

AmeriSpec Inspection Services

**SUMMARY REPORT**

Amerispec Waterloo Region/Guelph/Brampton and Orangeville
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Guelph Ont

519 585 2224 Guelph and Surrounding Areas
905 838 3000 Brampton and Surrounding Areas

GENERAL SUMMARY

Doc #:	2025072471	Client Name:	Zoe Shinn
Dwelling Address:	565 Edenbrook Hill Dr Brampton ON L7C 3H1	Inspector:	Chris Harper

This Summary section of this Report is provided as a convenience to assist in highlighting certain items noted in the main report that may not be in proper working order at the time of inspection or are in need of attention prior to or soon after closing. We do not have access to individual sales contracts and suggest client review sales contract with your real estate agent and/or real estate lawyer to determine what repairs if any are to be made. This Summary is only part of the inspection report and will not list all defects; the entire inspection report must be reviewed prior to close.

1. Exterior**1.12 Lot / Grade Drainage****Review**

- (1) Adding earth to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.
- (2) We suggest maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.

1.13 Foundation**Review**

The home's foundation appears to have experienced a common degree of cracks. In our opinion the cracks do not currently affect the serviceability of the structure, however even minor cracks can sometimes permit water entry into the home. In that regard, the client should ensure that positive drainage exists around the perimeter of the home and that no downspouts discharge water near the foundation walls. In addition, the client may wish to seal or repair these cracks prior to occupancy to reduce the potential for water infiltration into the home.

Current technology permits cost-effective repairs of foundations from the interior of the home, usually with a life-time, transferable warranty. If a more detailed evaluation or professional repair is desired, we recommend further review by a licenced contractor. We recommend that you refer to the Basement and Lot/grade Drainage sub-sections for additional information.

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3. Garages / Carports

3.10 Fire & Gas Barrier

Review

Where living space is located above/adjacent to a garage, it is recommended that any openings/voids are properly sealed to deter the potential for exhaust entry into the home.

4. Air Conditioning

4.1 Electrical

Review

Electrical disconnect observed - cover missing. Recommend providing a proper cover and maintaining the disconnect in locked position at all times to prevent access by children.

10. Finished Interior Rooms

10.4 Windows

Review

(1) Some crank mechanism(s) loose/missing, and/or not operational at 2nd floor bedrooms, repair/replace as needed for proper operation.

Information provided by Listing Agent on 08/08/25 disclosed that all casement hardware has been repaired/replaced. Recommend obtaining any applicable documentation from Vendor.

(2) Fog and condensation was noted in the double glazed insulated window pane at the front bedroom. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

10.7 Electrical

Review

Light fixture missing at front bedroom - exposed wiring present. Recommend corrections for safety reasons.

12. Heating

12.1 General Conditions

Comment

(2) Evidence of a condensate leak noted - appears to active when in "cooling" mode. Recommend review by a licenced HVAC technician for corrections.

Information provided by Listing Agent on 08/08/25 disclosed that the condensate leak has been repaired by a service technician. Recommend obtaining any applicable documentation from Vendor.

15. Electrical

15.6 Other:

Comment

(2) It appears that electrical upgrades or renovations have been completed around the home. Consequently, we recommend that the Client verifies that the electrical upgrades were completed in accordance with local electrical standards requirements by having the home's wiring reviewed by an electrical contractor licenced by the Electrical Safety Authority or by requesting that a general inspection of the home's electrical system be completed by the

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Electrical Safety Authority to ensure safe installation of the electrical components of the home. General Inspection can be arranged by contacting the Electrical Safety Authority at 1-877-esa-safe or visit its website at www.esainspection.net.

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