

Welcome Home



135 SUTTON STREET

Listed With:

Represented By:



syroidgroup

ROYAL LEPAGE *Atlantic*
GO BEYOND





About

**135 SUTTON STREET
FREDERICTON, NB**

List Price: \$574,900
MLS#NB096233

***OPEN HOUSE Thursday, February
29th from 4-6pm**

- Ideal Closing Date: Mid-April/Negotiable
- 2024 Assessment: \$477,900
- 2023 Taxes: \$5915.45
- Average Monthly NB Power Bill: \$361.47/month
- Schools: Forest Hills School (K-8), Bliss Carman Middle School (6-8), Fredericton High School (9-12)
- Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Freezer, Central Vac + Accessories, Garage Door Opener(s)
- Key Features: One-owner 4-level split. Centrally located to all amenities. Over 3800 sqft of finished space. Potential for second unit in basement. This is a home you have to see in person--the spaciousness just cannot be translated through pictures!



Residential - Single Family

List Price: **\$574,900**
 PID #: **75101642**
 PAN#: **03835250**
 Title: **Estate Sale**
 Address: **135 Sutton St**
 Municipality: **Fredericton, E3B 6L4**
 Region: **Fredericton**
 District: **Fredericton South**
 Lot Size: **2069 Sq Meters**
 Sale/Lease: **For Sale Only**
 Abv Grade SQFTG: **3,336**
 Garage: **Yes**
 Occupancy: **Vacant**
 Schools: **Bliss Carman Middle School (6-8), Forest Hills School (K-8), Fredericton High School (9-12)**
 List Date: **27-Feb-2024**
 Days On Market: **0**
 MLS® #: **NB096233**
 Status: **Active**
 Year Built/Desc: **1989 / Approx**
 Land Titles: **No**
 County: **York**
 Sub-District: **Skyline Acres/Southwood Park**
 Total Finish SQFTG: **3,828**
 Zoning: **R2**
 Possession: **mid-April/Negotiable**
 CDOM: **0**

Public: They don't make 'em like this anymore! A home loved by its original family for 35 years and located in one of Fredericton's most desirable areas, this oversized 4 level split is on the market for the very first time. With over 3800sqft of finished space, the possibilities are endless. You'll immediately see how grand this home is as soon as you walk in the front doors. Featuring a formal living room with stunning French-style pocket doors off the entry for easy access to entertain your guests. With ample natural light, the main living room, kitchen and dining room are just 5 stairs away. Going down the 6ft wide hallway, you'll find 3 oversized bedrooms, the primary bedroom's ensuite and walk-in closet, a full bathroom walled off from the laundry and bonus room with a double vanity. Downstairs (which is still above ground!) you'll find an incredibly large rec room with a full bathroom, utility room and bedroom. The lower level includes another bedroom and a proper cold store room. This package is completed with an oversized 685 square foot, 2-car garage! This is a home you have to see in person--the spaciousness just cannot be translated through pictures. Centrally located in a family friendly neighbourhood being minutes away from uptown and downtown Fredericton, you could not ask for a more ideal location! This home is perfect for the multi-generational family or a family who is looking to create an income potential in the basement. Average NB Power cost \$361.47/month.

Directions: From Kimble Drive on to Sutton

Type:	Single Family	Exterior:	Brick, Vinyl
Style:	4 Level, Split Entry	Fndtn/Bsmnt:	Concrete, Fully Finished, Walkout
Flooring:	Carpet, Cushion, Laminate	Exterior Features:	Deck
Interior Features:	Air Exchanger, Central Vac, Ensuite	Roof:	Asphalt Shingle
Accessory Building:		Land Features:	Cleared
Water/Plumbing:	Municipal	Sewer:	Municipal
Heating/Mechanical:	Air Exchanger, Baseboard, Electric, Heat Pump - Ductless	Services:	Bus Service, Cable, Electricity - Breakers, 200 AMP, Garb Pick-Up, Internet -High Speed, Recycling Pick-Up, Street Lights
		Garage Type:	Attached, Heated, Insulated, Oversized, Double
Driveway:	Paved, Width - Double	Garage Details:	23x31
Access:	Year Round Municipal Road	Land Use:	
Rental Equipment:	Water Heater		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vac, Central Vac Accessories, Freezer, Garage Door Opener(s)

Bedrooms:	4 \ 1	Bathrooms:	3 \ 0
Rental Income:	Potential	Waterfront Features:	
Survey:		Sign:	Yes
Documents:	Floor Plan		

Floor	Room	Size	Floor	Room	Size
3rd Floor	Living Room	17' 11" x 13' 1"	3rd Floor	Dining Room	11' 11" x 14' 1"
3rd Floor	Kitchen	14' 7" x 11' 11"	3rd Floor	Primary Bedroom	14' 1" x 14' "
3rd Floor	Bedroom	11' 1" x 14' 1"	3rd Floor	Bedroom	12' " x 14' "
3rd Floor	Bath (pieces 1-6)	8' 11" x 5' 11"	3rd Floor	Ensuite Bath (pieces 1-6)	5' 1" x 8' "
3rd Floor	Laundry	7' " x 6' "	3rd Floor	Bath (pieces 1-6)	5' 1" x 11' 1"
2nd Floor	Foyer	7' 1" x 15' 3"	3rd Floor	Other	6' " x 20' 1"
2nd Floor	Family Room	13' 11" x 17' 11"	Main Floor	Rec Room	28' 8" x 23' 7"
Main Floor	Utility	8' " x 8' "	Main Floor	Bedroom	14' " x 11' 9"
Main Floor	Bath (pieces 1-6)	8' " x 6' "	Basement/Lower Level	Bedroom	17' 11" x 13' 11"
Basement/Lower Level	Storage	9' 4" x 8' 5"	3rd Floor	Laundry	10' 3" x 9' 8"

Assessment: 477,900

Taxes: 5915.45 (2023)

Listing Company: [Royal LePage Atlantic](#)

27, Feb, 2024

Compliments of: Yashna Hathi -Royal LePage Atlantic
 Royal LePage Atlantic
 Phone: 506-238-0776

8.4 RESIDENTIAL ZONE TWO

R-2

8.4(1) PURPOSE

The R-2 Zone:

- accommodates residential *development* in the form of *single detached dwellings* which may contain a *basement apartment*.



8.4(2) USES

(a) Permitted Uses

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Group Home - Limited*
- (4) *Home Occupation*
- (5) *Single Detached Dwelling*
- (6) *Keeping of Hens*

(b) Conditional Uses

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

Z-5.197

8.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.4(4) STANDARDS

(a) Lot Area (MIN)		
(i)	<i>Interior Lot:</i>	540 m ²
(ii)	<i>Corner Lot</i>	690 m ²
(b) Lot Frontage (MIN)		
(i)	<i>Interior Lot:</i>	18 metres
(ii)	<i>Corner Lot</i>	23 metres
(c) Lot Depth (MIN)		
(i)	30 metres	

(d) Lot Coverage (MAX)	
(i)	40 % of the <i>lot area</i> for the main residential <i>building</i>
(e) Building Height (MAX)	
(i)	9 metres
(f) Building Setbacks (MIN)	
(i)	From a <i>front property line</i> : 6 metres
(ii)	From a <i>side property line</i> : 1.8 metres, except:
(A)	where there is an attached <i>garage</i> or <i>carport</i> : 1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> AND 1.8 metres to any <i>habitable space</i> Z-5.59
(B)	where there is no attached <i>garage</i> or <i>carport</i> : 3.6 metres on the driveway side, AND 1.8 metres on the opposite side Z-5.16
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres
(iv)	From a <i>rear property line</i> : 6 metres
(g) Landscaped Area	
(i)	In accordance with Section 4.2(2)
(h) Parking	
(i)	In accordance with Section 5

INSPECTION REPORT



For the Property at:
135 SUTTON STREET
FREDERICTON, NB E3B 6L4

Prepared for: RASHMI HAWLEY & TUSHAR PISHE
Inspection Date: Wednesday, February 21, 2024
Prepared by: Dan Ferguson



MultiSpec Home Inspections
40 Elmwood Court
Fredericton, NB E3B 2P6
(506) 455-7678

Multispecnb@gmail.com



February 21, 2024

Dear Rashmi Hawley & Tushar Pische,

RE: Report No. 1221
135 Sutton Street
Fredericton, NB
E3B 6L4

Thank you very much for choosing MultiSpec to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing MultiSpec to perform your home inspection.

Dan Ferguson
(506) 455-7678

Sincerely,

Dan Ferguson
on behalf of
MultiSpec Home Inspections

MultiSpec Home Inspections
40 Elmwood Court
Fredericton, NB E3B 2P6
(506) 455-7678

Multispecnb@gmail.com

SUMMARY

135 Sutton Street, Fredericton, NB February 21, 2024

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

RECOMMENDATIONS \ General

Condition: • Railing required at front entry area for safety.

WALLS \ General notes

Condition: • Siding at back left side of house damaged from frost heaving. This has opened up wood behind siding to water damage.

Have this repaired.

WINDOWS \ General notes

Condition: • Original windows in home. Some damaged, multiple seals failed, rotted and opening devices don't work.

Budget for future replacement of windows in house.

Get estimates.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Unsafe

Back deck stairs not safe to walk on. Failure to structural support.

Deck along with ground support needs replacing.

LANDSCAPING \ General notes

Condition: • Lower soil down from siding where touching. This has allowed frost to push up siding at back left corner.

Cooling & Heat Pump

HEAT PUMP \ General notes

Condition: • Service heat pump

Heat pump compressor noisy at time of inspection and exterior unit off level. Have this corrected. Have new ground support added.

Interior

CEILINGS AND WALLS \ General notes

Condition: • Cracking noted by front living room window. Window glass broken. Window is rotted from moisture.

Budget for possible damage to window frame when window replaced.

Replacing bay window with flat window a better option.

Checked with thermal camera. Nothing abnormal detected at time of inspection.

This concludes the Summary section.

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Roofing material:

- Asphalt shingles

Shingles not original. Architectural type shingles on roof. Typical life of these shingles is 30 years.

Shingles replaced approximately 2017. Shingles that could be seen looked fine at time of inspection.

Flashing material: • Rubber at stack

Inspection Methods and Limitations

Inspection limited/prevented by:

- Snow

Snow on roof at time of inspection. Shingles not fully exposed to view or inspect.

Ice layer under now. Not safe to walk on roof.



1. Snow



2. Snow



3. Snow

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Inspection performed: • With binoculars

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Observations and Recommendations

RECOMMENDATIONS \ General

1. **Condition:** • Railing required at front entry area for safety.



4.



5.

ROOF DRAINAGE \ Gutters and Downspouts

2. **Condition:** • Add downspout extensions to get water away from foundation walls. Excessive water by walls will cause water infiltration to basement.



6. Add downspout extensions to get water away...



7. Add downspout extensions to get water away...

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8. Add downspout extensions to get water away...

3. **Condition:** • Gutters dipped at front and left side. Spillage noted. Have corrected.



9.



10.

WALLS \ General notes

4. **Condition:** • Siding at back left side of house damaged from frost heaving. This has opened up wood behind siding to water damage.
Have this repaired.

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11.



12.

WINDOWS \ General notes

5. Condition: • Original windows in home. Some damaged, multiple seals failed, rotted and opening devices don't work. Budget for future replacement of windows in house. Get estimates.



13.



14.

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15.



16.



17.

DOORS \ General notes

6. Condition: • Original doors. Thermal seals failed.
Back patio door old and worn.

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

7. Condition: • Unsafe

Back deck stairs not safe to walk on. Failure to structural support.

Deck along with ground support needs replacing.



18. Unsafe



19. Unsafe



20. Unsafe



21. Unsafe

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22. Unsafe



23. Unsafe



24. Unsafe

LANDSCAPING \ General notes

8. Condition: • Large hill at back. Be aware when water drains towards house it raises potential for basement leaks and frost movement.

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Owner had drainage pipe installed at back to help.



25.



26.

9. Condition: • High clay content to soil. Clay soil has poor drainage characteristics and expands with frost.

10. Condition: • Lower soil down from siding where touching. This has allowed frost to push up siding at back left corner.

Description

General: • Trees touching house and roof. Have cut back.
Fallen tree at upper back hill.



27.



28.

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29.

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope:

• Grade should be slopped away from foundation walls of home to allow proper drainage. If water sits by walls it raises potential for leaks and dampness in basement. Suggested to have any low areas re-graded for proper drainage away from walls.



30. Grade should be slopped away from foundatio...



31. Grade should be slopped away from foundatio...

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32. Grade should be sloped away from foundatio...



33. Grade should be sloped away from foundatio...

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum • Vinyl

Soffit (underside of eaves) and fascia (front edge of eaves): • Dip at front side of house.



34.

Wall surfaces and trim:

- Vinyl siding
- Stained. Due for cleaning.

Driveway:

- Asphalt
- Driveway heaved in few locations.

Deck: • Wood

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Exterior steps:

- Concrete

Concrete front step area shows signs of settling. Cracking.



35. Concrete



36. Concrete



37. Concrete



38. Concrete

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39. Concrete



40. Concrete



41. Concrete

Garage vehicle door operator (opener):

- Automatic Tested.

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42. Automatic

Inspection Methods and Limitations

Inspection limited/prevented by: • Snow on ground.

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Geological and soil conditions • Erosion control, earth stabilization measures

Observations and Recommendations

FOUNDATIONS \ General notes

11. Condition: • No signs of active moisture at time of inspection.

FOUNDATIONS \ Performance opinion

12. Condition: • Acceptable

FLOORS \ Concrete slabs

13. Condition: • Cracking noted in cold room.

Not able to see under sub flooring of basement areas. Cracking typical with floor slabs. When clay content to soil higher there is higher possibility of slab cracking.

Description

General: • Roof over right side exit not very secure. Flimsy when pushed on.



43.

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing:

• Trusses



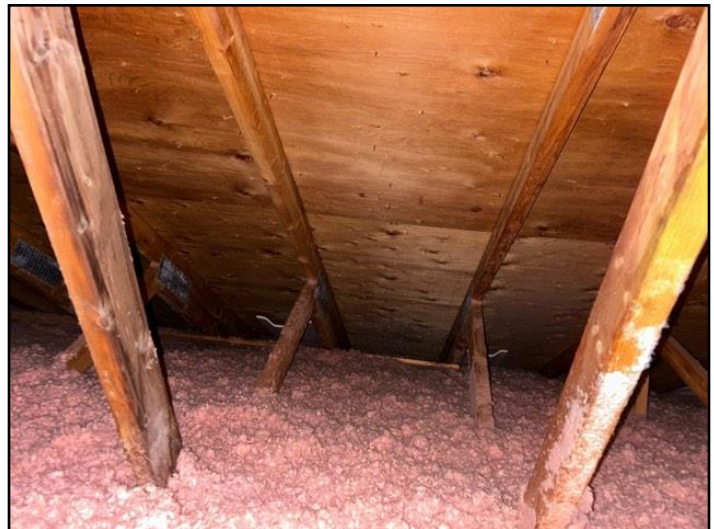
44. Trusses



45. Trusses



46. Trusses



47. Trusses

Inspection Methods and Limitations

General: • Be aware it is not possible to see inside walls.

Inspection limited/prevented by:

- Ceiling, wall and floor coverings
- Basement and living spaces fully finished.

STRUCTURE

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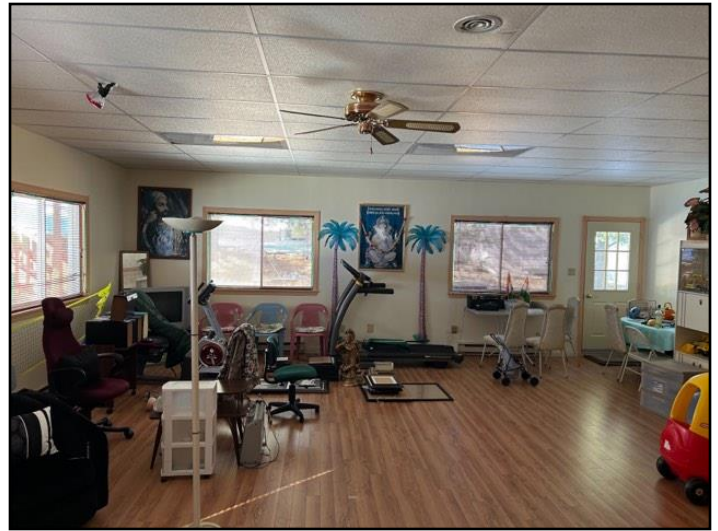
PLUMBING

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48. Ceiling, wall and floor coverings



49. Ceiling, wall and floor coverings



50. Ceiling, wall and floor coverings

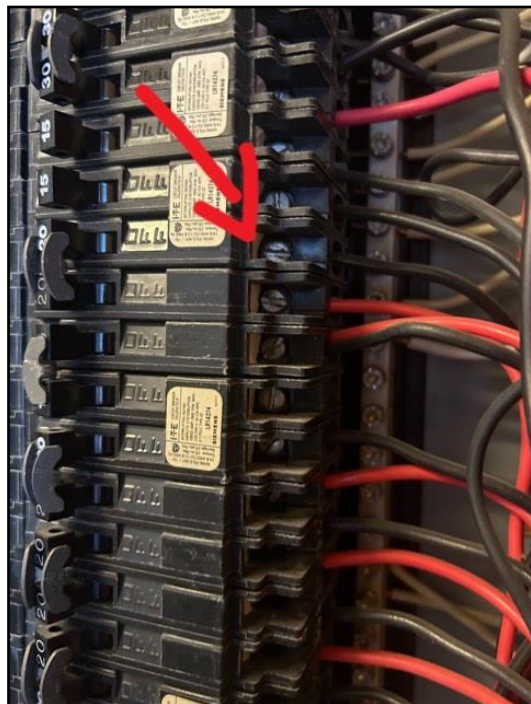
Inspection limited/prevented by: • Not able to see under sub floor of basement.

Attic/roof space: • Inspected from access hatch

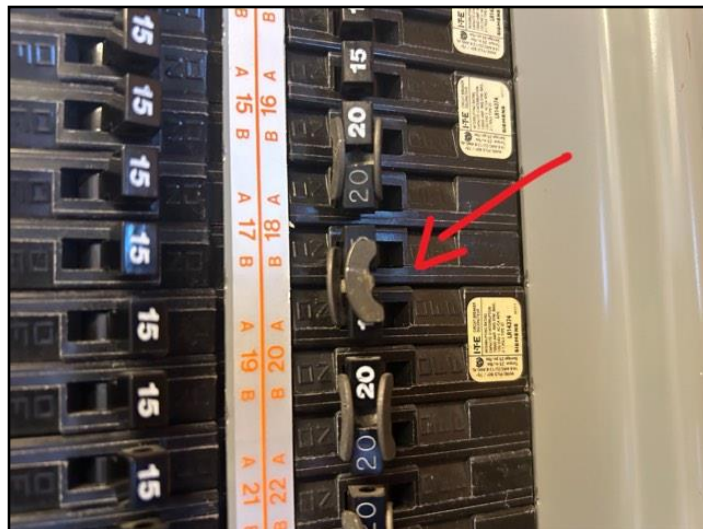
Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

14. Condition: • Double tapped breaker noted in panel.



51.



52.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

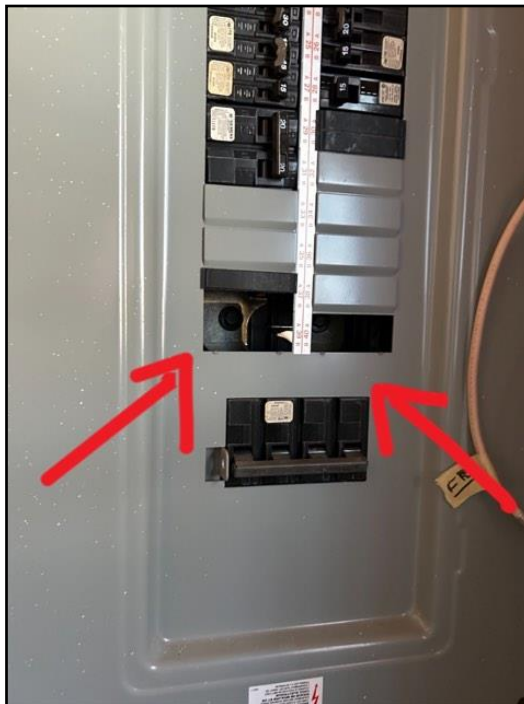
15. Condition: • Replace back deck plug.



53.

DISTRIBUTION SYSTEM \ Cover plates

16. Condition: • Add missing knock out breaker covers at panel for safety.



54.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**17. Condition:** • Past life expectancy

Replace smoke detectors.

55. *Past life expectancy*56. *Past life expectancy*

Description

Service size: • 200 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers

Distribution panel type and location:

- Breakers



57. Breakers



58. Breakers

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

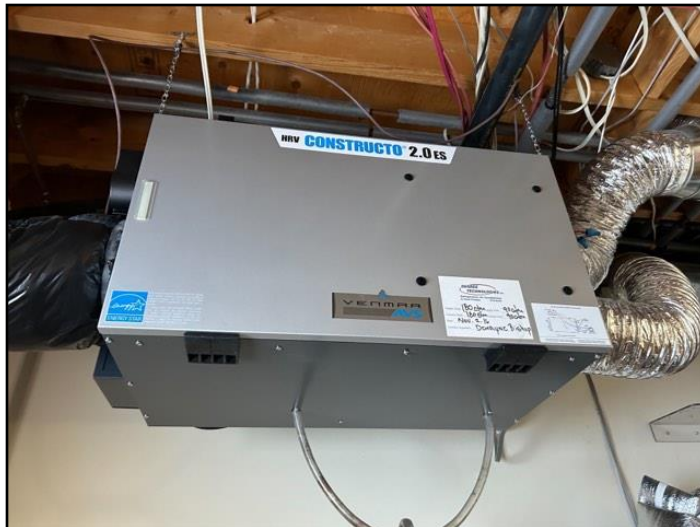
Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Observations and Recommendations

HEAT RECOVERY VENTILATOR \ General notes

18. **Condition:** • Unit working at time of inspection.



59.

Description

Heating system type:

- Electric baseboard heaters

Original heaters in home. These can fail over time so budget for future replacements.

- Heat pump

Fuel/energy source: • Electricity

Approximate age: • 36 years

Main fuel shut off at: • Basement

Fireplace/stove: • None

Mechanical ventilation system for building: • Heat recovery ventilator (HRV)

Location of the thermostat for the heating system: • Rooms

COOLING & HEAT PUMP

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Observations and Recommendations

HEAT PUMP \ General notes

19. Condition: • Service heat pump

Heat pump compressor noisy at time of inspection and exterior unit off level. Have this corrected. Have new ground support added.



60. Service heat pump



61. Service heat pump

Description

Air conditioning type: • Ductless (Mini split) system

Heat pump type:

• Ductless (Mini split) system

Working at time of inspection.



62. Ductless (Mini split) system

COOLING & HEAT PUMP

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Compressor type: • Electric

Compressor approximate age: • Not determined

Typical life expectancy: • 12 to15 years

Inspection Methods and Limitations

Inspection limited/prevented by:

- Low outdoor temperature

Cold weather at time of inspection. Not able to test AC portion as it will damage unit.

Heat pump only tested in: • Heating mode

INSULATION AND VENTILATION

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135 Sutton Street, Fredericton, NB February 21, 2024

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Description

Attic/roof insulation material:

- Glass fiber

Well insulated attic.

Attic/roof air/vapor barrier: • Plastic

Wall insulation material: • Glass fiber

Wall insulation amount/value:

- R-20

Fibreglass used inside walls and also under siding of home at exterior.

Wall air/vapor barrier: • Plastic

Inspection Methods and Limitations

Attic inspection performed: • From access hatch

Observations and Recommendations

OPTIONAL \ Plumbing

20. Condition: • Tubs, surrounds, sinks and toilets dated in home.

Due for replacement. Budget for possible water damage behind shower surrounds with tile on walls.



63.



64.

21. Condition: • Some of the taps do not have shut UFFI at water lines. Good idea to add them when replacing.

FIXTURES AND FAUCETS \ Faucet

22. Condition: • Replace spouts at ensuite bathroom tub and jet tub.

FIXTURES AND FAUCETS \ Bathtub enclosure

23. Condition: • Tiles loose at surround.

Have surrounds replaced.

PLUMBING

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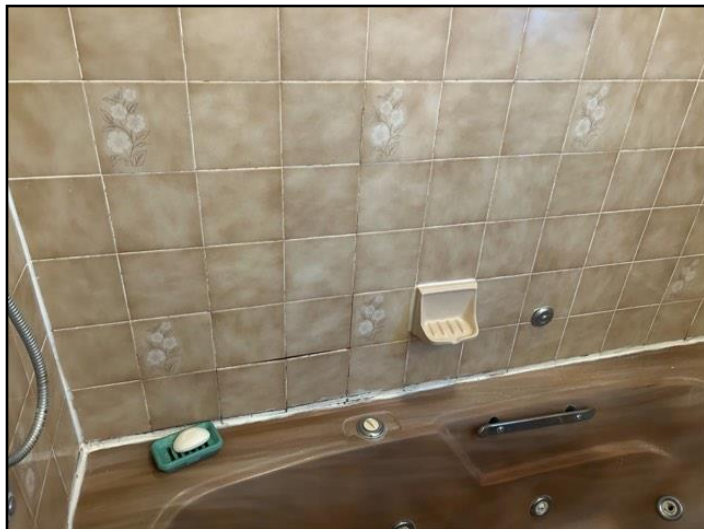
PLUMBING

INTERIOR

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65.



66.



67.

Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • Copper

Main water shut off valve at the: • Basement

Water heater type: • Tank

Water heater fuel/energy source: • Electric

Water heater tank capacity: • 60 gallons

Water heater approximate age:

• 9 years

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135 Sutton Street, Fredericton, NB February 21, 2024

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68. 9 years

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

Sewer cleanout location:

• Basement

Suggest having main sewer line checked with camera to check for blockages.

Floor drain location: • Near water heater

Backwater valve: • Not visible

Exterior hose bibb (outdoor faucet):

• Present

Tap at right side of home needs new handle.



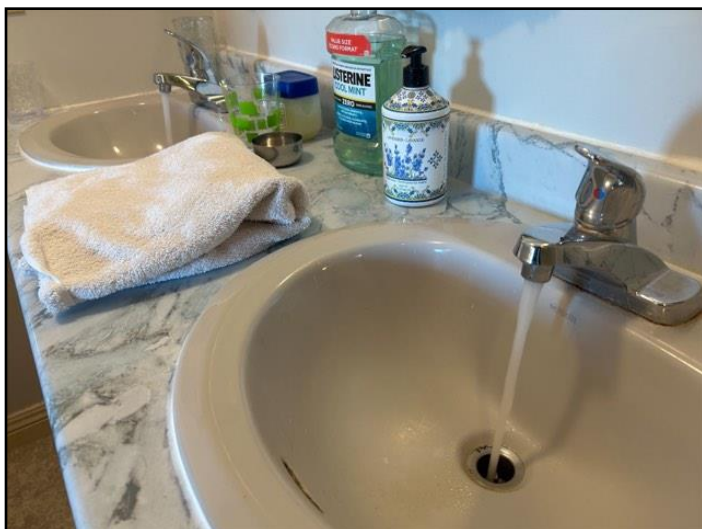
69. Present

Inspection Methods and Limitations

General:

- All plumbing tested inside home. Water let run at all taps for at least 20 minutes and toilets all flushed at least 6 times during time of inspection.

Home has finished walls and ceilings. Not all pipes exposed. All water let run in home to check for signs of visible leaks.



70. All plumbing tested inside home. Water let...



71. All plumbing tested inside home. Water let...

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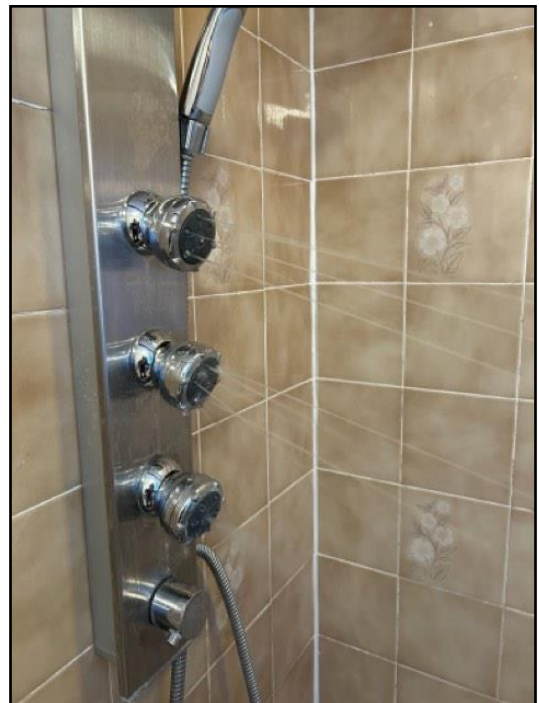
72. All plumbing tested inside home. Water let...



73. All plumbing tested inside home. Water let...



74. All plumbing tested inside home. Water let...



75. All plumbing tested inside home. Water let...

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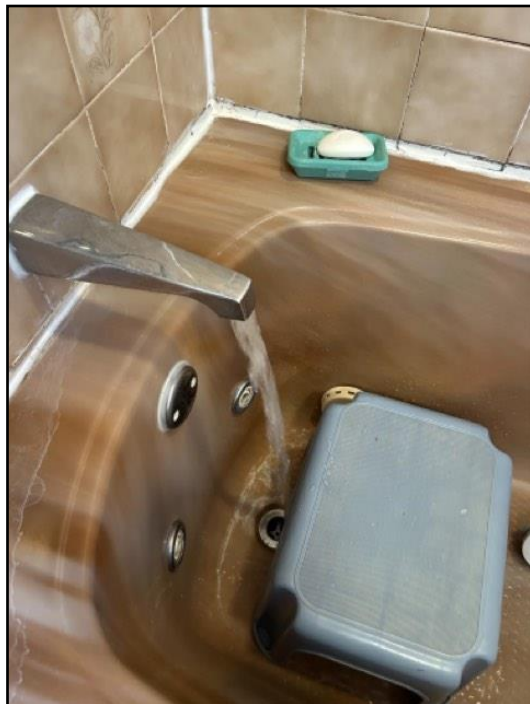
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76. All plumbing tested inside home. Water let...



77. All plumbing tested inside home. Water let...

General: • Home vacant at time of inspection. Watch for dried seals at taps and drains when weight placed around them. This can cause leaks.

Fixtures not tested/not in service:

- Whirlpool bath

Old jet tub not tested due to its age. High concerns for leaks.

Tile at ceiling below tub removed.



78. Whirlpool bath

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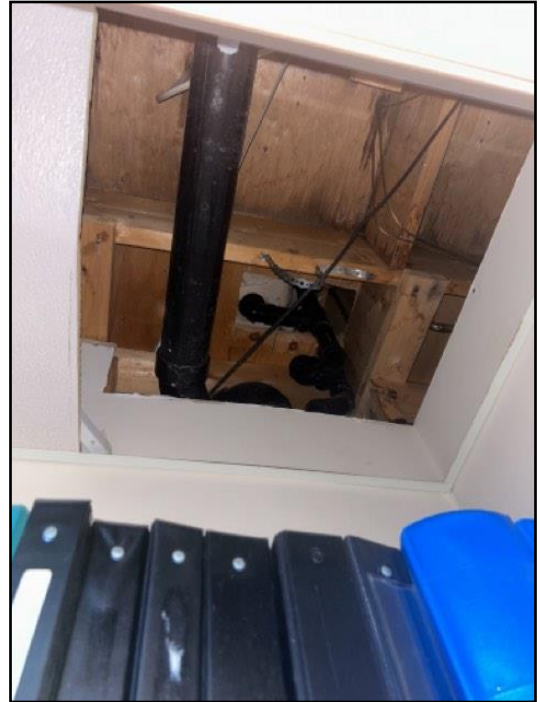
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79. Whirlpool bath

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Observations and Recommendations

RECOMMENDATIONS | General

24. **Condition:** • Thermal camera used in multiple areas. Nothing abnormal noted at time of inspection.



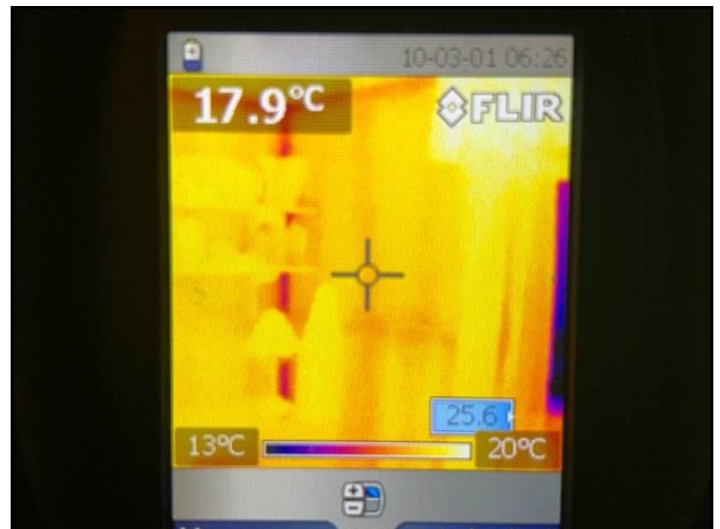
80.



81.



82.



83.

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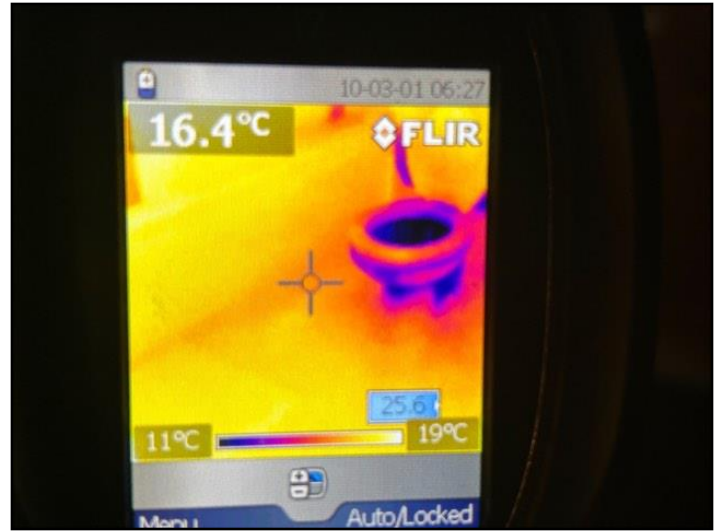
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84.



85.



86.



87.

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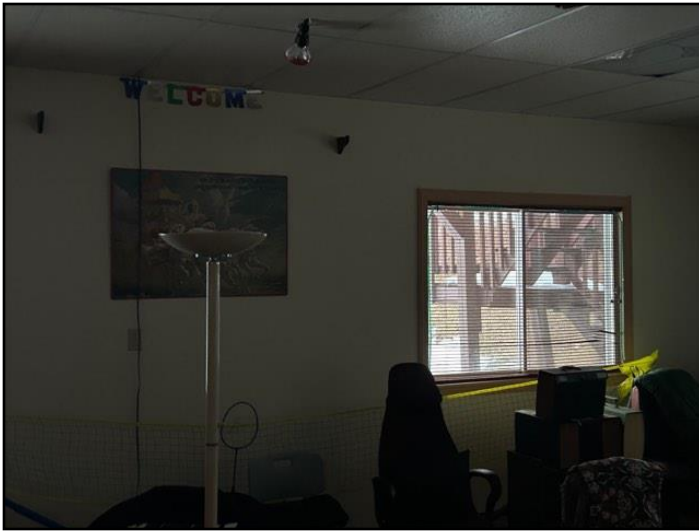
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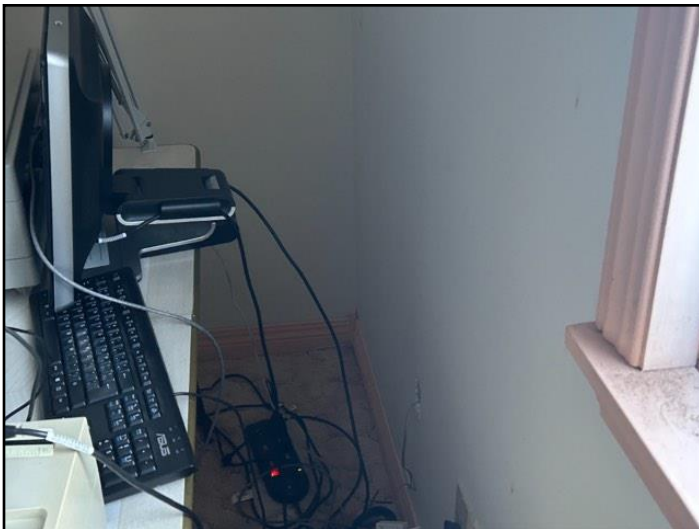
SITE INFO



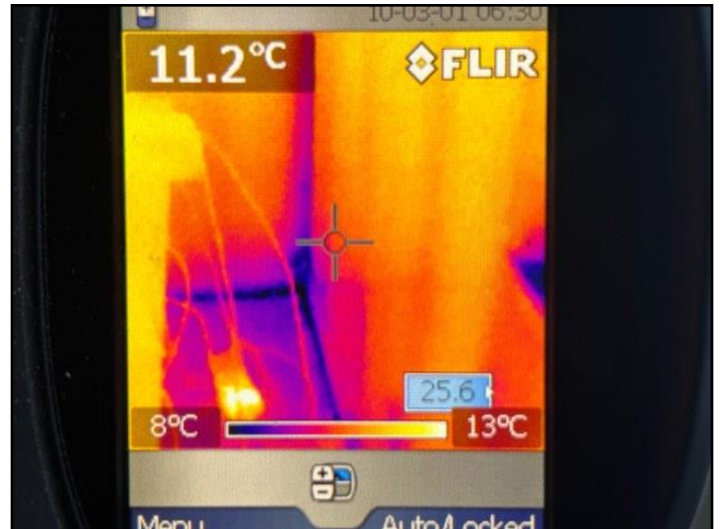
88.



89.



90.



91.

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92.



93.

RECOMMENDATIONS \ Overview

25. Condition: • Home appears to be solid construction. Dated in areas that will need upgrades and modernization.

26. Condition: • At time of inspection no dampness odours detected in basement. No stains or signs of past moisture.

CEILINGS AND WALLS \ General notes

27. Condition: • Cracking noted around basement front left bedroom windows. May have been some past frost movement due to downspout draining directly beside foundation.

Moisture meter used at time of inspection as well as thermal camera. Nothing abnormal detected.

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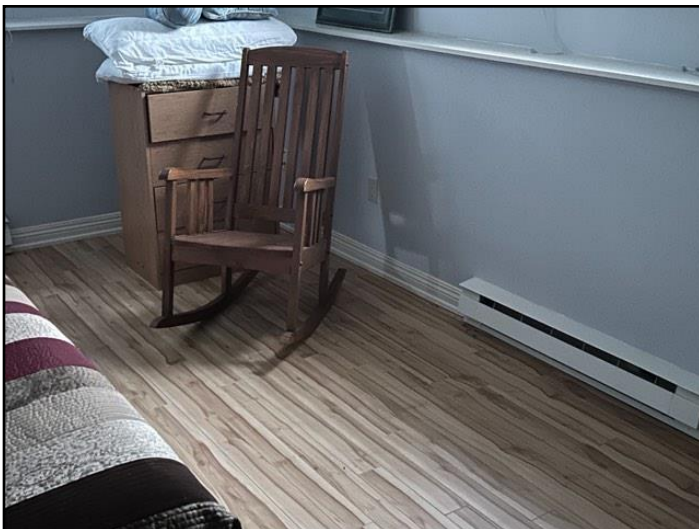
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94.



95.



96.



97.

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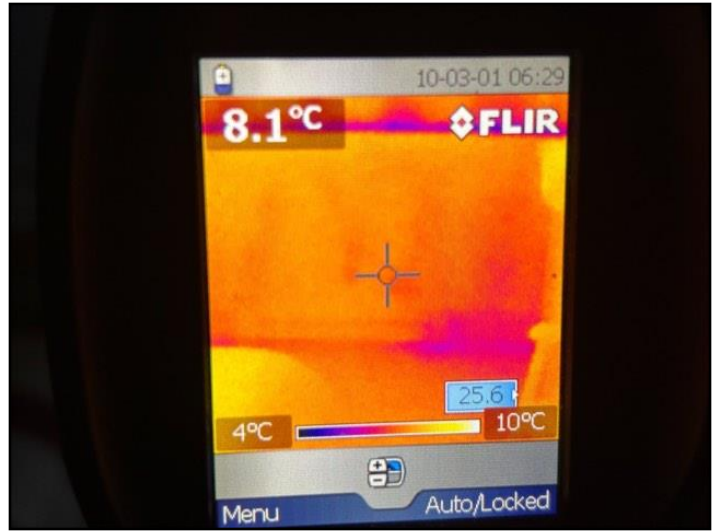
PLUMBING

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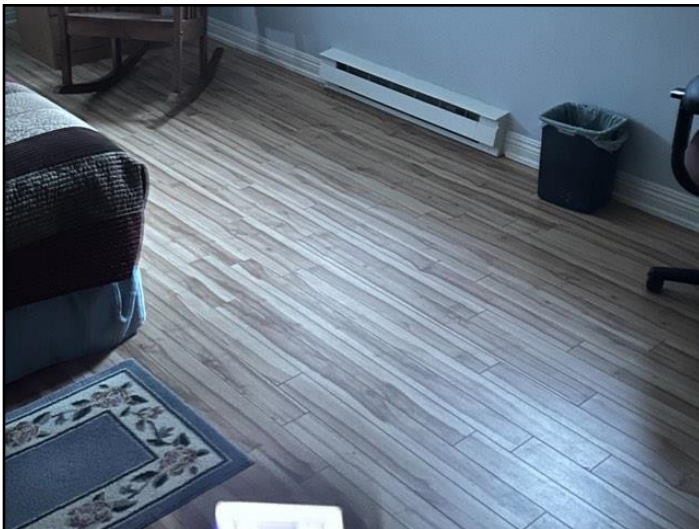
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98.



99.



100.



101.

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102.



103.

28. Condition: • Cracking above back patio door. Possibly due to frost movement of deck.



104.

29. Condition: • Cracking noted by front living room window. Window glass broken. Window is rotted from moisture. Budget for possible damage to window frame when window replaced. Replacing bay window with flat window a better option. Checked with thermal camera. Nothing abnormal detected at time of inspection.

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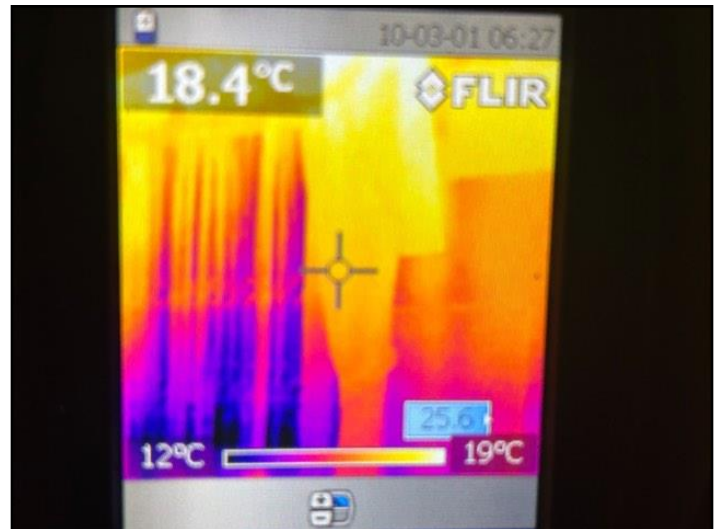
105.



106.



107.



108.

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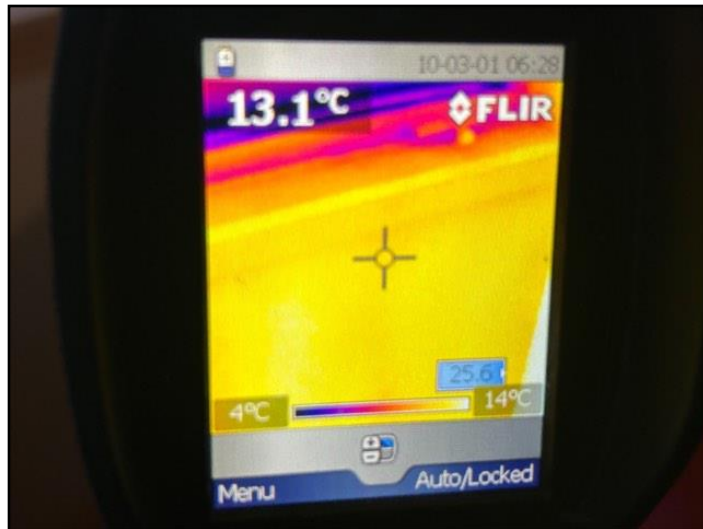
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109.



110.

CEILINGS \ General notes

30. Condition: • Patched from past wood stove chimney by heat pump.



111.

CEILINGS \ Fan

31. Condition: • Tested and all working at time of inspection.

FLOORS \ General notes

32. Condition: • Worn

33. Condition: • Carpet missing where wood stove once sat.

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112.

WINDOWS \ General notes

34. Condition: • Time to replace.

Description

Major floor finishes: • Carpet • Vinyl

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Major ceiling finishes: • Tile

Windows: • Wood • Vinyl

Exterior doors - type/material: • Hinged

Appliances:

• Dishwasher

Dishwasher tested. Unit old. Budget for future replacement.



113. Dishwasher

Kitchen ventilation: • Kitchen fan has plastic pipe. When tested exterior vent not opening. Possibly stuck of pipe has become damaged inside wall.
Suggest replacing pipe.



114.



115.

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116.

Kitchen ventilation: • Sink garburator working when tested. Be aware these are a high wear item that typically fail.



117.



118.

Bathroom ventilation: • HRV vent

Counters and cabinets: • Hanging cabinet looks to be pulling away from ceiling. Have secured better. Watch head contact as cabinet sits low.



119.

Inspection Methods and Limitations

Not tested/not in service: • Laundry appliances not tested. Not part of inspection.

Units older. • Kitchen fridge older. Budget for replacement.

Not included as part of a building inspection: • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any

SITE INFO

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Weather:

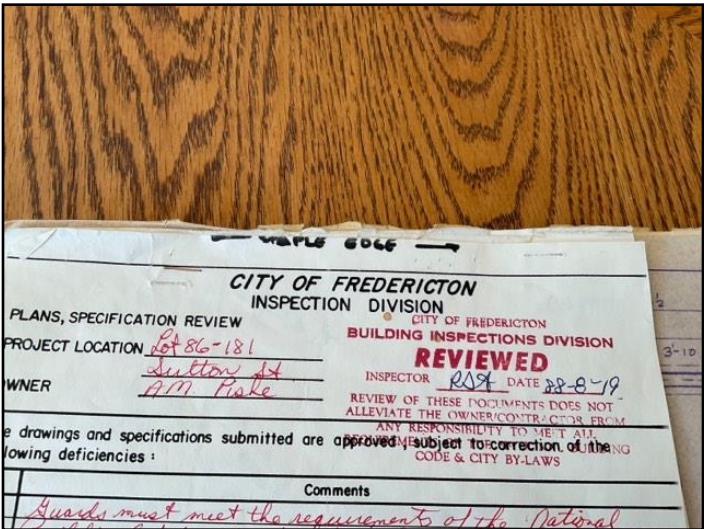
- Sunny
 - Snow
- Snow on grounds at time of inspection.



120. Snow

Approximate age of home:

- 30 to 40 years
- Home built 1988. 36 years old.



121. 30 to 40 years

Building type: • Detached home

Below grade area: • Basement

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Garage, carport and outbuildings: • Attached garage

Inspection Methods and Limitations

General: • Yard snow covered. Not possible to see grounds or possibly determine grade of grounds. Client needs to be aware of these limitations. Not able to see what is below snow. Snow can also limit views of things like shingles and foundation.

Be aware it is possible when snow melts there may be items that surface that will require attention. • Not able to see under soil. Only able to inspect what is visible at time of inspection. This is not an intrusive inspection or a destructive inspection. Inspection limited to what is visible.

Be aware that we are only liable up to the cost of the inspection as also stated in agreement you have already read and signed.

Be aware this is not a code compliant inspection or a multi unit code compliant inspection.

Be aware this is not a fire code inspection.

Be aware this is not a Legal Non-Conforming inspection.

This is not a insurance compliant inspection. Check with your own insurance company on there individual requirements on policies as not all companies are the same. Some have different requirements.

This is not an inspection for cosmetic items. Drywall crack, nail pops, holes in drywall, scratched wood floors and carpets, worn appliances and counter tops are all cosmetic items. Used homes are as described, used. General wear and tear is to be expected.

Be aware that this is a visual inspection only. This is not an intrusive or destructive inspection. Not able to report on conditions inside walls or ceilings. Client needs to be aware of this. We are also not able to predict the future. • Radon gas test should be done at home to be sure radon gas levels are at or below acceptable levels in home. Health Canada says all homes should be tested for radon gas levels due to the health risk to Canadians. Radon gas is 2nd leading cause of lung cancer for Canadians. New Brunswick has been determined to have higher levels than other areas of the country. This is a health issue. The option to get a radon test was let known to the client before inspection as well as clients realtor.

Make sure test done by a certified radon gas testing professional with C-NRPP certified and approved training. • Ground frozen at time of inspection. No visible active moisture. Be aware that basement leak or dampness issues surface when ground is wet or during thaw process.

Be aware that periods of fast thaw and rains with frozen ground can lead to basement leak issues. Basements can leak at anytime if conditions are right.

END OF REPORT