



HOME INSPECTION REPORT



For the Property at:

123 SAMPLE STREET

ANYWHERE, ONTARIO

Prepared Exclusively for: **SAMPLE REPORT**

Inspection Date: **November 29, 2016**

Prepared by: **Tyler Thompson-Love, CPI, InterNACHI #12111203**





November 29, 2016

Dear Sample Report,

Report #C112916
123 Sample Street,
Anywhere, Ontario

Thank you for choosing 360 Inspection Services to help assist with putting you in a better position to make an informed real estate decision.

A home inspection is in no way to be considered an insurance policy, no warranty, guarantee, or insurance by 360 Inspection Services is expressed or implied. The home inspector is a generalist; please feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, roofers etc.

I am very proud of my service, and trust that you will be happy with the quality of the inspection and written report. This Report is a general guide that provides you with some objective information to help you make your own evaluation of the overall condition of the home. This Report is not intended to reflect the value or insurability of the property, or to make any representation as to the advisability of purchase.

This was not a technically exhaustive inspection of the structure, systems, or components. I cannot see behind walls and did not inspect every last square inch of the property, all deficiencies will not be identified during the limited time of a home inspection. Only a representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. As a home owner unexpected repairs should always be anticipated.

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

360 Inspection Services endeavours to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI®). As such, I inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards. These Standards of Practice can be accessed by visiting this [LINK](#) or visiting <http://nachi.org/SOP>.

This Report was prepared for your exclusive use, as my client, no use by third parties is intended. 360 Inspection Services will not be responsible to any parties for the contents of the Report, other than you, my client. The Report itself is copyrighted, and may not be used in whole or in part without 360 Inspection Services' express written permission.

Again, thank you very much for the opportunity to conduct this inspection. I am available to you throughout the entire real estate transaction process. Should you have any questions, please feel free to contact me anytime.

Sincerely,

Tyler Thompson-Love

Certified Professional Inspector | 360 Inspection Services

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INSPECTION SUMMARY

This summary provides you with a “snapshot” of the items the inspector considers of greatest significance for you when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects and recommended actions. Please note that this summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

GROUNDS

Walkway(s) & Patio(s) – Minor Deterioration:

Needs Service

- Minor deterioration (e.g. cracks, holes, settlement, heaving) was observed in the walkway(s) located at the SW side(s) of the building. You may wish to have repairs made for cosmetic reasons and we recommend monitoring these areas over time. For safety consideration, any cracks that develop into potential tripping hazards should be repaired.

Handrail(s) & Guard(s) – Handrail(s) Missing >3 Steps:

Safety Concern

- Handrails at the back stairway were observed to be missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

Handrail(s) & Guard(s) – Loose / Substandard:

Safety Concern

- Handrails or guards at the back stairway were observed to be loose, damaged or substandard, and pose a fall hazard. Recommend that a qualified person repair or replace as necessary.
-

EXTERIOR

Exterior Foundation Walls – Evidence of Waterproofing System(s):

Needs Service

- Evidence of a water-proofing system (e.g. plastic or rubber membrane) was observed along the back exterior foundation walls. This may be an indication that water has accumulated in the basement in the past. Consult with the property owner and/or reviewing disclosure statements. Also monitor the basement for accumulated water in the future. The inspector did not determine if drainage issues have or haven't been resolved and does not guarantee or warrant that water will not accumulate in the basement in the future.
-

ROOFING

Gutters & Downspouts – Discharge onto Walkway(s):

Safety Concern

- One or more downspouts or downspout extensions located at the NW side(s) of the property, were observed to drain onto walkways. This can result in ice or moss forming on walkways, and can pose a fall hazard. Recommend that a qualified person install or modify extensions as necessary so rainwater isn't directed onto walkways.

Gutters & Downspouts – Significant Amounts of Debris:

Needs Service

- Significant amounts of debris were observed to have accumulated in one or more gutters or downspouts located at the SW corner(s) of the building. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Gutters and downspouts often clog with debris. Screens or deflectors are sometimes installed to prevent leaves and twigs from getting into the troughs. These rarely work well. They become loose and often fall out. They also make cleaning more difficult. Special screens are available for the top of downspouts to prevent the entry of debris. These work better, but still must be cleaned regularly. Recommend cleaning gutters and downspouts now and as necessary in the future.

Gutters & Downspouts – Discharge Below Grade:

Needs Service

- One or more downspouts located at the NE corner(s) of the building, were observed to be discharging below grade. Downspouts which discharge below grade do not leave the below grade portions visible for inspection. Recommend monitoring these areas during rainstorms to evaluate adequacy of below grade drainage or a better solution would be to abandon all below grade sections and instead add extensions of at least 4 to 6 feet to discharge water down and away from the foundation of the building.

Gutters & Downspouts – Substandard Plastic Downspout Extensions:

Needs Service

- Plastic downspout extensions were observed to be installed at downspouts throughout the perimeter of the building. They're often installed by homeowners rather than qualified contractors because they're inexpensive and easy to install. Most professional contractors install metal downspouts. Plastic downspouts eventually degrade and become brittle when exposed to sunlight. Plastic downspouts are often undersized, are more likely to come apart and leak, and are more easily damaged by extreme cold, snow, ice, tree branches and ladders. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Consider having a qualified contractor replace plastic drainage system components with metal as necessary so rainwater drains away from the structure.
-

STRUCTURE

Interior Foundation Walls – Evidence of Prior Moisture Intrusion:

Needs Service

- Evidence of prior water intrusion was observed along the SW interior foundation wall(s). For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and mold growth and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.
-

ELECTRICAL

Main Panel Type & Location – Open Slot(s):

Safety Concern

- One or more slots where circuit breakers are normally installed were observed to be open in the main service panel(s). Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

GFCI Locations – Missing GFCI Protection:

Safety Concern

- One or more electric receptacles (outlets) at the kitchen, bathroom(s), wet bar, laundry sink, utility sink, garage, exterior, basement, crawl space, pool, spa or jetted tub were observed to have no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.

Carbon Monoxide (CO) Detectors – Missing:

Safety Concern

- Carbon monoxide alarms were observed to be missing from one or more locations at the time of the inspection. This is a potential safety hazard. Every home that has a combustion appliance should have carbon monoxide detectors. The local building code may require it. Typically, the requirement is to have one detector located near the furnace or combustion appliance, one near the entry door(s) to an attached garage and one detector in each bedroom area.
-

HEATING

Circulating / Inducer Fan(s) – Noisy:

Needs Service

- The circulating and/or inducer fan(s) for the forced air heating system(s) was observed to be noisy or vibrating excessively. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

Filter(s) – Recommend Replacement or Cleaning:

Needs Service

- One or more furnace filters were observed to be in need of replacement or cleaning. Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Auxiliary Heat & Fireplace(s) – Wood-Burning Appliance Recommend Specialist Evaluate / Clean / Repair:

Needs Service

- One or more wood-burning fireplaces or stoves were observed at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. A chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation.
-

PLUMBING

Dryer Vent(s) – Duct Tape Used at Joints:

Safety Concern

- Duct tape was observed to be used at various joints for the clothes dryer exhaust duct(s). Clothes dryers produce large amounts of heat which can ignite flammable materials. This is a potential fire hazard. Recommend replacing duct tape with aluminum foil tape designed for ductwork.
-

KITCHEN

Ventilation / Range Hood(s) – Noisy:

Needs Service

- The kitchen ventilation fan(s) or range hood(s) was observed to be noisy or vibrated excessively. Recommend that a qualified person repair or replace as necessary.
-

INTERIOR

Windows – Trim or Jambs Staining from Possible Moisture Intrusion:

Needs Service

- Trim or jambs around one or more exterior windows was observed to have staining which may be a sign of prior moisture intrusion through the window(s). Recommend monitoring for future moisture accumulation and that a qualified person repair, replace or install as necessary.

Windows – Damaged / Stuck Shut / Difficult to Open or Close:

Needs Service

- One or more windows along the NW wall(s) of the main level office/bedroom that were designed to open and close were observed to be damaged, stuck shut or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.
-

GARAGE

Entry Door(s) into Dwelling – Missing Self-Closing Device:

Safety Concern

- One or more doors between the garage and the house were observed to be missing a self-closing device. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Entry Door(s) into Dwelling – Not Fire-Resistant:

Safety Concern

- One or more doors between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

Vehicle Door Operator(s) – Auto-Reverse Inoperable / Needs Adjustment:

Safety Concern

- The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was observed to be inoperable or required excessive force. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary.

Vehicle Door Operator(s) – Photoelectric Sensor(s) Missing:

Safety Concern

- No photoelectric sensors were observed to be installed for one or more garage vehicle doors' automatic openers. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety.

NOTE: *This concludes the Summary section. 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. All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.*

1. GENERAL INSPECTION INFORMATION

The purpose of this Report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

1.1 INSPECTION DETAILS

Age of Building (est.):

- 55-60 Years

Temperature:

- 9°C

Status of Property:

- Occupied

Weather Conditions:

- Overcast

Type of Building:

- Single Family, Bungalow

People Present:

- Buyer(s) Agent(s)
-

1.2 REPORT TERMINOLOGY

- **Inspected (IN)** – An element that was in working or operating order and its condition was at least sufficient for its minimum required function at the time of the inspection, although routine maintenance may be needed.
 - **Safety Concern (SC)** – An existing element that could or does pose a hazard to occupants, the building, or both and requires immediate correction by the appropriate, qualified professional.
 - **Needs Service (NS)** – An existing element that requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified professional.
 - **Not Applicable (NA)** – All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise. These items are excluded from this Report.
-

1.3 GENERAL INSPECTION LIMITATIONS & EXCLUSIONS

Construction Regulations – Building codes and construction standards vary regionally. A standard home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

Home Maintenance – All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Environmental and Mold Issues / Exclusions – The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

Aesthetic Considerations – A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future including aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

Design and Adequacy Issues – A standard home inspection does not include any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

Age Estimations and Design Life Ranges – Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are not a prediction of future service life. Stated age or design life ranges are given in "years," unless otherwise noted, and are provided for general guidance purposes only. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

Element Descriptions – Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this Report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this Report should be addressed prior to closing.

Remedial Work – Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Seller Disclosure – This Report is not a substitute for Seller Disclosure. A Property History Questionnaire form may be provided with this Report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

Wood-Destroying Insects/Organisms – In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism Report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection does not include evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

Elements not Inspected – Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

House Orientation – Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

Condominiums – The inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

Mold and Microbial Elements / Exclusions - The purpose and scope of a standard home inspection does not include the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity, or condensation, caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions is other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, falls within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

Building Permits / Code Inspections – A home inspection is not a code compliance inspection. To obtain information/documentation regarding the issuing of permits and/or code compliance inspections related to the original construction or subsequent renovations or repairs, the local/municipal building inspection department should be contacted.

Cost of Repairs – The Inspection Company will not provide cost of repair information on defects noted to our Clients. If cost of repair may affect your purchase decision, several contractor quotations should be obtained prior to making such decisions. Costs can vary depending on the time of the year, reputation and skill of tradesmen/contractors.

Extra Pictures – If other pictures of the property were taken by the inspector and not included in the Report, they were either destroyed or not included because they were poor quality, redundant, or superfluous images, or were provided to the client for their general information only as a separate attachment.

Inaccessible Elements – If any area of the home is inaccessible and/or elements were concealed or otherwise obstructed from the view, then an inspection of that area/element could not be performed. The seller should be questioned about any concerns that may exist related to inaccessible or hidden areas prior to closing. If possible, access should be provided or limiting factors should be removed to allow an inspection prior to closing by the home inspector or appropriate specialist.

Mechanical System Upgrades – No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements, contact your local City/Town or Municipal District HVAC Inspection Department.

Infrared Scan – An Infrared Scan (Scan) involves the use of non-invasive thermal imaging equipment (IR camera) capable of measuring temperatures and identifying temperature patterns or variation on solid surfaces. If included in this report, the comments represent the findings of a limited time/scope Scan of certain areas of the building performed in conjunction with a standard home inspection solely to identify temperature patterns possibly indicative of energy loss, leaks or other moisture-related concerns, or other temperature-related conditions. This scan is not part of a standard home inspection and is provided at no charge by the Inspector/Inspection Company. Further evaluation may be necessary.

NOTE: *All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.*

2. GROUNDS

Inspection of the grounds elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor Report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this Report, including the STRUCTURE section.

2.1 GROUNDS DESCRIPTION

Driveway(s):

- Asphalt

Walkway(s) & Patio(s):

- Interlock, Back Patio
- Concrete, SW Walkway

Fencing & Gate(s):

- Chain Link Fencing, NE Side
- Chain Link Gate(s), NE Side
- Metal Fencing, SE & NE Side

Retaining Wall(s):

- None Observed

Deck(s) & Porch(es):

- Concrete, Front Porch
- Concrete, Back Porch

Exterior Step(s):

- Concrete, Back Stairway
- Concrete, NW Step(s)

Handrail(s) & Guard(s):

- Wood Guards, Back Stairway
- Wood Guards, Back Porch

INSPECTED COMPONENTS	IN	SC	NS	NA
Site Profile	•			
Vegetation	•			
Fencing & Gate(s)	•			
Driveway(s)	•			
Walkway(s) & Patio(s)			•	
Retaining Wall(s)				•
Deck, Patio & Porch Cover(s)				•
Deck(s) & Porch(es)	•			
Exterior Step(s)	•			
Handrail(s) & Guard(s)		•		

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

2.2 GROUNDS INSPECTION LIMITATIONS AND EXCLUSIONS

General Grounds Inspection Limitations:

- A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Deck(s) & Porch(es) Substructure not Evaluated:

- Areas of the deck(s) and/or porch(es) substructure(s) were observed to be inaccessible due to limited space below, permanently installed skirting or vegetation blocking. These areas couldn't be evaluated and are excluded from the inspection.

Site Elements:

- While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Site / Underground Drains:

- Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Geological Factors:

- This Report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Exterior Step(s) Stair Drain(s) Limited Evaluation:

- The condition of the drain(s) observed at the base(s) of exterior stairs is unknown. It's beyond the scope of a home inspection to determine if these drains flow adequately during prolonged periods of heavy rain. Recommend consulting with the property owners about this if possible, and monitoring drains in the future. If water is found to accumulate, then it is recommended that a qualified contractor evaluate and repair as necessary. For example, by cleaning, repairing or installing drains.

2.3 GROUNDS RECOMMENDATIONS AND OBSERVATIONS

Site Profile – Grading & Drainage:*Informational*

- To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems. To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected and/or improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regrading may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

Site Profile – Window Well(s) / Areaways:*Maintenance*

- Window wells can help minimize soil/water seepage into sub-grade areas; however, drains, if present, must be kept clear. Covers may help prevent rainwater accumulation and should be installed where warranted. Should the drain at the sub-grade area entry become blocked or clogged, water may accumulate and eventually seep into the interior. All drains should be checked and cleaned out on a regular basis. Adding a cover may help prevent water accumulation in some situations. In high-traffic areas where an open window well would be considered a safety hazard, a clear plastic dome cover or metal grate should be installed over the window well to prevent injury.

Vegetation – Keep Away from Building Exterior:*Maintenance*

- Vegetation such as shrubs, trees, and planters may add to the appearance and value of a property, but can adversely affect the building. Shrubs and trees too close to a building can hold water against walls, prevent wood components from drying out and provide pests with good access into the house. Tree branches can cause mechanical damage to roof and wall surfaces, leaves can clog gutters and downspouts, and roots can clog drainage pipes and in severe cases, dislodge foundations. Raised flower gardens or planters can cause wet basement problems, especially as a result of heavy watering of flowers during the summer months. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6-inches of space between it and the building exterior. A 1-foot clearance is better.

Walkway(s) & Patio(s) – Maintenance:

Maintenance

- Regardless of the material, walkways and patios should be slightly sloped to drain water away from the buildings' foundation. They should be relatively smooth, easy to walk on and free of trip hazards such as heaved or uneven sections, as well as snow and ice build-up in winter months. Concrete is a very durable product, but its condition and service life is affected by many things including the quality of the original mix and pour, conditions during the curing period, use of additives, tree roots, vehicle traffic, and weather conditions, such as freeze-thaw cycles. The use of salts to prevent icing is a major contributing factor to the premature deterioration of concrete. Initially the damage may only be to the surface, but eventually this damage can lead to deterioration of the concrete and steel reinforcement. De-icers agents containing salt should not be used on concrete surfaces.

Walkway(s) & Patio(s) – Minor Deterioration:

Needs Service

- Minor deterioration (e.g. cracks, holes, settlement, heaving) was observed in the walkway(s) located at the SW side(s) of the building. You may wish to have repairs made for cosmetic reasons and we recommend monitoring these areas over time. For safety consideration, any cracks that develop into potential tripping hazards should be repaired.

Handrail(s) & Guard(s) – Handrail(s) Missing >3 Steps:

Safety Concern

- Handrails at the back stairway were observed to be missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

Handrail(s) & Guard(s) – Loose / Substandard:

Safety Concern

- Handrails or guards at the back stairway were observed to be loose, damaged or substandard, and pose a fall hazard. Recommend that a qualified person repair or replace as necessary.

2.4 GROUNDS PHOTO SECTION



Figure 1 SW Walkway Minor Deterioration



Figure 2 Back Stairway Missing Handrail(s)



Figure 3 Back Stairway Loose Guard(s)



Figure 4 Back Stairway Loose Guard(s)

NOTE: Conditions of the grounds are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

3. EXTERIOR

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; elements concealed from view by any means cannot be inspected. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this Report, including the INTERIOR and STRUCTURE section(s).

3.1 EXTERIOR DESCRIPTION

Exterior Wall Surfaces:

- Masonry

Exterior Foundation Walls:

- Poured Concrete w/Parging

Exterior Flashings & Trim:

- Metal
- Vinyl
- Wood

INSPECTED COMPONENTS	IN	SC	NS	NA
Exterior Wall Surfaces	•			
Exterior Foundation Walls			•	
Exterior Flashings & Trim	•			

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

3.2 EXTERIOR INSPECTION LIMITATIONS AND EXCLUSIONS

General Exterior Inspection Limitations:

- Storms, screens, safety glazing, locks and other attachments are not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. Perform an inventory of storms/screens to confirm presence/location. Typically exterior elements that are not visible or readily accessible from the ground are also excluded.

Exterior Foundation Walls Limited Evaluation:

- Many conditions inhibit the observation of the exterior foundation walls, including, but not limited to, vegetation, soil, snow cover and storage around the exterior. The inspector does not move furnishings and storage around the structure exterior. The foundation walls were observed to the greatest extent possible at the exterior sides of the structure and for raised foundations, from the crawl space opening and/or from inside the crawl space (if accessible).

Shutters / Ornamental Trim:

- The condition of ornamental features such as shutters is not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

3.3 EXTERIOR RECOMMENDATIONS AND OBSERVATIONS

Exterior Wall Surfaces – Masonry:

Informational

- The exterior wall cladding was observed to be masonry. In masonry (brick or stone) siding, you may see intentional openings, known as "weep holes", near the bottom of walls. Weep holes can also be observed above windows, or in other locations, such as at the base of balconies. These outlets vent the airspace between the building wall and the masonry siding. For this reason, these openings should never be obstructed. Check annually to make sure the weep holes are clear, and clean them out if necessary. Insects, such as bees and wasps, will sometimes nest in weep holes. If it looks like a significant problem, for your safety, it is recommended that you hire a professional exterminator. If it is a recurring problem, you can install screening that will allow the water and air to escape, while providing a barrier against insects. You may also notice whitish stains on your brick siding. This phenomenon is known as "efflorescence". It is caused by the evaporation of chemical substances in the brick and mortar. The effects tend to disappear with time. If you wish, you can wash off the stains with soap and water.

Exterior Foundation Walls – Evidence of Waterproofing System(s):

Needs Service

- Evidence of a water-proofing system (e.g. plastic or rubber membrane) was observed along the back exterior foundation walls. This may be an indication that water has accumulated in the basement in the past. Consult with the property owner and/or reviewing disclosure statements. Also monitor the basement for accumulated water in the future. The inspector did not determine if drainage issues have or haven't been resolved and does not guarantee or warrant that water will not accumulate in the basement in the future.

Exterior Flashings & Trim – Caulking Maintenance:

Maintenance

- Caulking materials are not "one-time" installations as part of the outside of your home. Over time the materials degrade normally and shrinkage or cracks may appear as building components move with settlement. It is normal maintenance to check and repair or replace caulking on your home as needed. Check caulking at windows, door jambs, vents and fireplace vent assemblies as necessary. Repair or replace as appearance and condition indicates, with approved products only. If you do not feel competent to perform this maintenance a qualified contractor should be consulted.

Exterior Flashings & Trim – Paint / Stain Maintenance:

Maintenance

- Painted surfaces should be cleaned and inspected occasionally. Check the painted and stained surfaces of your home's exterior surface of your home approximately every two to three years or as often as your paint manufacturer suggests for your area and climate. Some areas such as white painted trim may require annual touch-up. If you do not feel competent to perform this maintenance a qualified contractor should be consulted.

3.4 EXTERIOR PHOTO SECTION



Figure 5 Exterior Waterproofing at Back of Building



Figure 6 Exterior Waterproofing at Back of Building

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

4. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this Report, including the STRUCTURE section.

4.1 ROOFING DESCRIPTION

Roof Style:

- Gable

Age of Roof Covering (est.):

- 5-7 Year(s)

Plumbing Stack(s):

- ABS

Roof Covering:

- Asphalt Shingles

Gutters & Downspouts:

- Metal
- Plastic

Chimney(s) / Vent(s):

- Brick Chimney, Central

Skylight(s):

- None Observed

INSPECTED COMPONENTS	IN	SC	NS	NA
Roof Covering	•			
Exposed Flashings	•			
Ventilation Covers	•			
Gutters & Downspouts			•	
Soffits & Fascia	•			
Plumbing Stack(s)	•			
Chimney(s) / Vent(s)	•			
Skylight(s)				•

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

4.2 ROOFING INSPECTION LIMITATIONS AND EXCLUSIONS

General Roofing Inspection Limitations:

- The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

General Roofing Inspection Limitations:

- The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Limited Evaluation of Water-Tightness:

- The water-tightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this Report is not a guarantee the roof is or will be watertight or leak free.

Chimney(s) / Vent(s) Limited Evaluation:

- The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply with current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level I through Level III - with a Level III inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician. The internal elements of chimney (flues, liners, etc.) are not readily accessible for a visual inspection and fall outside the scope of a standard home inspection. Hidden internal defects and/or fire hazards may be present in any chimney but are more common with older chimneys. Chimney inspection services, including the use of special video equipment for internal investigations, are available from qualified chimney specialists and should be considered prior to closing, particularly with older chimneys or when external concerns have been identified.

Couldn't Traverse Roof:

- Normally the inspector attempts to traverse roof surfaces during the inspection; however, due to the type of roof covering (slippery or fragile), roof configuration (steep or very high) or weather conditions observed at the time of the inspection, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface. At the time of the property inspection, the roof was observed from ground locations using ladders, binoculars, and zoom cameras. The inspector is not required to walk on roofs that, in the opinion of the inspector, may cause inherent danger to them or may possibly cause damage to the roof, particularly tile roofs and metal roofs. The absolute best way to get an inspection of 100% of the roof is to hire a qualified roofing contractor.

4.3 ROOFING RECOMMENDATIONS AND OBSERVATIONS

Roof Covering – Sloped Roof Information:

Informational

- The building was observed to have a sloped or pitched roof. Most sloped roofs are covered with individual pieces of shingle or tile material that is overlapped to prevent water penetration. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Asphalt shingle is the most common roofing material used on sloped or pitched roofs. Other types of covering for sloped roofs include asphalt roll roofing, concrete or clay tiles, wood shakes and shingles, and slate shingles. There are also fiberglass shingles, metal shingles and metal sheet roofing systems.

Roof Covering – Composition Shingle Roof Information:

Informational

- Composition shingles were observed to be installed as the primary roof covering. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Gutters & Downspouts – Major Functions & Maintenance:

Maintenance

- Gutters and downspouts have two major functions. Firstly, they protect the walls of a building from water that would ordinarily run off the roof. This water can damage the wall surfaces and cause localized erosion at ground level. The second and most important function of gutters and downspouts in homes with basements or crawlspaces, however, is helping to ensure a dry basement. The less water there is in the soil near a buildings' foundation, the lower the risk of water penetration into the basement. Gutters should collect all water run-off, and downspouts should discharge the water into proper drains or onto the ground well away from the foundation walls. Check gutters and downspouts occasionally or as weather conditions dictate and remove leaves or other debris. If materials accumulate in gutters or downspouts, water drainage from the roof can be slowed, or blockages can cause overflows and clog downspouts.

Gutters & Downspouts – Discharge onto Walkway(s):

Safety Concern

- One or more downspouts or downspout extensions located at the NW side(s) of the property, were observed to drain onto walkways. This can result in ice or moss forming on walkways, and can pose a fall hazard. Recommend that a qualified person install or modify extensions as necessary so rainwater isn't directed onto walkways.

Gutters & Downspouts – Significant Amounts of Debris:

Needs Service

- Significant amounts of debris were observed to have accumulated in one or more gutters or downspouts located at the SW corner(s) of the building. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Gutters and downspouts often clog with debris. Screens or deflectors are sometimes installed to prevent leaves and twigs from getting into the troughs. These rarely work well. They become loose and often fall out. They also make cleaning more difficult. Special screens are available for the top of downspouts to prevent the entry of debris. These work better, but still must be cleaned regularly. Recommend cleaning gutters and downspouts now and as necessary in the future.

Gutters & Downspouts – Discharge Below Grade:

Needs Service

- One or more downspouts located at the NE corner(s) of the building, were observed to be discharging below grade. Downspouts which discharge below grade do not leave the below grade portions visible for inspection. Recommend monitoring these areas during rainstorms to evaluate adequacy of below grade drainage or a better solution would be to abandon all below grade sections and instead add extensions of at least 4 to 6 feet to discharge water down and away from the foundation of the building.

Gutters & Downspouts – Substandard Plastic Downspout Extensions:

Needs Service

- Plastic downspout extensions were observed to be installed at downspouts throughout the perimeter of the building. They're often installed by homeowners rather than qualified contractors because they're inexpensive and easy to install. Most professional contractors install metal downspouts. Plastic downspouts eventually degrade and become brittle when exposed to sunlight. Plastic downspouts are often undersized, are more likely to come apart and leak, and are more easily damaged by extreme cold, snow, ice, tree branches and ladders. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Consider having a qualified contractor replace plastic drainage system components with metal as necessary so rainwater drains away from the structure.

4.4 ROOFING PHOTO SECTION



Figure 7 NW Downspout Discharges onto Walkway



Figure 8 Debris in SW Downspout



Figure 9 NE Downspout Discharges Below Grade

NOTE: Not the entire underside of the roof sheathing was inspected for evidence of leaks. All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the water tightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eaves troughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown. Evidence of prior leaks may have been disguised by interior finishes.

5. STRUCTURE

The inspection of attic areas, the structure and foundation is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. In most homes, only a representative portion of the insulation can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapour retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Neither the inspection nor the Report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Additional information related to the house structure may be found under many other headings in this Report. Additional information related to attic elements and conditions may be found under other headings in this Report, including the INTERIOR and INSULATION AND VENTILATION section(s).

5.1 STRUCTURE DESCRIPTION

Interior Foundation Walls:

- Poured Concrete w/Parging

Basement Insulation Material(s):

- Not Visible

Basement Floor:

- Concrete Slab

Exterior Wall Construction:

- Masonry

Floor Substructure – Beams:

- Not Visible

Floor Substructure – Columns:

- None Observed

Floor Substructure – Joists:

- Wood

Floor Substructure – Subfloor:

- Plywood

Roof Structure & Sheathing:

- Not Inspected

Attic Insulation Material & Depth:

- Not Inspected

Attic Vapour Barrier:

- Not Inspected

Attic & Roof Ventilation:

- Soffit Vents
- Box Vents

INSPECTED COMPONENTS	IN	SC	NS	NA
Interior Foundation Walls			•	
Basement Insulation Material(s)				•
Basement Vapour Barrier				•
Basement Floor	•			
Exterior Wall Construction	•			
Floor Substructure – Beams				•
Floor Substructure – Columns	•			
Floor Substructure – Joists	•			
Floor Substructure – Subfloor	•			
Roof Structure & Sheathing				•
Attic Insulation Material & Depth				•
Attic Vapour Barrier				•
Attic & Roof Ventilation	•			

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

5.2 STRUCTURE INSPECTION LIMITATIONS AND EXCLUSIONS

General Structure Inspection Limitations:

- Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments are made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress, and clearance issues. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Limited Evaluation of Finished Areas:

- Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments are made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress, and clearance issues.

Mold Identification:

- The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Limited Evaluation of Insulation:

- An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulation may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

No Attic Access:

- Attic access point(s) were observed to be inaccessible because no access hatch was found, stored items were blocking, ducts or pipes were blocking, the hatch or door was stuck shut, the hatch was permanently fastened, there was apparent recent chemical treatment or dead vermin were present. These areas were not evaluated and are excluded from this inspection.

5.3 STRUCTURE RECOMMENDATIONS AND OBSERVATIONS

Interior Foundation Walls – Moisture & Related Issues:

Informational

- Most houses have the potential for surface or subsurface water penetration. Any comments made in this Report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the Report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Interior Foundation Walls – Evidence of Prior Moisture Intrusion:

Needs Service

- Evidence of prior water intrusion was observed along the SW interior foundation wall(s). For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and mold growth and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.
-

5.4 STRUCTURE PHOTO SECTION



Figure 10 Evidence of Moisture SW Wall(s)



Figure 11 Evidence of Moisture SW Wall(s)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture build-up or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed.

6. ELECTRICAL

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this Report.

6.1 ELECTRICAL DESCRIPTION

Main Service Line(s):

- Underground, 200A (240V)

Branch Circuit Wiring:

- Copper

Smoke Detector(s):

- Basement
- Main Level, Hallway

Main Disconnect Size & Location:

- 100A, Breakers, Main Panel

GFCI Location(s):

- Main Level, Master Bathroom

Carbon Monoxide Detector(s):

- None Observed

Main Panel Type & Location:

- Breakers, NW Basement

AFCI Location(s):

- None Observed

Sub-Panel Type(s) & Location(s):

- None Observed

INSPECTED COMPONENTS	IN	SC	NS	NA
Main Service Line(s)	•			
Main Disconnect Size & Location	•			
Main Panel Type & Location		•		
Sub-Panel Type(s) & Location(s)				•
Grounding & Bonding	•			
Branch Circuit Wiring	•			
Receptacles	•			
Switches	•			
Lighting	•			
GFCI Location(s)		•		
AFCI Location(s)				•
Smoke Detectors	•			
Carbon Monoxide (CO) Detectors		•		

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

6.2 ELECTRICAL INSPECTION LIMITATIONS AND EXCLUSIONS

General Electrical Inspection Limitations:

- Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated or corrected by a licensed electrician.

Electric System Bonding Limited Evaluation:

- The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection Report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

Smoke Detectors Limited Evaluation:

- The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. Batteries in smoke alarms should be changed when taking occupancy and annually in the future. Carbon monoxide alarms should be installed near sleeping areas and on each level in homes with a fuel-burning appliance or attached garage.

Auxiliary / Low Voltage Systems Limited Evaluation:

- Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.
-

6.3 ELECTRICAL RECOMMENDATIONS AND OBSERVATIONS

Main Panel Type & Location – Open Slot(s):

Safety Concern

- One or more slots where circuit breakers are normally installed were observed to be open in the main service panel(s). Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

GFCI Locations – GFCI Breaker Information:

Informational

- Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). According to a recent study performed by the Leviton Institute, an average 15% of GFCIs were inoperative when tested. Voltage surges from lightning, utility switching and other sources all take their toll on the devices, which is why Underwriters Laboratories (UL) requires that GFCIs be tested monthly.

GFCI Locations – Missing GFCI Protection:

Safety Concern

- One or more electric receptacles (outlets) at the kitchen, bathroom(s), wet bar, laundry sink, utility sink, garage, exterior, basement, crawl space, pool, spa or jetted tub were observed to have no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.

AFCI Locations – AFCI Breaker Information:

Informational

- As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-fault Circuit-interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing; particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Carbon Monoxide (CO) Detectors – CO Detector Information:

Informational

- Carbon monoxide (CO) is a colourless, odourless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. When CO is inhaled, it displaces the oxygen that would ordinarily bind with haemoglobin, a process that effectively suffocates the body. CO can poison slowly over a period of several hours, even in low concentrations. Sensitive organs, such as the brain, heart and lungs, suffer the most from a lack of oxygen. High concentrations of carbon monoxide can kill in less than five minutes. At low concentrations, it will require a longer period of time to affect the body. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO. In Ontario, if the building contains a fuel-burning appliance, fireplace or an attached garage, a CO alarm is required to be installed adjacent to each sleeping area in the house. For optimum protection, it is also recommended that additional CO alarm(s) be installed in other levels and/or areas of the home that are in proximity to a CO source such as: furnaces; hot waters; or gas stoves or dryers.

Carbon Monoxide (CO) Detectors – Missing:

Safety Concern

- Carbon monoxide alarms were observed to be missing from one or more locations at the time of the inspection. This is a potential safety hazard. Every home that has a combustion appliance should have carbon monoxide detectors. The local building code may require it. Typically, the requirement is to have one detector located near the furnace or combustion appliance, one near the entry door(s) to an attached garage and one detector in each bedroom area.

6.4 ELECTRICAL PHOTO SECTION



Figure 12 Open Slot(s) at Main Service Panel

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. Regular testing of GFCIs and AFCIs is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

7. HEATING

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this Report, including the COOLING section.

7.1 HEATING DESCRIPTION

Heating Energy Source(s):

- Gas

Manufacturer(s) & Age(s):

- Bryant, 1998

Thermostat(s):

- Main Level, Dining Room

Heating System(s) & Location(s):

- Furnace, SE Basement

Serial #(s):

- 3298A09701

Heat Recovery Ventilator(s):

- None Observed

Heating System Shut-Off(s):

- Basement, Near Furnace

Output Capacity (BTU/hr):

- 89,000

Auxiliary Heat & Fireplace(s):

- Wood Fireplace, Rec Room
- Wood Fireplace, Living Room

INSPECTED COMPONENTS	IN	SC	NS	NA
Heating System(s) & Location(s)			•	
Heating System Shut-Off(s)	•			
Heating System(s) Vent Pipe(s)	•			
Circulating / Blower Fan(s)			•	
Filter(s)			•	
Ducts & Registers	•			
Thermostat(s)	•			
Humidifier(s)			•	
Heat Recovery Ventilator(s)				•
Auxiliary Heat & Fireplace(s)			•	

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

7.2 HEATING INSPECTION LIMITATIONS AND EXCLUSIONS

General Heating Inspection Limitations:

- Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Heat Exchanger Limited Evaluation:

- The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited.

Heating System Upgrade Needs:

- No evaluations are made as part of a standard home inspection regarding heating, ventilation, air conditioning or heat pump system design, system, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new heat pump equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations.

Auxiliary Equipment Limited Evaluation:

- Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Gas / Wood-Burning Fireplace(s) Limited Evaluation:

- Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.
-

7.3 HEATING RECOMMENDATIONS AND OBSERVATIONS

Heating System(s) & Location(s) – Functional:

Informational

- A limited inspection of the heating system(s) was performed. The heating system was observed to turn on, appeared functional, and responded to normal operating controls at the time of the inspection. No significant deficiencies were noted. The life expectancy of a gas-fired furnace is typically 20 years if properly maintained including an annual service check/cleaning. Gas appliances must have a continuous source of air and fuel and flammable items should not be stored near the furnace. Providing at least 5'ft of clearance around the furnace is recommended.

Circulating / Inducer Fan(s) – Noisy:

Needs Service

- The circulating and/or inducer fan(s) for the forced air heating system(s) was observed to be noisy or vibrating excessively. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

Filter(s) – Filter Maintenance:

Maintenance

- Keeping furnace filters clean will save on heating and cooling costs and will also help in keeping the inside of your home as dust-free as possible. We recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Filter(s) – Recommend Replacement or Cleaning:

Needs Service

- One or more furnace filters were observed to be in need of replacement or cleaning. Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Auxiliary Heat & Fireplace(s) – Wood-Burning Appliance Recommend Specialist Evaluate / Clean / Repair:
Needs Service

- One or more wood-burning fireplaces or stoves were observed at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. A chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation.

7.4 HEATING PHOTO SECTION



Figure 13 *Furnace Inducer Fan Noisy*

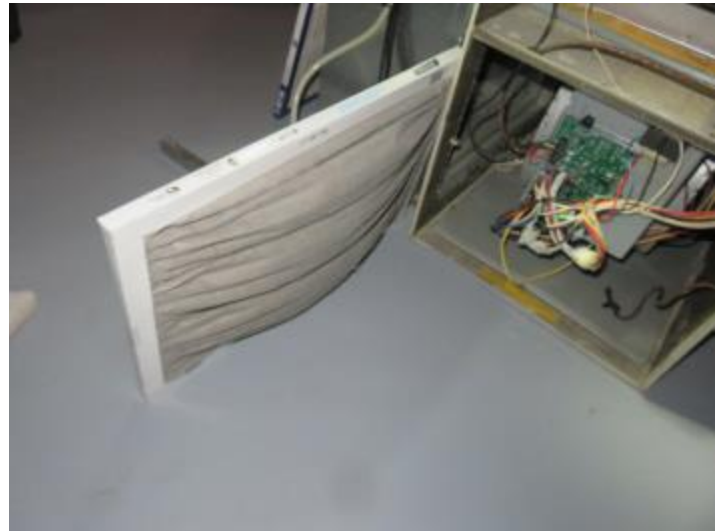


Figure 14 *Recommend Replacing Furnace Filter*



Figure 15 *Recommend Specialist Evaluate Fireplace*



Figure 16 *Recommend Specialist Evaluate Fireplace*

NOTE: Regular heating system maintenance is important, the older the unit, the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced or cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

8. PLUMBING

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this Report, including the BATHROOM and KITCHEN section(s).

8.1 PLUMBING DESCRIPTION

Water Supply Source:

- Public

Water Heater Energy Source(s):

- Electric

Gas Supply Piping & Shut-Off(s):

- Basement, Furnace
- Exterior, BBQ

Water Supply Piping & Shut-Off(s):

- Copper, 3/4", Basement

Water Heater(s) Manufacturer & Age:

- GSW, 2011

Drain & Waste Lines:

- ABS

Water Supply Lines:

- Copper

Serial #(s):

- S1145 F710742

Sump Pit / Sump Pump(s):

- None Observed

Water Heater(s) Capacity:

- 284L

Water Treatment System(s):

- Water Softener, Basement

INSPECTED COMPONENTS	IN	SC	NS	NA
Water Supply Source	•			
Water Supply Piping & Shut-Off(s)	•			
Water Supply Lines	•			
Water Heater Tank(s)	•			
Water Heater Vent Pipe(s)				•
Gas Meter	•			
Fuel Supply Piping & Shut-Off(s)	•			
Fuel Tank(s)				•
Drain & Waste Lines	•			
Sump Pit / Sump Pump(s)				•
Floor Drain Location(s)	•			
Laundry Sink(s)	•			
Washer Supply Line(s)	•			
Dryer Vent(s)		•		
Laundry Ventilation				•
Water Treatment System(s)	•			
Hose Bib(s)	•			

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

8.2 PLUMBING INSPECTION LIMITATIONS AND DISCLOSURES

General Plumbing Inspection Limitations:

- Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in ground piping are excluded from a standard inspection. In ground piping is subject to blockage/collapse.

Limited Evaluation of Water Valves:

- Main and in-line water shut-off valves may not be tested during a standard home inspection. Water valves, such as the main shut-off, is generally operated infrequently. Consequently, it is not unusual for them to become difficult to turn over time or even “frozen” in place. They may leak or fail when operation is attempted after a period of inactivity. Advise periodically checking and operating all valves to determine if repairs are needed and to ensure operation if needed in an emergency.

Gas Leak Detection:

- A home inspection does not include a pressure test or any other means to verify the integrity and freedom of leakage of a natural gas or propane gas system. While gas detection equipment may be used as an optional means to help identify possible leakage at representative/random locations, such use does not represent a full leakage test of the gas system. Furthermore, any reference to the gas system's condition is based solely on physical condition of the piping. Leakage can occur at any time for numerous reasons, even when the physical condition of the pipe appears satisfactory. Any suspected gas leakage should be investigated immediately. In the event of significant leakage, the house should be immediately evacuated, without using any devices or equipment that could serve to ignite the gas.

Laundry Equipment Limited Evaluation:

- Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

Auxiliary Systems Limited Evaluation:

- A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Exterior Faucets:

- Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Underground Piping:

- It is not possible to determine the condition, function, or flow of water or waste in buried or concealed piping or other components of the water supply system, sanitary or storm sewers, or septic systems within the scope of a standard home inspection. Information may be available from the homeowner, local building department, and/or water or sewage departments/utilities regarding the history of the water and sewer systems in the area and/or associated with the subject property. Pipe evaluation services which utilize special video equipment or other means are generally available to determine the condition of buried or concealed sewer lines and whether they are clear of obstructions. Arranging for such an inspection is recommended for homes in older communities, especially in areas where soil conditions or tree roots have been reported to contribute to sewer line failures or blockage, when a house has been vacant for an extended period, or in drought conditions.

Water Supply / Waste Disposal Limited Evaluation:

- Neither the source; type; or quality of water supply; nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exist, independent evaluation by a specialist is recommended.

8.3 PLUMBING RECOMMENDATIONS AND OBSERVATIONS

Water Heater Tank(s) – Maintenance:

Maintenance

- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Drain & Waste Lines – General Comments:

Informational

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Dryer Vent(s) – Duct Tape Used at Joints:

Safety Concern

- Duct tape was observed to be used at various joints for the clothes dryer exhaust duct(s). Clothes dryers produce large amounts of heat which can ignite flammable materials. This is a potential fire hazard. Recommend replacing duct tape with aluminum foil tape designed for ductwork.

Water Treatment System(s) – Water Softener Maintenance:

Maintenance

- Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or Service Company.

8.4 PLUMBING PHOTO SECTION



Figure 17 Duct Tape at Dryer Vent Joint(s)



Figure 18 Duct Tape at Dryer Vent Joint(s)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

9. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this Report.

9.1 KITCHEN DESCRIPTION

Range(s) & Cooktop(s):

- Unknown Mfcr.

Dishwasher(s):

- Whirlpool

Built-In Microwave:

- None Observed

INSPECTED COMPONENTS	IN	SC	NS	NA
Countertop(s) & Cabinet(s)	•			
Kitchen Sink(s)	•			
Range(s) & Cooktop(s)	•			
Dishwasher(s)	•			
Built-In Microwave(s)				•
Ventilation / Range Hood(s)			•	
Water Filtration System(s)				•

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

9.2 KITCHEN INSPECTION LIMITATIONS AND DISCLOSURES

Cabinetry / Countertop(s) Limited Evaluation:

- Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

General Appliance Inspection Limitations:

- Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities Limited Evaluation:

- Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances Limited Evaluation:

- Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Microwaves Limited Evaluation:

- Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Dishwasher Limited Evaluation:

- Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Auxiliary Systems Limited Evaluation:

- A standard home inspection does not include assessment of any water filter or treatment system, or similar systems.

9.3 KITCHEN RECOMMENDATIONS AND OBSERVATIONS

Ventilation / Range Hood(s) – Noisy:**Needs Service**

- The kitchen ventilation fan(s) or range hood(s) was observed to be noisy or vibrated excessively. Recommend that a qualified person repair or replace as necessary.

9.4 KITCHEN PHOTO SECTION



Figure 19 Range Hood Fan(s) Noisy/Vibrating

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

10. BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the plumbing system.

10.1 BATHROOM DESCRIPTION

Location(s) & Description(s):

- Basement, 2-Piece
- Main Level, 3-Piece w/Bathtub
- Main Level Master, 3-Piece w/Shower

Ventilation Location(s) & Type(s):

- Basement, None
- Main Level, Vent Fan
- Main Level Master, Vent Fan

INSPECTED COMPONENTS	IN	SC	NS	NA
Vanity(s)	•			
Sink(s)	•			
Bathtub(s)	•			
Shower(s)	•			
Ventilation	•			
Toilet(s)	•			
Bidet(s)				•

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

10.2 BATHROOM INSPECTION LIMITATION AND OBSERVATIONS

General Bathroom Inspection Limitations:

- Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and water-tightness of fixture overflows or other internal fixture components generally cannot be assessed. The water-tightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Vanity(s) / Countertop(s) Limited Evaluation:

- Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Safety Glazing not Determined:

- Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

10.3 BATHROOM RECOMMENDATIONS AND OBSERVATIONS

No Significant Deficiencies Observed:

- A limited inspection of the bathroom vanity(s), sink(s), toilet(s) and installed shower(s) and/or bathtub(s)/Jacuzzi(s) was performed. We checked a random sample of drawers and cabinet doors and each appeared to be functional at the time of the inspection. The countertops appeared functional although stored items, appliances, etc. limited visual access in some locations. We ran water at the bathroom sink(s), bathtub(s) and tested shower sprayers, if present, no visible leaks were observed and installed components appeared to be functional at the time of the inspection. The toilets were inspected for cracks and serviceability; each toilet appeared securely attached to the floor with no visible leaks. No significant deficiencies were noted.
-

NOTE: *Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The water-tightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interruption (GFCIs) are recommended for all bathroom receptacle outlets.*

11. INTERIOR

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. Elements and areas that are inaccessible or concealed from view by any means cannot be inspected. Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this Report, including the STRUCTURE section and the major house systems.

11.1 INTERIOR DESCRIPTION

Exterior Doors:

- Wood, Front
- Wood, Side
- Wood, Back Porch
- Wood, Back Basement

Flooring Finishes:

- Vinyl / Tile
- Hardwood / Laminate

Evidence of Moisture:

- Basement, NE Window

Evidence of Condensation:

- None Observed

Wall & Ceiling Finishes:

- Drywall / Plaster

Windows:

- Wood, Single-Hung
- Aluminum, Single Pane

INSPECTED COMPONENTS	IN	SC	NS	NA
Exterior Doors	•			
Interior Doors	•			
Windows			•	
Flooring Finishes	•			
Wall & Ceiling Finishes	•			
Stairway(s)	•			

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

11.2 INTERIOR INSPECTION LIMITATIONS AND DISCLOSURES

General Interior Inspection Limitations:

- Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality / Mold:

- All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors Limited Evaluation:

- Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Infiltration / Leakage Limited Evaluation:

- The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

11.3 INTERIOR RECOMMENDATIONS AND OBSERVATIONS

Window(s) – Many Single-Pane Windows:

Informational

- Many windows were observed to use single-pane glass. Single-pane windows are prone to sweating and are one of the largest sources of heat loss in winter and heat gain in the summer due to their low insulating ability and high air leakage rates. Consider replacing single-pane windows with multi-pane windows.

Windows – Trim or Jambs Staining from Possible Moisture Intrusion:

Needs Service

- Trim or jambs around one or more exterior windows was observed to have staining which may be a sign of prior moisture intrusion through the window(s). Recommend monitoring for future moisture accumulation and that a qualified person repair, replace or install as necessary.

Windows – Damaged / Stuck Shut / Difficult to Open or Close:

Needs Service

- One or more windows along the NW wall(s) of the main level office/bedroom that were designed to open and close were observed to be damaged, stuck shut or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Wall & Ceiling Finishes – Cracks / Nail Pops:

Informational

- Minor hairline cracks in walls and ceilings are not uncommon, especially at joints and corners as the home ages and settles. Also, drywall joint tape or nail pops may occasionally be noticed. These items are considered normal settlement issues and are most often cosmetic.

11.4 INTERIOR PHOTO SECTION



Figure 20 *Staining at NE Basement Window*



Figure 21 *NW Office/Bedroom Window(s) Damaged*

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

12. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this Report, including the ROOFING and EXTERIOR section(s).

12.1 GARAGE DESCRIPTION

Garage Roof Covering:

- N/A

Entry Door(s) into Dwelling:

- Wood

Garage Door(s):

- None Observed

Garage Wall Surfaces:

- N/A

Garage Floor Slab:

- Concrete

Garage Window(s):

- None Observed

Garage Flashings & Trim:

- Wood
- Vinyl
- Metal

Garage Structure & Sheathing:

- N/A

Vehicle Door(s):

- Wood

Garage Wall & Ceiling Finishes:

- Plaster / Drywall

Vehicle Door Operator(s):

- Missing Sensor(s)
- Adjust Auto-Reverse Settings

INSPECTED COMPONENTS	IN	SC	NS	NA
Garage Roof Covering				•
Garage Soffits & Fascia				•
Garage Gutters & Downspouts				•
Garage Flashings & Trim	•			
Entry Door(s) into Dwelling		•		
Entry Step(s) into Dwelling	•			
Garage Floor Slab	•			
Garage Structure & Sheathing				•
Garage Wall & Ceiling Finishes	•			
Garage Door(s)				•
Garage Window(s)				•
Vehicle Door(s)	•			
Vehicle Door Operator(s)		•		

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Applicable = NA

12.2 GARAGE INSPECTION LIMITATIONS AND DISCLOSURES

General Garage Inspection Limitations:

- More so than many other areas of a house, garages tend to have storage and other items that restrict visibility. Any specific noted limitation may be in addition to normal restrictions. Advise a check of obstructed areas when clear.

Garage / House Separation Inspection Limitations:

- Fire-rated wall/ceiling assemblies are generally required between the house and garage. This report does not fully address any specific requirement; rather it is generally limited to a determination of whether frame walls are covered or not. The integrity of any fire separation assembly must be maintained for proper protection. Wall insulations and vapour retarders are generally not observable and may only be commented on if an observed defect exists.
-

12.3 GARAGE RECOMMENDATIONS AND OBSERVATIONS**Entry Door(s) into Dwelling – Missing Self-Closing Device:***Safety Concern*

- One or more doors between the garage and the house were observed to be missing a self-closing device. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Entry Door(s) into Dwelling – Not Fire-Resistant:*Safety Concern*

- One or more doors between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

Garage Floor Slab – Limited Evaluation:*Informational*

- Garage floor areas were observed to be obscured by vehicles, stored items, carpeting or debris and couldn't be fully evaluated.

Garage Floor Slab – Measure for Vehicle(s) Parking / Storage:*Informational*

- Garages come in all shapes and sizes. We recommend that you measure the length and width of the garage space(s) to ensure that there is sufficient clearance to accommodate your vehicle(s). Most newer garages are approximately 20 ft. x 20 ft. in diameter or larger.

Vehicle Door Operator(s) – Auto-Reverse Inoperable / Needs Adjustment:*Safety Concern*

- The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was observed to be inoperable or required excessive force. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary.

Vehicle Door Operator(s) – Photoelectric Sensor(s) Missing:*Safety Concern*

- No photoelectric sensors were observed to be installed for one or more garage vehicle doors' automatic openers. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety.
-

12.4 GARAGE PHOTO SECTION



Figure 22 Entry Door not Fire-Resistant/Missing Closer



Figure 23 Vehicle Door(s) Missing Sensor(s)



Figure 24 Adjust Vehicle Door Auto-Reverse Settings

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapours, and should be restricted

13. CONCLUSION

We are proud of our service and trust you will be happy with the quality of your Report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. In the following paragraphs we have compiled a list of general safety recommendations upon moving-in, since we never know who will be occupying or visiting a property, whether it be children or the elderly.

13.1 PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

- Check the heating and cooling system(s) and operate all appliances;
- Run water at all fixtures and flush toilets;
- Operate all exterior doors, windows and locks;
- Test smoke and carbon monoxide detectors;
- Ask for all remote controls to garage door openers, fans, gas fireplaces, etc.;
- Inspect areas that may have been restricted at the time of the inspection;
- Read seller's disclosure.

13.2 GENERAL SAFETY RECOMMENDATIONS

- Install and/or test and monitor smoke and carbon monoxide detectors;
- Identify all escape and rescue ports and rehearse an emergency evacuation of the home;
- Upgrade older electrical systems (if present) by at least adding ground-fault outlets (never service any electrical equipment without first disconnecting its power source);
- Safety-film all non-tempered glass;
- Ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than 4 inches;
- Regulate the temperature of water heaters to prevent scalding;
- Make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them;
- Ensure that garage doors are well balanced and have the appropriate safety devices;
- Consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

NOTE: *We may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a Report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.*