed by the owner that the flue on the eastern side (for the furnace located at the family room) is no longer in use. Both flues have GC1 Flue Liner Terminal for the chimney cap.

The inside of the chimney cannot be checked without the proper equipment. If such an inspection is required, only an independent specialist with proper equipment can be used

It is recommended that the chimney should be swept once a year. It is also suggested to call the local fire department or a chimney expert to certify the condition of the chimneys and to verify that their condition is safe and does not represent a risk or a fire hazard. Some local fire departments provide this service free of charge (check the municipality for the cost).

FLASHINGS

The flashings were not visible due to the snow accumulation during the visual inspection; therefore it is impossible to verify its water tightness. However, none were found to be leaking into the ceiling/soffit despite the snow cover on the roof.

ATTIC AND ATTIC VENTILATION

Not applicable (not within the scope of work).

SKYLIGHTS

Not applicable.

Section 5: Building Envelope (Zaira)

WALLS

- Stucco

The overall exterior facade of the house is surfaced with laced finish acrylic stucco laid over a fiberglass lath. The insulation is not visible because of the limited visual inspection, therefore it is not guaranteed if the wrong type of insulation/substrate was used.

The stucco appears to be relatively new construction and in good condition, with no immediate signs of structural failure observed at the time of inspection. Some minor surface cracking and finish irregularities were noted; however, these conditions are common in stucco systems and may not be indicative of underlying structural concerns. Cracking of the surface finish may result from thermal expansion, movement of underlying materials, or insufficient reinforcement.

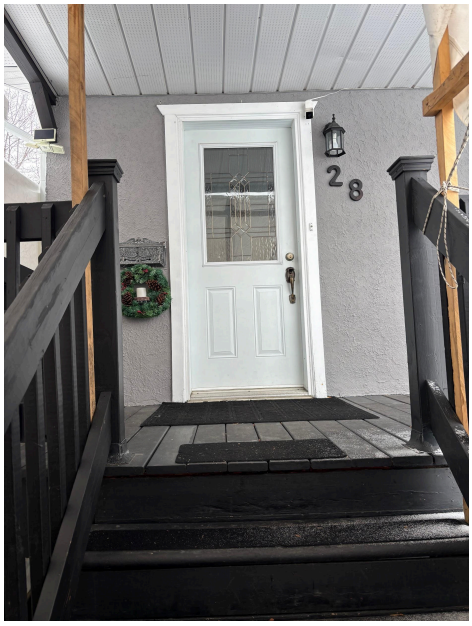
Generally, stucco-surfaced exterior insulation systems, or referred to as EIFS, are prone to several common issues, particularly during installation or when the detailing is inadequate. These problems include moisture penetration due to improper sealing around windows sills, door trims, and other potential penetrations, as EIFS systems are moisture-sensitive and rely heavily on continuous waterproofing details. Additionally, improper drainage or absence of a proper drainage plane can allow moisture to become trapped and accumulate behind the cladding, potentially leading to substrate deterioration, mold growth or delamination.

Some recommendation options to avoid these problems are as follows:

- The condition of the stucco can be periodically monitored and immediately repaired when damage is found, and all caulked seams and joints must be rigorously maintained.
- It is advised that a qualified building envelope professional evaluate the observed conditions to determine whether there are any necessary preventative measures.

DOORS

The front entrance door is of textured-glaze hollow core fiberglass insulated wood construction. The manufacturer's name is Masonite, and has a STC rating of approximately R-20. The door is in good condition, and operates satisfactorily.

Main front door entrance

The backyard door (going to the solarium) is also of textured-glaze hollow core fiberglass insulated wood construction.The door is in good condition, and it too operates satisfactorily.

Back door entrance (with the specification and manufacturer sticker tag)

Interior doors within the home are made of built-up solid core wood construction. All are in good condition, and operate satisfactorily (except for the door to the master's bedroom, where the closing grazes the top right of the door frame).

Grazing from the door opening of the master's bedroom.

The door hardwares on the main entrance and back doors are all in good condition, with no visible rust/degradation along the door handle, latch and casing. Additionally, the door locks operate satisfactorily.

The door framing at both the main and back entrances appears to be new or recently replaced. Caulking at the door frames throughout the dwelling is in good condition, with no visible signs of separation, cracking or deterioration observed at the time of inspection. The sealant joints appear to be properly adhered to the adjacent surfaces and continue to provide an effective barrier against water infiltration and air leakage. No evidence of moisture damage, staining, or deterioration was observed around the door openings, indicating that the current installation is performing as intended.

- In order to maintain the door's longevity and durability, routine monitoring and maintenance of the caulking and door seals are recommended, as silicone sealants can degrade over time due to exposure to weather, temperature fluctuations and thermal movement.
- Where gaps are too large to fill with caulk, a compressible foam backing rod (such as "Rodofoam") should be fitted, over which caulking may be applied.

Caulking and sealant conditions at the main entrance and backdoor entrance, respectively.

WINDOWS

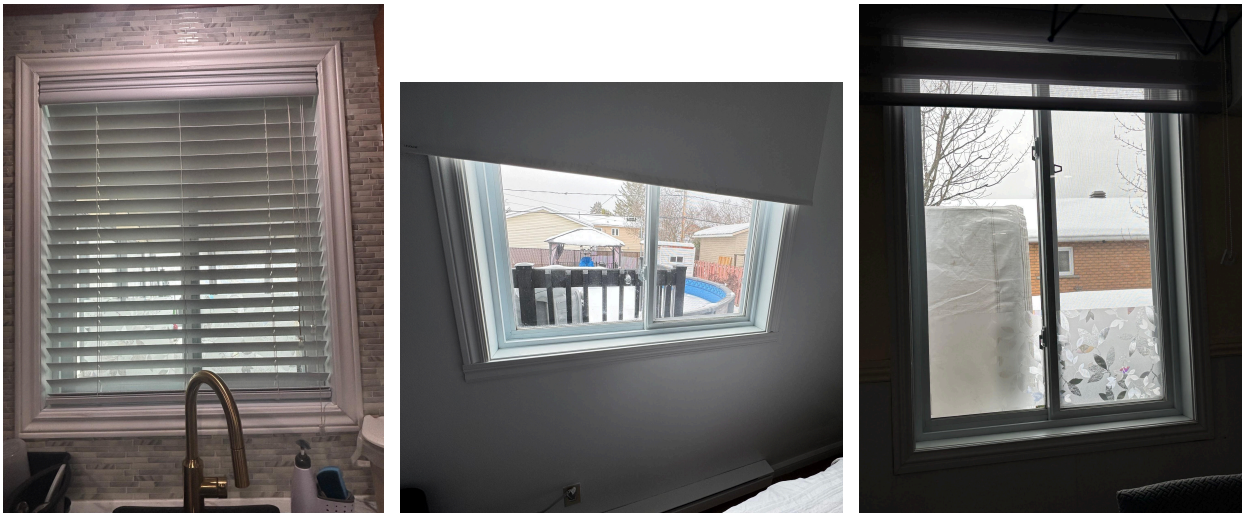
Windows at the basement level of the house are units of flush-glazed double pane horizontal sliding-sash PVC construction. They are with screens that are in good shape. All are in functional condition and operate satisfactorily (except for the window at the family room, in which the latch is forcefully sealed tight/locked, therefore impossible to open).

Windows at the basement bedroom #2 and mechanical room, respectively.

Windows serving the living room is a unit of flush-glazed double pane casement (crank-open) PVC construction. It is in a functional condition and operates very satisfactorily.

Exterior and interior view of the living room window.

Windows serving the master's bedroom, dining room and kitchen are also flush-glazed double pane horizontal sliding-sash PVC construction. All are in good condition and function satisfactorily too. The screens are also in good shape without holes, and relatively new/replaced with new sealants and framing.



Windows from the kitchen, master's bedroom and dining room, respectively.

Windows elsewhere (i.e. upper bathroom and west bedroom) are of flush-glazed awning PVC construction and flush-glazed double pane horizontal sliding-sash PVC construction, respectively. They too are in good condition and operate satisfactorily.

Windows from the main (upper) bathroom (left picture), and right-most window for the upper bedroom (right picture, interior view is unavailable due to privacy).

Generally, PVC windows are less durable when compared to prepainted aluminum window systems. They are more susceptible to damage if subjected to excessive force when opening or closing. Moreover, prolonged exposure to ultraviolet radiation may cause the PVC material to discolor and become brittle over time, which reduces the overall lifespan and performance of the windows. Long-term degradation also causes the airtight seals between the inner and outer panes to crack, which causes the condensation.

- Proper maintenance and seasonal inspection are recommended to minimize the damages on the windows and prolong the window's serviceability and durability.

TERRACE / BALCONIES

The front and back balconies are both made of wood planks, with wood balusters (with 5” spacing) and stairs (treads and risers are up to code standard, measured 11” and 7” respectively). They are painted in matte black color.

For the front balcony, no visible damages were observed to the surface materials, railings, or support components (except for the concrete base of the stairs, which has a huge crack at the left side). The overall structure appears stable, with no evidence of cracking, corrosion, warping, or other forms of deterioration typically associated with prolonged exposure to weather elements. All accessible areas were secure and free from safety hazards at the time of inspection. While no concerns were identified during this visual assessment, continued routine maintenance is recommended to ensure the balcony remains in sound and serviceable condition.


Stairs and balusters at the balcony of the main entrance.

On the other hand, the stairs for the backyard porch/balcony also had no visible damages to the surface materials, railings, or support components noted during the time of the inspection. However, the overall structure appears to not be stable: the platform is tilted and higher than the usual height from the staircase landing.


Stairs and balusters at the balcony located at the backyard.

SOLARIUM / SUN ROOM

The solarium/sun room is made of clear acrylic plexiglass PVC construction. It has 2 doors at each side that goes directly to the backyard. The mullions are of aluminum metal, making it sturdier and durable. No condensation was observed during the inspection, but moisture infiltration is visible at the bottom of the solarium/sun room. The caulking is poorly adhered; therefore, the water from the accumulated snow (when melted) seeps through the joints.

Solarium / Sun room view located at the backyard of the house.

Side entrances for the solarium / sun room (1st and 2nd pictures), and joints at the bottom/flooring of the solarium / sun room (3rd picture)

Although plexiglass provides good clarity and thermal performance, it is generally more susceptible to surface scratching and yellowing discoloration due to ultraviolet radiation exposure over time. This makes the material become brittle and less transparent.

- It is recommended that the sealant joints and framing components be regularly inspected to mitigate potential air or moisture infiltration.
- Regular cleaning with non-abrasive products and proper maintenance are also recommended to preserve the longevity and performance of the solarium/sun rooms.

Section 6: Services (Nilam)

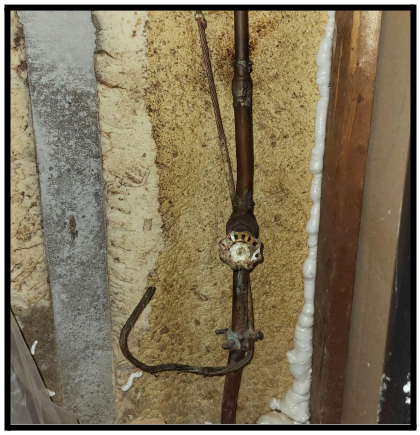
1. Plumbing System

1.1 Water Entry

The main water entrance is located in the basement inside a closet. The supply piping is copper, approximately 1/2 inch in size. The shut-off valve and visible piping were accessible during the inspection. The copper pipes appeared to be in generally good condition. Water pressure appeared normal at the time of inspection. This was a visual inspection only, and the main valve was not operated.

All the pipes

Water Entrance



Curb Stop

1.2 Distribution Piping

The distribution system is made entirely of copper. No PEX or galvanized piping was observed, and there were no mixed connections. Only about 10% of the piping was visible, mainly in the closet area. The exposed sections did not show any leaks, loose joints, or visible corrosion during the inspection.

Supply Pipes

1.3 Drain & Waste System

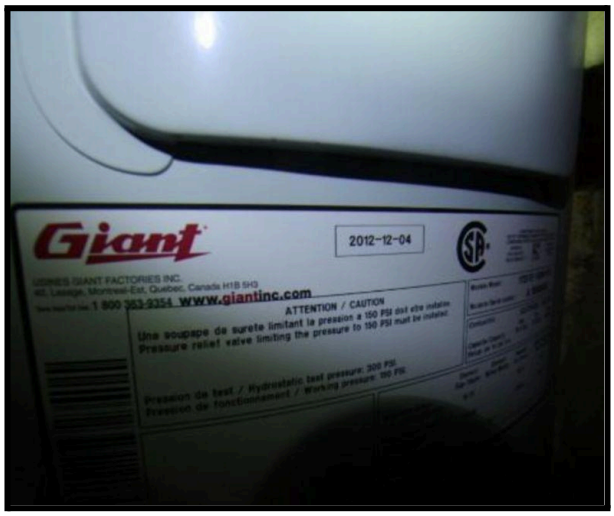
The drainage system uses ABS piping. The visible portions appeared to be in good condition with no noticeable leaks, improper slopes, or loose supports. One cleanout was visible and accessible near the main stack line. Only exposed components were inspected.

Main Stack **Sink Drain**

1.4 Hot Water Tank

The hot water tank is an electric Giant brand unit, manufactured on 2012-12-04. It has a capacity of 275 liters (60 gallons) and the life span is 15 years. Giant is a commonly used brand in residential buildings and is generally known for reliable performance. The tank appeared clean, with no visible rust, leaks, or missing components. The electrical wiring connected to the unit appeared to comply visually with typical installation practices.

Hot Water Tank



https://giantinc.com/chauffe-eau-residentiels/

1.5 Fixtures

The plumbing fixtures, including the toilets, sinks, and shower, appeared newer and in good condition. No leaks were observed around the fixtures, and shut-off valves were present where visible. Caulking appeared properly applied, and water pressure was consistent at all tested fixtures.

Toilet and the Shut Off Valve


The exterior faucet could not be inspected because it was fully covered by the homeowner for the season. The outdoor pool equipment and connections were also not inspected, as the pool was closed and not accessible at the time of the visit. These components were not visible, and their condition could not be confirmed.

The Pool and the Exterior Faucet


1.6 Recommendations

No deficiencies were observed in the accessible areas of the plumbing system during this visual inspection. Regular monitoring and routine maintenance are recommended.

2. Heating / HVAC System

2.1 Heating Type

The home is primarily heated with electric baseboard heaters. Electric baseboard heaters are installed in every room where heating is expected, including all bedrooms, living areas, bathrooms, and the dining room. The baseboards are a mix of older and newer units because some were replaced during recent renovations. The visible units appeared functional during the inspection.

There is also a furnace located in the basement. According to the homeowner, the furnace is operational, but it is not used as the main heating source.

All the Different Types of Electric Baseboard

The furnace

2.2 Ventilation

The bathroom exhaust fans were tested and appeared to operate normally at the time of inspection, with no visible issues noted. The kitchen range hood is vented to the exterior. In total, four ceiling vents were visible inside the home, and two additional vents were observed on the roof.

Bathroom Vent

Room Vent

The Vent on the Roof

Roof Vent

Kitchen Range Hood

2.3 Air Conditioning

A wall-mounted air conditioning unit is installed on the ground floor. The homeowner confirmed that the air conditioning is functioning properly. This was a visual inspection only, and no internal components were evaluated.

AC

The Condenser

3. Electrical System

3.1 Electrical Entry

The type of electrical service is overhead. The system is rated at 200 amps with a 120/240-volt supply. The electrical meter is located on the East side of the house. It was accessible during the inspection, and no visible issues were noted with the meter or its enclosure.

The Overhead Service

The Meter

3.2 Main Panel

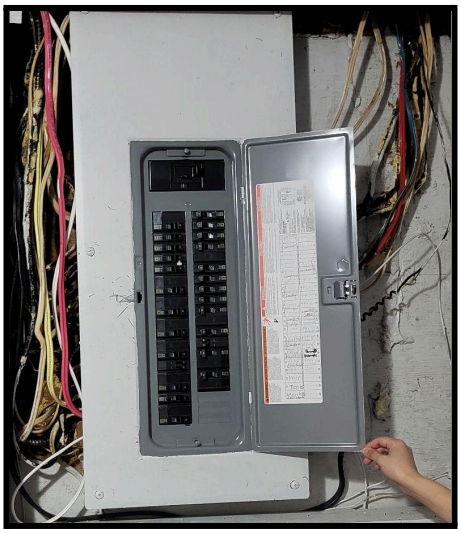
The main panel uses breakers. The panel cover and labeling appeared in acceptable condition, with no visible rust or damage. The wiring entering the panel had proper sheathing, although the interior wiring layout looked somewhat disorganized despite being labeled.

Main Panel

3.3 Branch Wiring

Only about 5% of the branch wiring was visible, mostly inside the panel. The wiring is copper. Some of the visible wiring looked worn and should be checked or repaired by a licensed electrician.

The Branch Wiring



3.4 Outlets & Fixtures

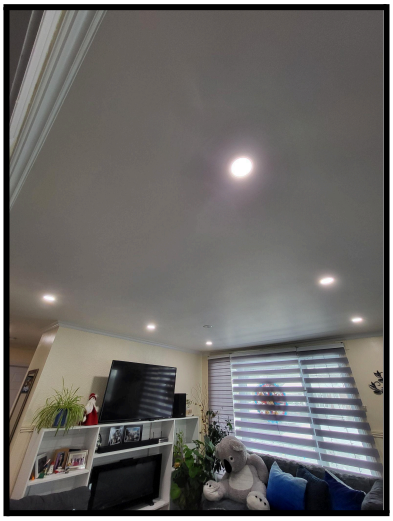
I checked a sample of outlets and lights in the home. All the outlets in the bathrooms and the exterior outlets were grounded, except for the ones in the kitchen, where grounding outlets were missing. It would be recommended to update those outlets.The lights worked normally, and most areas had LED lighting, except for a few rooms that still used fluorescent lights. The exterior outlets were protected with ground fault circuit interrupters (GFCI) and showed no visible issues during the inspection.

Exterior Outlets

Bathroom Outlet

Kitchen outlet

LED Light



Fluorescent Light

3.5 Smoke Detectors

Two smoke detectors were present, one in the basement and one on the ground floor. Both appeared to be installed in appropriate locations.

Smoke Detector

3.6 Recommendation

It is recommended to replace the kitchen outlets with properly grounded outlets

Section 7: Interior Structure and Finishes(Myles)

Interior Structure:

Limited Inspection: It is common for structural elements or insulation to be concealed when a basement or interior has been fully furnished. In this case, most or all areas are covered with gypsum board or with fixed materials. Because the inspection is visual, the condition of the components behind the finished surfaces cannot be verified without causing any damage. Therefore, as a result the inspection in these areas is limited.

BEAMS: NOT VISIBLE

COLUMNS: NOT VISIBLE

JOISTS: NOT VISIBLE

Observations:

The beams, joists, and columns were fully encased with gypsum board at the time of inspection, limiting visibility and preventing a more detailed assessment of their condition. As a result, no further evaluation could be performed beyond what was accessible.

Recommendations:

- Consider removing a limited portion of the gypsum board **(must be performed by a qualified professional)** for a proper evaluation of the beams.
- Consult a licensed structural engineer for further and detailed inspection to make sure that the structural integrity of the beams is good.
- Ensure that any future renovations or repairs provide temporary access to concealed structural elements for a proper inspection.

WALL STUDS: PARTIALLY VISIBLE

Observation:

A 2x4's @16 c.c were used for the framing. The studs are visually in good condition where it's accessible.

FLOORS:

Basement

Floor coverings:

- Concrete
- Vinyl Flooring

Ground Floor

Floor coverings:

- Hardwood Flooring
- Floor Joists

Observations:

No major defects were noted. However, minor deficiencies were observed on the vinyl flooring, including parts of the floating floor and/ or hardwood floor showing gaps between boards. These conditions may be related to improper installation of the floor coverings.

Recommendations:

- It is advised that a certified professional be engaged to examine the noted gaps between the floating floor and/ or hardwood floor and identify the underlying cause of the separation.
- Any affected sections should be corrected, reinstalled, or replaced to restore the proper alignment of the floor and mitigate further separation.

Interior Finishes:

General description: The majority of material used inside the house is wainscoting and gypsum wallboard for walls and ceilings. Hardwood, ceramic tile, and vinyl flooring are used for the floors.

ENTRANCE/ VESTIBULE

Floor finish: Ceramic Tile

Wall Finish: Wainscoting and Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

The entrance/ vestibule is visually and generally appears to be in good condition. The main entrance door and interior trims are functional with no visible defects and sills are properly installed ensuring there is no heat loss during the winter. The lighting fixtures are functional as intended. The walls and ceilings show no signs of cracking or moisture intrusion. The ceramic tile flooring is intact with no signs of lifting, cracks, gaps, or damage.

KITCHEN

Floor finish: Vinyl Plank Flooring

Wall Finish: Gypsum Wallboard

Brick Tile Backsplash

Ceiling Finish: Gypsum

Comments:

The kitchen was visually inspected without moving the appliances or cabinetry. All visual elements including cabinets, countertops, flooring, walls, ceilings, plumbing, electrical fictions were observed to be in generally good condition, with minor wear on floor covering. No visible cracks, or stains were found in walls and ceilings. Walls finishes appear to be properly installed and maintained. Plumbing and electrical systems and exhaust fans are functional. No immediate repairs are required although routine maintenance is recommended.

LIVING ROOM

Floor finish: Hardwood Flooring

Wall Finish: Wainscoting and Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

Flooring shows no major significant defects but with minor scuffs or wear in high-traffic areas. Walls and ceilings are in good condition with slight marks or wear on the paint. Windows properly operates. Electrical outlets and lighting fixtures are functional. Routine monitoring and maintenance is recommended to maintain their good condition.

DINING AREA

Floor finish: Hardwood Flooring

Wall Finish: Wainscoting and Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

Overall the dining area appears to be generally in good condition. The walls, flooring, and ceiling show no major defects with some minor scratches in the areas where the chairs are placed. The windows are generally functional and properly sealing showing no signs of condensation. The electrical fixtures are also generally functional.

MASTER BEDROOM

Floor finish: Hardwood Flooring

Wall Finish: Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

The master bedroom was visually inspected at the time of the visit. The hardwood flooring is in general condition with no significant damage present; some areas show minor wear due to frequent use. The gypsum wallboard and ceiling is also in good condition and no visible cracks, stain, or signs of moisture infiltration were observed. Closet doors, windows, and doors are functional as intended; however the door appears to be not properly closing as a normal door should be. Doors not closing properly may happen due to change of temperature or humidity makes the door expand or contract, as a result doors are harder to close.

BEDROOM No. 1

Floor finish: Hardwood Flooring

Wall Finish: Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

The bedroom no. 1’s floor, wall, and ceilings are overall in good condition with no visible defects or moisture concerns. Windows, doors, and closet doors function as intended. Doors show a proper level to the floor leaving enough gap for ventilation especially in the closet. Electrical fixtures are properly functioning as for what is required. No major issues observed. Regular maintenance is recommended.

BEDROOM No. 2

Floor finish: Vinyl Flooring

Wall Finish: Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

The bedroom no.2 is overall in good condition. No significant defects observed in the walls, ceiling, and the floor and show no signs of stains or moisture infiltration. The window and door are generally functional as intended. No major issues observed. Regular maintenance is recommended.

BEDROOM No. 3

Floor finish: Woodlike Floating Floor

Wall Finish: Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

Overall, bedroom no. 3 appears to be in good condition. The floors show no major damage other than scratches in high traffic areas. The closet doors, windows and door are functioning as intended. Walls and ceilings are well maintained and show no sign of stains, and moisture infiltration. No major issues observed. Regular maintenance is recommended.

FAMILY ROOM (basement)

Floor finish: Vinyl Flooring

Wall Finish: Gypsum WallBoard and Faux Stone Panels

Ceiling Finish: Gypsum

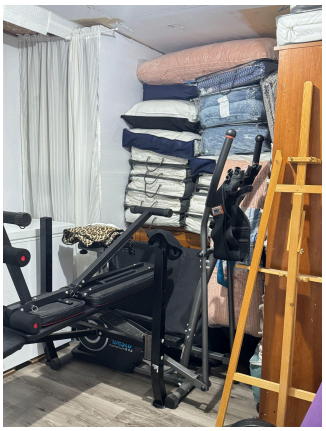
Comments: The family room was overall in good condition. The ceiling, wall, and floors finishes show no visible cracks, stain, or signs of water infiltration. Windows are functional. Electrical fixtures are greatly functional and show that it's recently changed.

STORAGE ROOM/ GYM

Floor finish: Vinyl Flooring

Wall Finish: Gypsum Wallboard

Ceiling Finish: Gypsum



Comments:

The storage room/gym was inspected and found to be in good condition. Floors, walls, and ceilings appeared good with no visible cracks, stains, or moisture issues. Access was partially limited due to the shelvings and stored items, but no concerns were noted in the areas that's accessible. Electrical fixtures, heating, and lighting are functional. Routine maintenance and monitoring for moisture is recommended.

BATHROOM (MAIN) AND LAUNDRY ROOM

Floor finish: Ceramic Tiles

Wall Finish: Gypsum Wallboard

Ceiling Finish: Gypsum

Comments:

The bathroom and laundry room is generally in good condition. The electrical, plumbing fixtures, and ventilation are greatly functional. There are no signs of damage, leaks, or deterioration observed. The window and doors are also functional as intended. Routine maintenance and periodic plumbing checks are recommended.

BATHROOM (BASEMENT)

Floor finish: Ceramic Tiles

Wall Finish: Ceramic Tiles

Ceiling Finish: Ceiling Tiles

Comments:

The bathroom basement was visually inspected at the time of inspection. The walls, floors, and ceilings are in fair condition. There are some visible cracks found in the ceramic floors. This may be a sign of the floor not properly leveled. The exhaust fan is fairly good though old, it's recommended to change it for better performance. Consideration of hiring a professional to inspect the condition of the walls for it may have problems where it cannot be determined by visual inspection.

Conclusion and recommendations (Nilam)

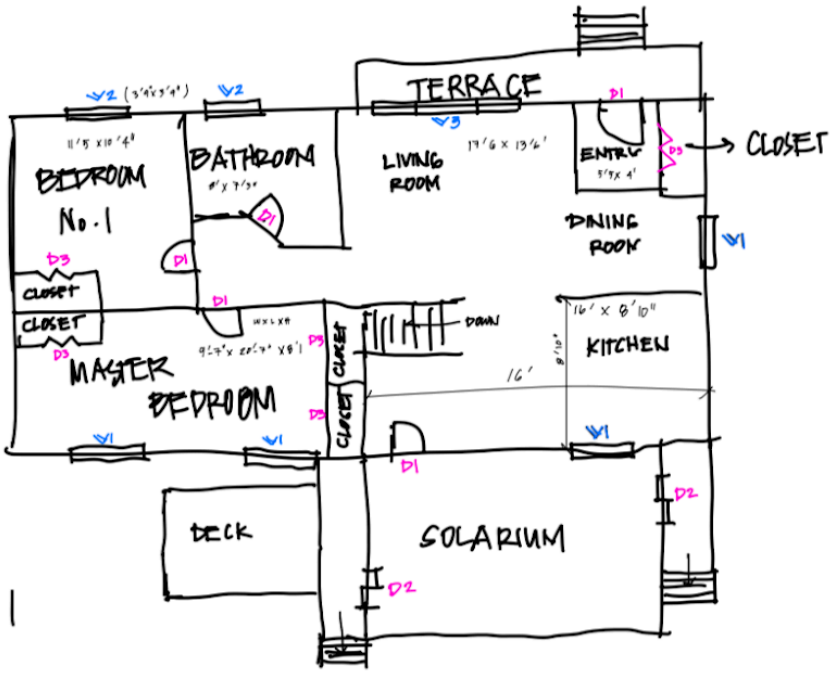
Based on the visual inspection of the property, the home is generally in good condition and has been reasonably well maintained. Most systems including the plumbing, heating, electrical, and interior finishes were functional at the time of inspection, with no major visible deficiencies. Several areas could not be fully evaluated due to finishes, stored items, or seasonal conditions, which is normal for this type of inspection.

A few issues were identified that should be addressed, such as ungrounded kitchen outlets, worn visible wiring in the electrical panel, minor floor gaps, and moisture concerns in the solarium/sunroom. Routine maintenance is recommended for the stucco, caulking, gutters, balconies, and mechanical systems to ensure long-term performance. The items that were not accessible during the inspection, in some parts of the foundation walls, the roof surface, and the pool equipment, should be monitored or reviewed when conditions allow.

Drawings

FLOOR PLAN

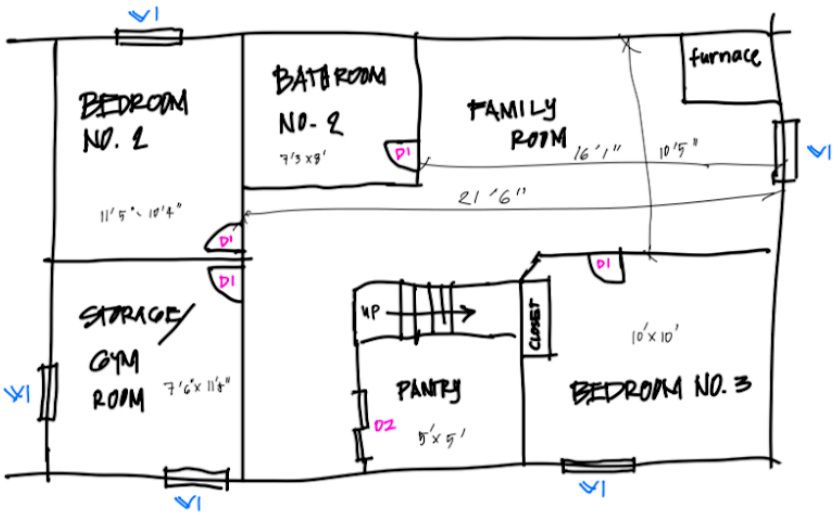
GROUND FLR



LEGEND :
V1 - SLIDING WINDOW
V2 - AWNING
V3 - CASEMENT
D1 - HINGED DOOR
D2 - SLIDING "
D3 - BIFOLD

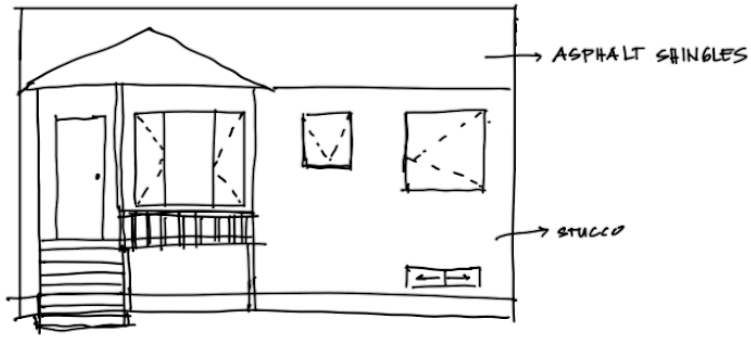
BEDROOM NO.1 WINDOW –
MASTER WINDOW – 5'9" X 5'9"

BASEMENT



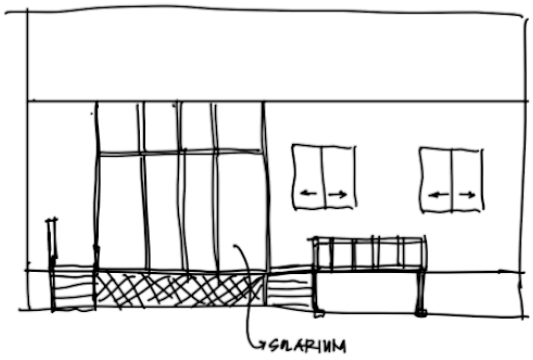
ELEVATIONS

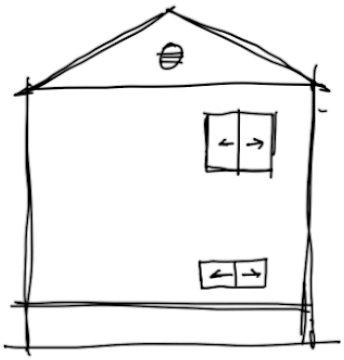
FRONT



RIGHT

BACK





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OpenAI was used to correct grammars and construction of paragraphs.