

**Please read this Outline completely, it sets out the conditions under which Talesta Holdings Ltd, has accepted this assignment. If for any reason you do not understand these conditions please contact our office immediately.**

Your HOME CHECK home condition report is designed to provide you, our client, with high quality information in a format that you can use quickly and easily. This written report is a point form review of the conditions discussed in the oral report. **The oral and written reports both form parts of the complete report.** The best understanding, of the house you are considering, can only be obtained by attending and then reading, as appropriate, both parts of the report. For the purposes of keeping this report succinct, we do not include the extensive elaboration, which may have been covered in the oral report. If you have questions or wish to review the information in either part of this report, we are always happy to review it with you. The Home Check review and reports are based upon a visual, non-destructive review of five structural and mechanical areas of the home:

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| <p>(1) Roof and Upper Structure<br/>(2) Plumbing system<br/>(5) Foundation and Lower Structure ... <i>as outlined in the "review criteria" of each section.</i></p> | <p>(2) Electrical system<br/>(4) Heating system</p> |
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*The balance of the house is left to your own good judgment.* The following are a few examples of areas we leave for you; windows & doors, cabinets & countertops, other cosmetics and decorating such as, but not limited to, wall and flooring treatments, siding and trim, decks and rails etc. We find that most of our clients can decide what they want in these areas without the input and expense of a professional Building Analyst.

**Although we make every effort, it is important that we make you aware that conditions may exist, which are hidden from our view. Therefore, the information reported herein is deemed to reflect all "the conditions that were visible on the day".**

## ROOF AND UPPER STRUCTURE

REVIEW CRITERIA: Depending on existing conditions, the roofing material is visually examined by one or more of the following methods: (1) directly from a ladder, (2) through binoculars from the ground, (3) through dormers (4) other windows, which overlook the roof, (5) from interior access to the roof. Unless special provisions such as safe walkways are present, an analyst will not walk on the roof. Roof pitch will be determined where appropriate. Where attic access is readily available the interior side of the roof sheathing or strapping, the roof rafters or trusses, and the ceiling joints will be examined from the attic entrance(s). These structural members will be observed as to size, span, the absence or presence of insect damage, decay or mechanical damage. From the attic entrance, the analyst will look for visual evidence of the absence or presence of leaks or moisture as well as observing the methods and degree of ventilation. The top floor ceiling will be visually inspected for evidence of leaking from the roof.

## ELECTRICAL

REVIEW CRITERIA: The condition of the service conductors at the weather head and the size of the service conduit will be observed. If the panel or fuse box cover has been removed the following will be observed: the service conductor size, branch circuit conductor and corresponding breaker or fuse sizes, signs of arcing or hot or damaged components, the absence or presence of a main breaker or fused disconnect and the condition of the service ground conductor termination. The number of spaces available for future circuits will be observed. An informal calculation of the demand load of the building will be done and compared to the size of the existing service. The accessibility, condition and type of grounding electrode and ground conductor termination will be visually examined. A representative number of receptacles will be tested for open grounds, hot or neutral legs, and for polarity. A representative number of light switches and fixtures will be operated. The absence or presence of unapproved receptacles in the bathroom(s) will be observed. Ungrounded receptacles next to grounded services will be noted when observed. Where attic entrance, basement or crawlspace access is adequate and wiring materials are visible, the insulation or sheathing will be examined visually for damage or deterioration. The wiring methods to major appliances will be visually examined but the appliances will not be moved or disconnected to do so, nor will access plates or other parts be removed.

## PLUMBING

REVIEW CRITERIA: Where basement or crawlspace access is adequate, and interior pipes are visible, the type and external condition of supply and drain pipes will be observed, and any apparent evidence of leaking or damage noted. Also, if access permits, the area under upper bathrooms will be examined for evidence of leaking or excessive moisture. Plumbing fixtures will be examined, when visual access is available, for the following: leaks from the stop valves, feed lines, faucets, heads, valves, drains, drainpipes, traps, and for cracks or damage to the fixture itself. Where observed s-traps will be noted. Toilet stability will be checked and any evidence of a seal leak noted. Faucets, shower valves, stop valves and toilets will be operated. The following will also be observed: water pressure and drain rate: and the condition of tub or shower caulking. An attempt will be made to locate and test the building supply shut off valve. The size, type and various other visually determinable features of the hot water tank will be checked and any evidence of leaking noted.

## HEATING

REVIEW CRITERIA: All heating systems or heating devices (except wood, coal, or other solid fuel fired units) will be operated using their normal controls, i.e. thermostat, dial. No system, which is shut down or requires starting from other than the normal control will be operated. On forced air systems the presence and condition of the filter will be checked along with the apparent condition of the fan belt and anything else that can be determined by observing the fan motor in operation. Where there are built in provisions for viewing, the apparent condition of the flame of fuel-fired systems will be observed. The condition of visually assessable fuel lines (gas or oil) will be examined. The exterior condition of the flues on fuel-fired systems will be observed. On low-pressure water systems, the operation gauge(s) and pump(s) will be observed, and visually accessible hot-

water and return lines examined for their external condition. The existence of manual and/or automatic water shut off(s) and relief valves will be determined. Where visible the oil tank and oil or gas supply lines will be observed for damage or exterior deterioration. On gas systems an attempt will be made to determine the supply source(s) (tank / pipeline etc).

### FOUNDATION AND LOWER STRUCTURE

REVIEW CRITERIA: If access is readily available from the basement or the crawlspace, and if there is a minimum of 30 inches of clearance the size and span of the first floor joists and beams will be observed. Additionally, the posts and sills will be scrutinized along with the joists and beams for the presence or absence of insect damage, decay, or mechanical damage. Also, the presence and condition of interior masonry pillars and interior condition of the perimeter foundation wall and/or pillars will be observed as well as the methods and degree of ventilation and any visual evidence of the absence or presence of leaks or moisture. Where crawlspace clearance is less than 30 inches, these observations, to the extent it is possible, will be made from the crawlspace entrance. All visually accessible masonry foundation components will be observed as to evidence of differential settling, deterioration or other major structural damage. The slope of the grade around the perimeter of the building will be observed.

### GENERAL NOTES

- \* **"Building Code"** is the basis for some observations, but this review is not intended to determine compliance with the current or past Codes.
- \* This review is **not "Technically Exhaustive"**. No use of advanced techniques, testing, instruments, calculations, will be employed.
- \* **No action** that requires dismantling, destructive measures or in the opinion of the Analyst may result in damage or injury will be undertaken.
- \* **Insurance issues** are not within the scope of this review. Insurers may impose higher standards than statutory requirements. Please check with an Insurance Agent or Broker for further information.
- \* **It is not within the scope of this report to replace statutory inspections.** We suggest you check and confirm all permits and inspections required by the Province, Municipality or other parties have been acquired and completed.
- \* **Wood stoves / fireplace inserts** are not within the scope of this report. We suggest the Fire Marshal be contacted to confirm he has inspected and approved any installation.
- \* **Drain tiles / weeping tiles / perimeter drains** are not visible and therefore cannot be within the scope of this review. However cleaning on a regular basis is the best way to avoid moisture problems in the basement or crawlspace. If damp or moisture is a concern, further investigation may be prudent. **Trapped moisture** issues in any area of the house are outside the scope of this review.

### ADDITIONAL TERMS AND CONDITIONS

**1. Talesta Holdings Ltd. has accepted this assignment subject to the conditions outlined herein.**

Use of this report is taken as acceptance of this provision. For more information see item 7 below.

**2. The review and report are "visual" and "non-destructive" in nature** and as a result exclude and are not intended to find any components, items and conditions, which because of their location or other conditions present at the site are concealed or otherwise difficult to inspect and/or discover. The review and report are based upon observation of the conditions that can be determined, and exist at the time of the review only.

**3. The review and report exclude and are not intended to cover all elements of the building.** Only those outlined in the REPORT CRITERIA of each section will be reviewed. Without intending to limit the foregoing, the following are specifically excluded: private water and sewer systems; swimming pools, hot tubs or whirlpools and their equipment and connections; all appliances regardless of their permanence. Also excluded are health & environmental issues, including but not limited to; mold, mildew & other allergens, pest infestations including rodents & insects (except insects which effect structural integrity), asbestos, ureaformaldehyde & radon. Liquid and/or vapour leaks from fuel storage tanks and lines, exhaust and/or fuel leaks from heating equipment, including the transfer medium in heat pumps.

**4. The review and report are furnished on an "information only" basis.** We do not provide opinions or recommendations, act as guardian, advisor or in anyway undertake to protect or safeguard the clients or other parties interests, that being their sole responsibility. Although we may provide contextual information, many of our explanations are extrapolations based on experience and although they may represent the most commonly found conditions, they may not represent the entire scope of possibilities or be the actual conditions, which are uncovered upon further investigation, in the subject property (particularly in the case of secondary indicators). This company assumes no responsibility for the cost of repairing or replacing any unreported, under-reported or undiscovered defects or conditions. Therefore the information reported herein must be deemed to be that which "could" be provided on the day. The review and report are not intended to reflect the value of the premises, or to make any representation as to the advisability or inadvisability of purchase nor by extension is this report intended to advise how proceed regarding negotiations or renegotiations.

**5. This review & report are not intended to be and should in no way be considered to be a guaranty or warranty, expressed or implied,** and should not be relied on as such. Home Check - Talesta Holdings is no way responsible for any repairs or reparations beyond those covered by the Unirisc breakdown Warranty supplied. This applies to the merchantability, condition and/or fitness for use of the property, including the items and systems examined.

**6. This company assumes no liability** and shall be held harmless for any mistakes, omissions, or errors of its employees. This limitation of liability shall include and apply to all direct and consequential damages, bodily injury and property damage of any nature. Actions brought, are subject to a minimum \$1000.00 fee or \$100.00 per hour expended on the matter, which ever is greater, regardless of outcome.

**7. We do want our clients to understand and be satisfied** with the scope of the review provided. If at any point up and until 15 days after the written report was produced, you are not satisfied with the scope, additional terms and conditions, or other terms of this review and report (not to be confused with the "content") you should notify our office and your options will be explained to you.

**Questions are always welcome please don't hesitate to call.**