

Home Inspections 4U

Home Inspection Report



Anyname St, Toronto, ON, M0A 1O1

Inspection prepared for: Joe Public
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 10/16/2012 Time: 1:00 PM
Age of Home: 80 years
Weather: Cold, Windy

Inspector: Yuri Olhovsky
NHI # 00372
18 Hanover Court, Richmond Hill, Ontario L4C 8L5
Phone: 416-909-6467 Fax: 905-884-9428

Email: info@homeinspections4u.biz
www.homeinspections4u.biz, www.homeinspections-toronto.com



This report is the exclusive property of HOME INSPECTIONS 4U and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The entire report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

If the residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

The observations and opinions expressed within this report are those of HOME INSPECTIONS 4U and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of National Association of Certified Home Inspectors (NACHI) <http://www.nachi.org/sop.htm>, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may also identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Your completed report may contain photographs of various conditions noted during the inspection. PHOTOGRAPHS PROVIDED IN THIS REPORT ARE INTENDED TO HELP INTERESTED PARTIES UNDERSTAND THE CONTEXT OF THIS REPORT, BUT MAY NOT REPRESENT THE SUM TOTAL OF ALL CONDITIONS.

Explanation of the colours used in the report:

Red - Major deficiency that may result in significant damage to the property, serious injury or death

Green - Minor deficiency or deferred maintenance item

Blue - Require further investigation by a specialist

Black - General information or description

Report Summary

Slopped roof		
Page 12 Item: 3	Roof Condition	<ul style="list-style-type: none"> Granular loss and deterioration observed. Shingles are dry, brittle, cracked, cupping, and curling. Roof appears to be at the end of its useful life. Suggest further review by a licensed roofer prior to closing for repairs/replacement as needed.
Page 13 Item: 4	Roof Flashing Condition	<ul style="list-style-type: none"> In the inspectors opinion the flashings are near the end of their useful life due to wear. Recommend review by a licensed roofer for repair or replacement as necessary.
Chimney		
Page 17 Item: 2	Chimney Condition	<ul style="list-style-type: none"> Chimney is leaning. Recommend review and repairs by a qualified mason. Evidence of repairs observed, unable to determine the effectiveness of these repairs. Recommend review by a qualified chimney professional for repair or replacement, as necessary, prior to close.
Exterior		
Page 21 Item: 6	Foundation Conditions	<ul style="list-style-type: none"> Basement walkout walls are severely cracked or heaved and should be evaluated and repaired as needed by qualified masonry contractor.
Page 23 Item: 8	Window/Frame Conditions	<ul style="list-style-type: none"> Window trim is severely weathered on bay window at the front and requires service. Replacement basement window has exposed wood that needs to be covered with flashing to prevent water damage.
Page 23 Item: 9	Exterior Door Conditions	<ul style="list-style-type: none"> An exterior basement walkout door opens over a step instead of a conventional landing platform. This poses a fall hazard. The doors are required to open over a platform that is at least the width of the door. A qualified specialist should review and repair as needed.
Page 25 Item: 12	Electrical Conditions	<ul style="list-style-type: none"> Ground Fault Circuit Interrupters (GFCI) may have not been required when the home was built. However they are important safety feature and I recommend upgrading with GFCI's all exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
Page 25 Item: 14	Exterior Steps and Stairs	<ul style="list-style-type: none"> The steps in the walkout staircase have unequal treads or risers. Steps are required to be uniform to prevent trip hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than 3/8 of an inch.
Basement		

Page 27 Item: 3	Basement Stairs Condition	<ul style="list-style-type: none"> • One or more guardrails were missing . This is a safety hazard. Standard building practices require that they: <ul style="list-style-type: none"> [*]Be installed where walking surfaces are more than 30 inches above the surrounding grade [*]Be securely and permanently attached [*]Be at least 36 inches in height [*]Not be climbable by children [*]Not have gaps or voids that allow passage of a sphere equal to or greater than four inches in diameter <p>A qualified contractor should evaluate and repair, replace or install guardrails as necessary, and as per standard building practices.</p>
Page 28 Item: 5	Basement Walls Condition	<ul style="list-style-type: none"> • Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry. Dampproofing materials could loose their integrity with time and allow water seepage through the foundation walls especially after prolonged periods of rain. That is why we encourage you to monitor your foundation regularly and have a working sump pump for emergencies.
Page 29 Item: 8	Joist Condition	<ul style="list-style-type: none"> • Cracked and damaged joists observed. Recommend review by a qualified professional for repair or replacement as necessary.
Page 31 Item: 13	Electrical Conditions	<ul style="list-style-type: none"> • Knob and tube wiring noted. See Electrical Section. • Ungrounded receptacle observed, suggest installing GFCI receptacle for safety. • Reversed polarity observed, recommend review for repair as necessary. • Ungrounded three prong receptacles observed. It is recommended that these receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety. • Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. • Evidence of amateur wiring noted. Recommend review for repair or replacement as necessary.
Electrical		
Page 36 Item: 1	Main Service Drop Condition	<ul style="list-style-type: none"> • Wires are sagging, recommend review by the local utility company for repair as necessary. • Service drop attachment to the house is pulling away from siding and should be secured.

Page 37 Item: 3	Main Panel Comments	<ul style="list-style-type: none"> • Knob and tube wiring noted. While this wiring was standard at time of construction, replacement is now required for insurance purposes. Replacement costs very greatly, depending on extent of replacement as well as by contractor. Buyer advised to contact qualified electrical contractor(s) for replacement quotes. • Excessive rust was observed in the main service panel. This is a result of excessive moisture condensation or water intrusion. It presents safety hazard. A qualified electrician should investigate this further and provide repairs or replacement as needed. • Knob and tube wiring with additional spliced wires observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing to ensure this system is properly and safely installed. • The system includes old tinted cloth covered wires that should be evaluated by electrician and certify as being safe.
Page 38 Item: 4	Smoke detector comments	<ul style="list-style-type: none"> • Defective smoke detector observed on the ceiling of the second floor hallway. Recommend replacement with new one as required.
Page 38 Item: 5	Grounding	<ul style="list-style-type: none"> • Ground clamp is rusty and needs replacement.
Page 39 Item: 6	Electrical Comments	<ul style="list-style-type: none"> • Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction, and unless otherwise noted, appears to be in serviceable condition. However the presence of knob and tube wiring may be a concern for insurance companies. We recommend to confirm availability of insurance coverage for the home with knob and tube wiring with your insurance provider. • Due to concerns about the age and condition of electrical wiring in this house I recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
Heating		
Page 40 Item: 2	Burner Chamber Comments	<ul style="list-style-type: none"> • Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system. • Atmospheric furnace is beyond its recommended life expectancy. This furnace shows yellow flame when it was tested. This is an indication of poor combustion or heat exchanger problem. I recommend replacing this furnace immediately with a modern high efficiency unit.
Main Floor Hallway		

Page 45 Item: 2	Walls Condition	<ul style="list-style-type: none"> Major cracks were found in some wall areas. These appear to be a structural concern, and may indicate that settlement is ongoing. The client is strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include: <p>[*]Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs [*]Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is [*]Structural engineers who determine if repairs are necessary, and prescribe those repairs</p>
Second Floor Hallway		
Page 47 Item: 4	Electrical Conditions	<ul style="list-style-type: none"> Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
Page 47 Item: 5	Stair Conditions	<ul style="list-style-type: none"> Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement. Whenever two or more steps are present a handrail is usually required. Recommend review by a qualified professional for repair or replacement as necessary.
Kitchen		
Page 49 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> Significant damage (holes, etc.) were found in one or more ceiling sections. A qualified person should repair as necessary.
Page 50 Item: 6	Kitchen Electrical Condition	<ul style="list-style-type: none"> One or more electric receptacles and/or the boxes they are installed in were loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.
Page 51 Item: 10	Hood Fan Condition	<ul style="list-style-type: none"> Exhaust fan is very noisy and needs service. Recommend review for repair or replacement as necessary.
Second floor kitchen		
Page 52 Item: 1	Kitchen Floor Condition	<ul style="list-style-type: none"> Water damage observed. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
Page 52 Item: 2	Walls Condition	<ul style="list-style-type: none"> Significant damage (holes, etc.) were found in one or more wall sections. A qualified person should repair as necessary.
Page 52 Item: 5	Kitchen Electrical Condition	<ul style="list-style-type: none"> The number of the receptacles is not sufficient. Many loads are plugged into one outlet creating an octopus connection. This may lead to overload of the circuit creating an unsafe condition. Recommend review by licensed electrician with the purpose to install more outlets above the countertop.
Bedroom 1		
Page 54 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> Significant damage (holes, etc.) were found in one or more ceiling sections. A qualified person should repair as necessary.

Bedroom 2		
Page 56 Item: 1	Floors Condition	<ul style="list-style-type: none"> The hardwood is severely scratched, stained, dented or otherwise damaged. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
Page 56 Item: 2	Walls Condition	<ul style="list-style-type: none"> Significant damage (holes, etc.) were found in one or more wall sections. A qualified person should repair as necessary.
Page 56 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> Significant damage (holes, etc.) were found in one or more ceiling sections. A qualified person should repair as necessary.
Page 58 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> Some open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. <p>Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.</p>
Bedroom 3		
Page 59 Item: 1	Floors Condition	<ul style="list-style-type: none"> The hardwood is severely scratched, stained, dented or otherwise damaged. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
Page 60 Item: 7	Electrical Conditions	<ul style="list-style-type: none"> Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. However reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
Bedroom 4		
Page 61 Item: 2	Walls Condition	<ul style="list-style-type: none"> Significant damage (holes, etc.) were found in one or more wall sections. A qualified person should repair as necessary.

Page 62 Item: 7	Electrical Conditions	<ul style="list-style-type: none"> Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. However reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety. Some open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. <p>Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.</p>
Powder room		
Page 65 Item: 9	Shower Base Condition	<ul style="list-style-type: none"> Shower base appear to be leaking. The entire shower cabin installation does not look professional. I recommend complete removal of the existing cabin and installation of the manufactured shower as needed.
Hallway Bathroom		
Page 66 Item: 3	Walls Condition	<ul style="list-style-type: none"> Significant cracks were found in some walls. This may be a structural concern, or an indication that settlement is ongoing. A qualified contractor should evaluate and repair as necessary.
Page 66 Item: 7	Electrical Condition	<ul style="list-style-type: none"> GFCI did not respond to test, suggest replacing for safety. Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety.
Page 68 Item: 13	Sink Condition	<ul style="list-style-type: none"> Mechanical stopper is missing/inoperable. Mechanical stopper is required to prevent small items from falling into the sink and block the trap. As well it is difficult to determine proper water discharge when the stopper is not present. We normally close mechanical stopper, fill sink with water and then observe its discharge after opening the drain. We recommend to add a mechanical stopper to the sink.
Basement Bathroom		
Page 70 Item: 7	Electrical Condition	<ul style="list-style-type: none"> GFCI did not respond to test, suggest replacing for safety.
Laundry Area		
Page 72 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> Loose receptacle observed. Suggest securing as needed. Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety.
Page 73 Item: 7	Washer Hook-ups	<ul style="list-style-type: none"> Washer discharge drain is improperly connected to the sewer. The trap is located too far from the stand pipe and the drain pipe is run uphill instead of sloping down. Recommend review by a qualified plumber and repairs as needed.

Page 74 Item: 8	Dryer Hook-ups	<ul style="list-style-type: none">• Dryer vent is disconnected and can only vent inside. The dryer vent should be routed to the exterior and installed per manufacturer's recommendations.
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You have contracted with HOME INSPECTIONS 4U to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which could be found here <http://www.nachi.org/sop.htm>. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and

it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

General Information

1. Inspector

Yuri Olhovsky CMI, NHI, CEA

2. Persons in Attendance

Buyers • Buyers' Agent

3. Occupancy

The Property is occupied

4. Weather conditions

Overcast • Temperature at the time of inspection was approximately 10 degrees Celsius.

5. Property Information

.Buyer is cautioned that this is NOT a compliance inspection. Should buyer be concerned as to municipal compliance of basement apartment, consultation with Municipality is required. • Semi-detached • This house faces South-East

6. Code Inspection

Materials:

• The entire report is not a code inspection, not is the inspector licensed to perform any code inspections pertaining to the specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

7. Levels

3 Story

8. Estimated Age

Century home.

9. Cost to repair

Materials: There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/costtorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Contractors in Canada <http://www.canadianarchitecture.com/Contractors/contr00.html>, Yellow Pages www.yellowpages.ca and the Better Business Bureau (<http://www.bbbmwo.ca/index.html>).

10. Older Homes

Materials: We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

Slopped roof

1. Methods Used to Inspect Roof

How Inspected: Roof was not mounted due to height and steep pitch making mounting of the roof dangerous. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. • Observed from the ground with 10X50 field binoculars and ladder at eaves.

2. Estimated age

Materials: The roof appears to be approximately 10 to 12 years old, but this is just an estimate and you should request the installation permit from the seller, which will reveal its exact age and any warranty or guarantee that might be applicable.

3. Roof Condition

Materials: Asphalt Composition Shingles

Observations:

- There is 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 commonest 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.
- Waviness noted in roofing surface. This is a relatively common condition and can be a result of inadequate ventilation.
- **Granular loss and deterioration observed. Shingles are dry, brittle, cracked, cupping, and curling. Roof appears to be at the end of its useful life. Suggest further review by a licensed roofer prior to closing for repairs/replacement as needed.**

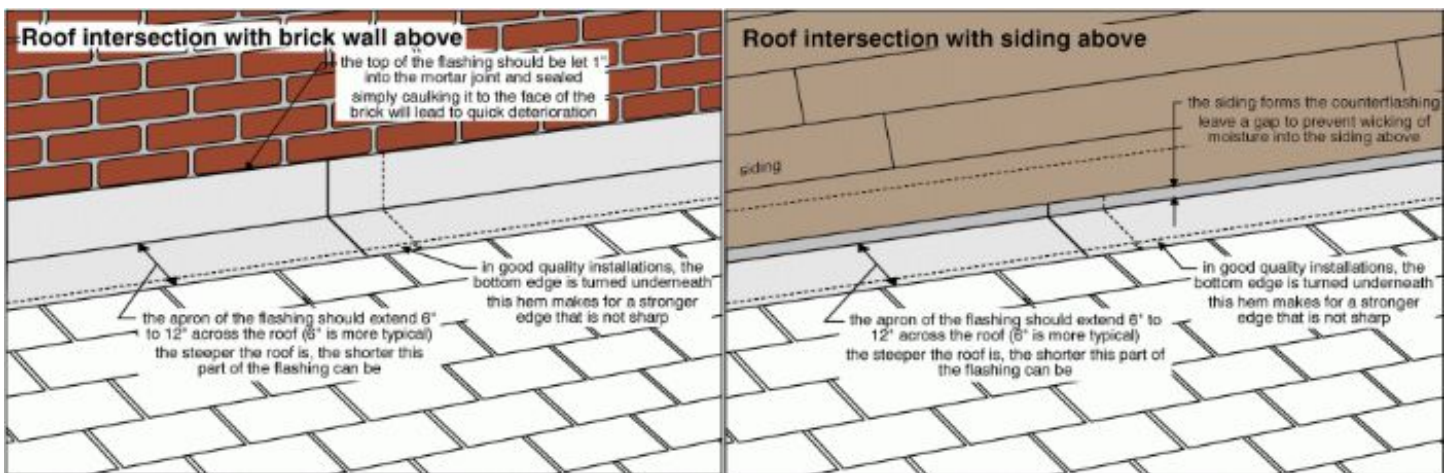


4. Roof Flashing Condition

Materials: Galvanized Metal

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- There is flashing but no counterflashing where a portion of the roof abuts the house, and moisture intrusion would be possible. Therefore, this connection will need to be monitored and serviced as necessary.
- The roof flashings need to be sealed or serviced. They are comprised of metal or neoprene material that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.
- In the inspectors opinion the flashings are near the end of their useful life due to wear. Recommend review by a licensed roofer for repair or replacement as necessary.

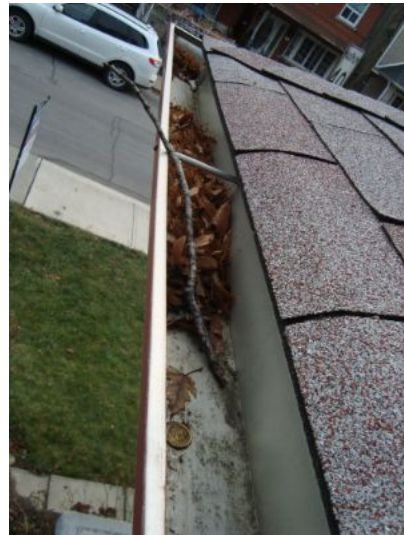


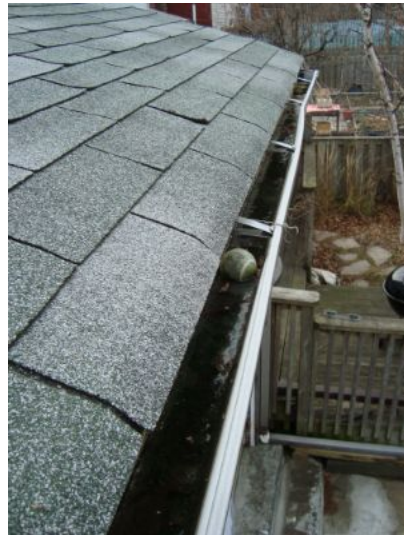
5. Gutter Condition

Materials: Full • Aluminum

Observations:

- Debris blocked downspouts observed. Recommend cleaning gutters and downspouts, which should be a regular part of maintenance.
- Clogged gutters noted. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Downspout at front is loose and should be secured.





Flat roof

1. Methods Used to Inspect Roof

How Inspected: Roof was not mounted due to height and lack of access ladder. Recommend that a qualified roofing contractor who is familiar with flat roofs will evaluate the condition of the roof prior to closing.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. We recommend that all solid fuel-burning appliances (woodstoves and fireplaces) be inspected now and annually by a qualified chimney service contractor and cleaned as necessary. Fireplace flues, bricks, linings and chimneys are outside the scope of a home inspection. For safety and liability reasons, this inspection does not include lighting a fire in the fireplace to check for proper operation; gas fireplaces without a wall switch are checked only if owner is present to operate them.

1. Chimney Comments

Type: The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property." • MASONRY Furnace Chimney

2. Chimney Condition

Observations:

- Suggest rebuilding chimney crown cap to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners. You should make a crown inspection part of your routine seasonal maintenance checklist. Recommend monitoring this area regularly.
- **Chimney is leaning. Recommend review and repairs by a qualified mason.**
- Evidence of repairs observed, unable to determine the effectiveness of these repairs. Recommend review by a qualified chimney professional for repair or replacement, as necessary, prior to close.



3. Flue Condition

Materials: Metal

Observations:

- Flue, crown and flashing not inspected due to roof not being mounted.

4. Chimney Comments

Observations:

- Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, fences and gates, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Walkway Conditions

Materials: Concrete blocks

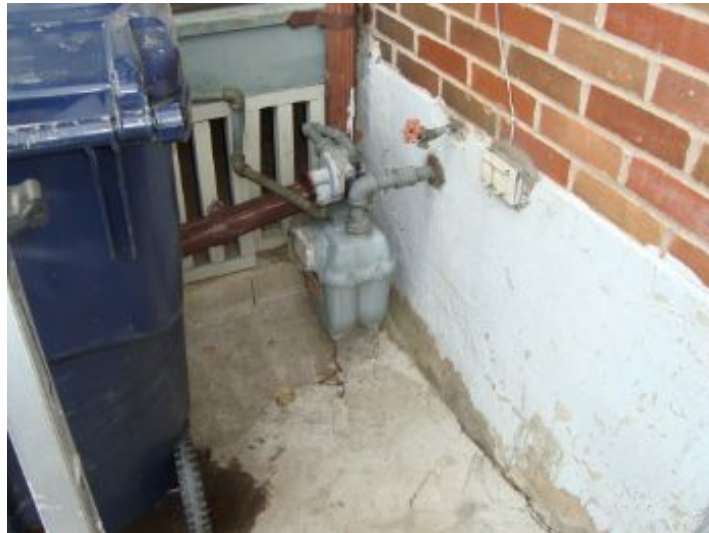
2. Electric Meter Condition

Location: Right Side



3. Gas Meter Condition

Location: Front



4. Lot Grade and Drainage Conditions

Observations:

- There are areas where the grade is too high to wall finishes and can cause rot or damage. Finished grade should be kept at least 6 inches below brick veneer or 8 inches below siding. We can elaborate on this issue, but you should seek a second opinion from a qualified grading contractor.
- Low areas and reversed slope observed at the back yard. Re-grading where needed is recommended to assure all water drains away from the home's foundation at all times.
- Older structures do not have the same drainage features as newer structures, making them more prone to seepage.



5. Exterior Wall Cladding Condition

Materials: Metal Siding

Observations:

- Waviness noted in siding. This is a very common condition and is usually no reason for concern.

6. Foundation Conditions

Type: Basement • Masonry blocks

Observations:

- Basement walkout appears to be added. When such items are added to the house, they effectively lower the frost line and on occasion can sustain frost damage to footings. Buyer is advised to verify building permit and installation process to determine if this has been taken into consideration. We do not tacitly approve any work that was done without a permit and latent defects can exist.
- Common cracks noted, which may leak at any time. Recommend review by a qualified professional for repair or replacement as necessary.
- Basement walkout walls are severely cracked or heaved and should be evaluated and repaired as needed by qualified masonry contractor.





7. Trim Conditions

Materials: Wood and Metal

Observations:

- Fascia board and trim are weathered and require service such as scraping of peeling and loose paint and re-painting as necessary.

8. Window/Frame Conditions

Materials: Sashless sliders • Sliders with sash • Vinyl Frame • Metal Frame

Observations:

- The windows are not the same age and the older ones may not be as efficient as newer ones.
- Caulk is deteriorated on most windows and needs replacement. Caulking is a normal maintenance procedure that should be performed periodically every 3 years. Recommend to remove old caulk around windows and re-apply new caulk that is suitable for exterior masonry applications.
- Many windows in this home do not meet modern standards. They are of the type that is called "sashless sliders". These windows, although they consist of two panels of glass, are very inefficient and allow substantial heat loss. Their upgrade would greatly enhance overall comfort and efficiency of the house.
- Some of the basement windows are too low to ground and require window wells. As a temporary solution a plastic dome could be used to cover basement windows to prevent snow accumulation.
- Window trim is severely weathered on bay window at the front and requires service.
- Replacement basement window has exposed wood that needs to be covered with flashing to prevent water damage.



9. Exterior Door Conditions

Materials: Metal • Wood with Storm Door

Observations:

- Caulking around exterior doors is deteriorated and needs replacement.
- Peeling paint observed at front door, suggest scraping and painting as necessary.
- Exterior front door weather strip is missing and should be installed.
- An exterior basement walkout door opens over a step instead of a conventional landing platform. This poses a fall hazard. The doors are required to open over a platform that is at least the width of the door. A qualified specialist should review and repair as needed.



10. Vent Terminals

Observations:

- One or more exhaust duct end caps were missing or damaged. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and may pose a fire hazard. A qualified person should evaluate and repair as necessary.

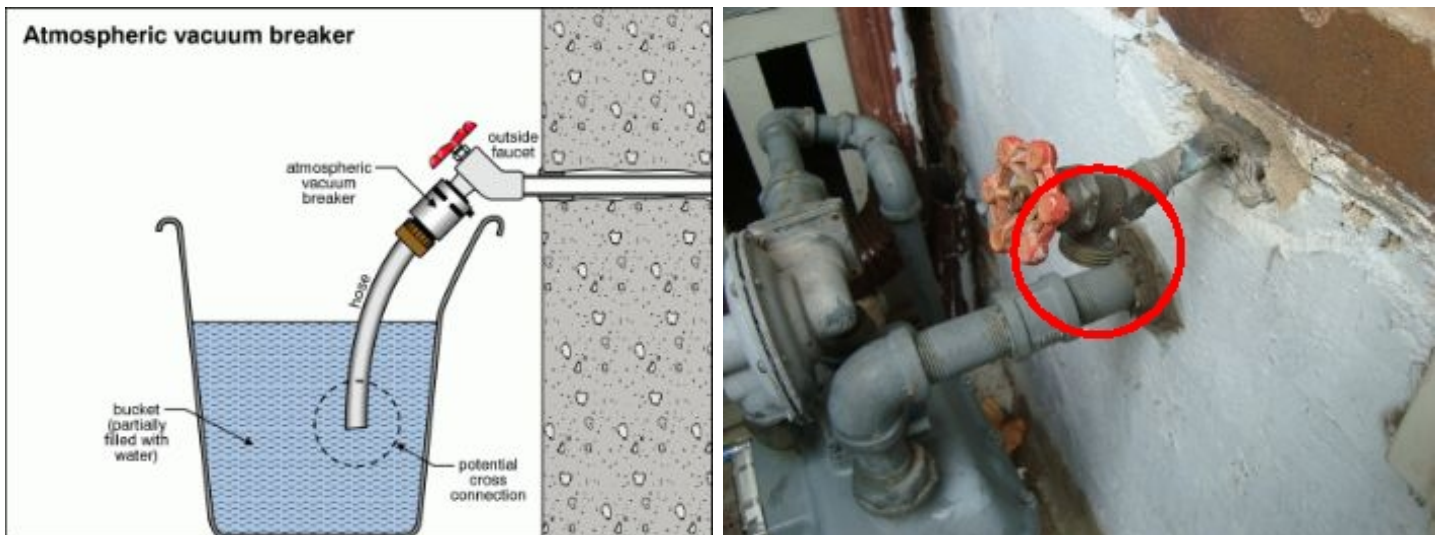


11. Exterior Faucet Conditions

Location: Front • Rear

Observations:

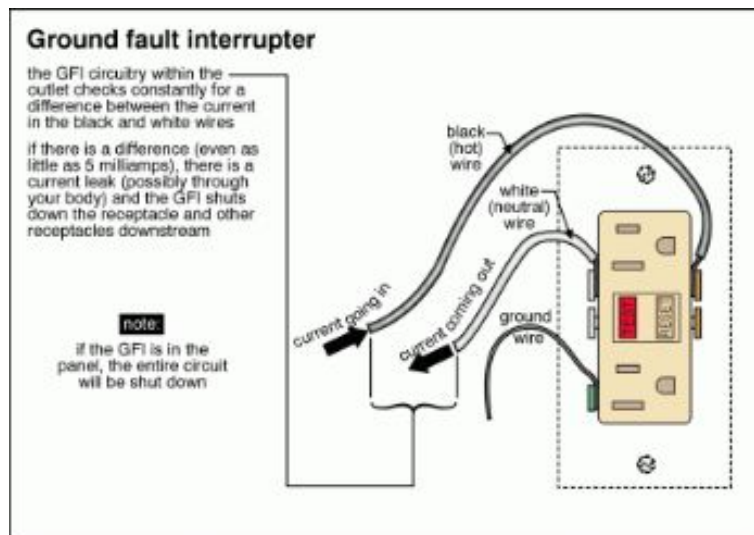
- The hose bibs that were tested are functional but do not include anti-siphon valves. These valves are relatively inexpensive and are required by current standards. Recommend installation of check valve to prevent water backflow.
- Exterior faucets should be winterized prior to cold season to protect pipes from freezing. For proper winterization turn off the inside valve first. Open the bleed valve and drain remaining water. Then open exterior faucet and leave like this for the entire winter.



12. Electrical Conditions

Observations:

- Ground Fault Circuit Interrupters (GFCI) may have not been required when the home was built. However they are important safety feature and I recommend upgrading with GFCI's all exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.



13. Porch Condition

Materials: Wood

Observations:

- The porch is too low and has no access underneath for review of structural assembly.

14. Exterior Steps and Stairs

Materials: Wood • Concrete

Observations:

- Peeling paint observed at front steps, suggest scraping and painting as necessary.
- The steps in the walkout staircase have unequal treads or risers. Steps are required to be uniform to prevent trip hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than 3/8 of an inch.

15. General Exterior Comments

Observations:

- Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.
- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

Basement

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable with the time. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

1. Basement Access

MAIN FLOOR stairway. • Walkout stairway.

2. Foundation type

Materials: Basement • Finished

3. Basement Stairs Condition

Observations:

- One or more guardrails were missing . This is a safety hazard. Standard building practices require that they:

- [*]Be installed where walking surfaces are more than 30 inches above the surrounding grade

- [*]Be securely and permanently attached

- [*]Be at least 36 inches in height

- [*]Not be climbable by children

- [*]Not have gaps or voids that allow passage of a sphere equal to or greater than four inches in diameter

A qualified contractor should evaluate and repair, replace or install guardrails as necessary, and as per standard building practices.



4. Basement Floor Condition

Materials: Carpet

5. Basement Walls Condition

Materials: Concrete Block • Drywall • Unfinished

Observations:

- Efflorescence and a distinct water line on the walls, indicate that a significant amount of water has stood within the basement. This can contribute to differential settling and facilitate the growth of a variety of molds that can promote unhealthy conditions. Recommend to consult a drainage and grading contractor to correct this adverse condition.

- Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry. Dampproofing materials could loose their integrity with time and allow water seepage through the foundation walls especially after prolonged periods of rain. That is why we encourage you to monitor your foundation regularly and have a working sump pump for emergencies.





Efflorescence

6. Basement Ceilings Condition

Materials: Drop Tile • Drywall

Observations:

- Old staining noted. No elevated moisture reading at time of inspection.

• A representative number of drop tiles were removed and recess inspected. Due to limited clearance and time requirement, this was a limited inspection of subfloor, floor joists and plumbing/electrical distribution system and as such, does NOT fall within the Scope of Home Inspection.

• Some drop tiles could not be removed for review of concealed area due to inadequate clearance. This area of structure and components therefore is not within the scope of this inspection.

7. Doors Condition

Materials: Hollow Core • Metal

8. Joist Condition

Materials: Conventional 2 x 10 Framing

Observations:

- **Cracked and damaged joists observed. Recommend review by a qualified professional for repair or replacement as necessary.**



9. Beams Condition

Observations:

- Beams are inaccessible due to finished materials and cannot be inspected.

10. Support Post Comments

Materials: Block Wall • Concrete Block

11. Subfloor Condition

Materials: Wood planks or boards

Observations:

- **Sub floor damage observed. Recommend review by a qualified professional for repair or replacement as necessary.**



12. Window Condition

Style: Sliders with sash • Vinyl Frame

Observations:

- Evidence of previous repairs due to moisture intrusion. Unable to determine the effectiveness of the repairs. The areas were dry at the time of the inspection.

13. Electrical Conditions

Observations:

- Knob and tube wiring noted. See Electrical Section.

• Ungrounded receptacle observed, suggest installing GFCI receptacle for safety.

• Reversed polarity observed, recommend review for repair as necessary.

• Ungrounded three prong receptacles observed. It is recommended that these receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.

• Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.

• Evidence of amateur wiring noted. Recommend review for repair or replacement as necessary.



14. Visible Plumbing Condition

Materials: ABS • Cast Iron • Copper

Observations:

- Copper pipes are in contact with galvanized material. This forms galvanized pair and can create pin holes in copper pipes. Recommend review for separation of the copper pipes from galvanized.



15. Insulation Condition

Materials: Fiberglass

Observations:

- None observed in unfinished area. Recommend insulating foundation wall for better energy efficiency.

16. Distribution/Ducts

Ducts/Registers

Observations:

- Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.
- Very limited review of ductwork due to basement finish.



17. Basement Comments

Observations:

- Compliance of basement apartments does not fall within the scope of Home Inspection. Should Municipal Compliance be a concern to buyer, he/she is advised to consult with the local authorities.
- Buyer is advised to refer to Seller's Disclosure regarding past water intrusion and condition of any concealed plumbing and foundation elements.

The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to conduct Indoor Air Quality Investigation by a qualified specialist.

Finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drain pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

1. Main Shutoff Location

Materials: Copper • Public supply

Observations:

- Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.
- Basement near electrical panel.



2. Supply Line Condition

Materials: Copper

Observations:

- No leaks observed at the time of the inspection.

3. Waste Line Conditions

Materials: Public Waste

4. Waste Line Condition

Materials: ABS

Observations:

- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.
- Limited inspection of waste lines due to basement finish

5. Plumbing Comments

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted.
- Limited inspection due to basement finish. All original galvanized piping appears to have been replaced. . Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.

Electrical

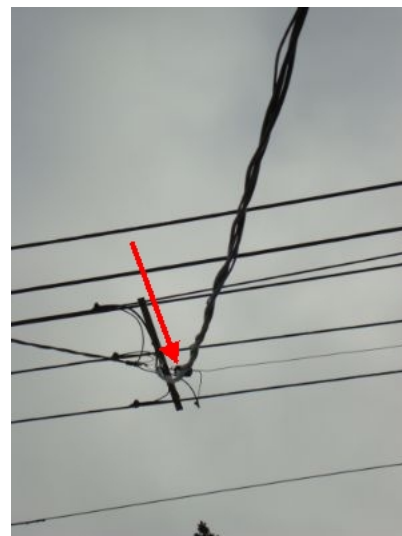
There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. The determination of the type of branch circuit wiring used in this home was made by inspection of the electric panels only. Inspection of the wiring in or at the receptacles, switches, fixtures, junction boxes, walls, ceiling, floors, etc., is beyond the scope of a home inspection and were not inspected.

1. Main Service Drop Condition

Type: Main Service Drop is overhead

Observations:

- Wires are sagging, recommend review by the local utility company for repair as necessary.
- Service drop attachment to the house is pulling away from siding and should be secured.



2. Electrical panel Condition

Type / Materials: Breakers • Service entrance cables are copper • Branch circuit wiring is copper • Knob are tube

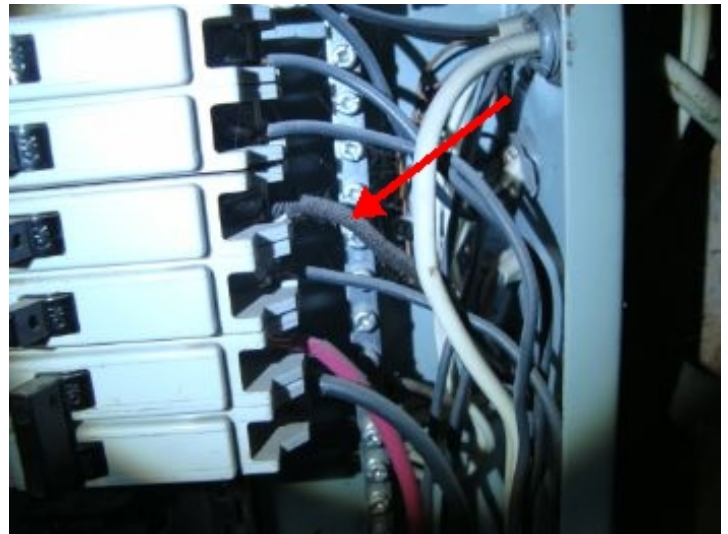
Observations:

- Overload protection provided by breakers.
- The main service is approximately 200 amps, 120/240 volts.
- Open positions observed for future expansion.

3. Main Panel Comments

Observations:

- Arc Fault Circuit Interrupter (AFCI) is a new type of the circuit breaker for protection of the bedroom outlets that was not required at the time this house was built. However modern standards do require the presence of the AFCI breaker for protection of the outlets in all bedrooms. Recommend installing AFCI circuit breaker in the electrical panel to protect all bedroom receptacles.
- One or more of the panel cover screws are missing but need to be replaced.
- Knob and tube wiring noted. While this wiring was standard at time of construction, replacement is now required for insurance purposes. Replacement costs very greatly, depending on extent of replacement as well as by contractor. Buyer advised to contact qualified electrical contractor(s) for replacement quotes.
- Excessive rust was observed in the main service panel. This is a result of excessive moisture condensation or water intrusion. It presents safety hazard. A qualified electrician should investigate this further and provide repairs or replacement as needed.
- Knob and tube wiring with additional spliced wires observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing to ensure this system is properly and safely installed.
- The system includes old tinted cloth covered wires that should be evaluated by electrician and certify as being safe.



4. Smoke detector comments

Observations:

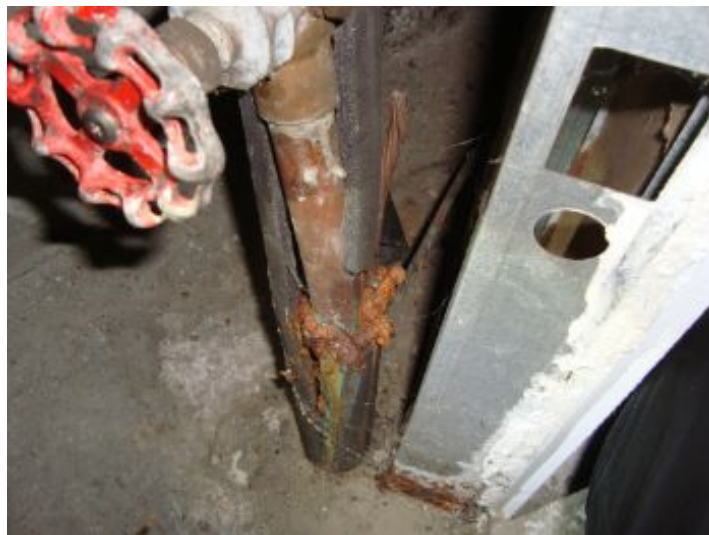
- We do not inspect smoke detectors. However they are important safety devices that should be less than 10 years old, installed on each floor, interconnected with each other and have battery backup.
- Buyer is cautioned that, as landlord, he/she is expected to maintain operational smoke and carbon monoxide detectors for protection of tenants.
- Defective smoke detector observed on the ceiling of the second floor hallway. Recommend replacement with new one as required.



5. Grounding

Observations:

- No bond wire observed at meter. Recommend installing bond wire to insure proper grounding and safety.
- The panel is grounded to a water pipe.
- **Ground clamp is rusty and needs replacement.**



6. Electrical Comments

Observations:

- The use of three-hole ground-type receptacles on a two-wire electrical system gives the impression that safety protection is present in the circuit, when in reality it is not. Older style two-hole receptacles are still available and should be installed to eliminate this false sense of security. Three-hole receptacles may be more convenient, but are often installed without giving consideration to this situation.

The use of a three-pronged plug in an ungrounded receptacle can be a safety concern. The plug has the grounding provision for a reason and electrical appliances should always be used for the function they were intended to perform.

All such installations should be labeled :No Equipment Ground on each receptacle that applies. Grounding of all three-pronged receptacles or protection with a Ground Fault Circuit Interrupter (GFCI) on each is recommended for safety reasons.

Two-hole outlets are not grounded and should never be used with a three-pronged plug. Adapters have been devised for this usage, but there is still no adequate ground and such adapters are not always safe. Until the electrical system is upgraded for three-pronged usage, it would be prudent to not use adapters, extension cords, or three-pronged plugs in any way. Consider that three-pronged plugs have been engineered for use with a three-hole grounded receptacle.

The age of this home and the structure may make it difficult if not impossible to ground outlets and you should discuss this issue with a licensed electrician

- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

- Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction, and unless otherwise noted, appears to be in serviceable condition. However the presence of knob and tube wiring may be a concern for insurance companies. We recommend to confirm availability of insurance coverage for the home with knob and tube wiring with your insurance provider.

- Due to concerns about the age and condition of electrical wiring in this house I recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.

Heating

The components of most heating systems have a design-life ranging from seventeen to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

1. Heating

Type: Unit age 25 years. • Gas Forced Air • ICG
LGD-125

2. Burner Chamber Comments

Observations:

- Annual service is recommended. Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.
- Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.
- Atmospheric furnace is beyond its recommended life expectancy. This furnace shows yellow flame when it was tested. This is an indication of poor combustion or heat exchanger problem. I recommend replacing this furnace immediately with a modern high efficiency unit.



3. Exhaust Venting Conditions

Materials: Metal

4. Distribution Ducting Condition

Type: Ducts and Registers

Observations:

- Many registers are old style and may not perform properly. A qualified heating contractor should evaluate and provide repairs as needed.

5. Humidifier

Materials: Drum

Observations:

- According to pre-inspection agreement we do not inspect humidifiers.
- Drum humidifiers are prone to leakage and should be replaced with modern cascade or flow through humidifiers.



6. Heating Comments

Observations:

- This was a very limited inspection as inspector is neither qualified nor authorized to carry out a technically exhaustive inspection of heating system. Buyer is advised to have this system serviced annually to ensure safe and efficient operation. Carbon monoxide detectors are mandatory in most municipalities and should be installed in furnace area and bedroom area at minimum.
- The heating unit is above its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Water Heater

A water heater uses a heating source to raise the temperature of incoming cold water from a municipal main or well. The heated water is stored in a tank and distributed on demand to showers, bathtubs, sinks and other water-using equipment in the home. Several types of water heaters are available:

- Storage tank water heaters
- Tankless water heaters
- Integrated space/water heating systems
- Solar water heaters

Storage tank water heaters are by far the most common type used in Canada. These systems heat and store water in a tank so that hot water is available to the home at any time. As hot water is drawn from the top of the tank, cold water enters the bottom of the tank and is heated. The heating source can be electricity, gas or oil.

Tankless Water Heaters (also known as demand or instantaneous water heaters) do not have a storage tank. They heat water only when it is needed, thus avoiding standby heat loss through tank walls and water pipes. The most basic units consist of either an electric element or a gas burner surrounded by flowing water.

A relatively new tankless technology –the low-mass water heater –is capable of supplying much more hot water to the home. These systems are typically gas-fired with electronic ignition and power exhaust. This makes them more efficient than conventional tankless heaters. They can be connected to an external storage tank if necessary.

Integrated space/water heating systems combine the household heating requirement with the household hot water needs, saving money on total system installation. A single boiler is used, requiring only one combustion burner and one vent. Often these systems employ an insulated external storage tank with a high-efficiency low-mass boiler to heat the water, which then passes through a fan coil (as in a car radiator). The system then blows the heat around the house in a warm air distribution system, like a conventional furnace.

One type of integrated system that has been around for many years, particularly in the Maritime provinces, is a fuel-fired hot water boiler with a tankless coil water heater that uses a heat exchanger in the boiler to heat tap water but without a separate storage tank. The water flows through a coil inside the boiler whenever a hot water faucet is turned on. The drawback is that this system is dramatically less efficient in warmer months, when space heating is not required, as the boiler water must be kept hot all the time.

Solar water heaters use the sun's energy to heat water. Active solar systems, on the other hand, use pumps and controls to move the heated water from the collector to the storage tank. In areas where the temperature drops below freezing, the fluid in the collectors is usually antifreeze, which is then run through a heat exchanger to heat the household water.

Solar systems can supply up to 50 percent of the energy needed to heat water for an average household (depending on climate conditions and water use). Since energy from the sun is free, solar water heaters can significantly reduce a household's water heating costs –savings that in turn can offset the higher purchase and installation costs of a solar system.

1. Water Heater

The water heater is located in the furnace room, has a 50 gallon capacity, and is about 6 years old. Average life expectancy is about 12-15 years. • GAS WATER HEATER • Rheem DRP50-45FV1

2. Supply lines Condition

Materials: Copper

3. Flue Venting Conditions

Materials: Metal

4. Water Heater Comments

Observations:

- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.

Living Room

1. Floors Condition

Materials:

- Hardwood

2. Walls Condition

Materials:

- Drywall

3. Ceiling Condition

Materials:

- Drywall

4. Doors Condition

Materials:

- Hollow core

5. Windows Condition

Materials:

- Sashless sliders
- Metal frame

Main Floor Hallway

1. Floors Condition

Materials:

- Vinyl tiles

2. Walls Condition

Materials:

- Lath and Plaster

Observations:

- Evidence of previous repairs, such as patching, observed. Unable to determine the effectiveness of these repairs. Recommend monitoring.
- Major cracks were found in some wall areas. These appear to be a structural concern, and may indicate that settlement is ongoing. The client is strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

[*]Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs

[*]Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is

[*]Structural engineers who determine if repairs are necessary, and prescribe those repairs



3. Ceiling Condition

Materials:

- Lath and Plaster

Observations:

- Some ceiling areas in this structure had ceiling texture or tiles possibly installed prior to 1980. This material may contain asbestos, which is a known carcinogen and poses a health hazard. Laws were passed in the United States in 1978 prohibiting use of asbestos in residential structures, but stocks of existing materials have been known to be used for some time thereafter. The client may wish to have this ceiling material tested by a qualified lab to determine if it does contain asbestos.

In most cases, when the material is intact and in good condition, keeping it encapsulated with paint and not disturbing it may reduce or effectively eliminate the health hazard. If the client wishes to remove the material, or plans to disturb it through remodeling, they should have it tested by a qualified lab and/or consult with a qualified industrial hygienist or asbestos abatement specialist.

For more information, visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/453.html>

4. Other Interior Area Comments

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn flooring and stuck or sticking doors and windows. The main intention of this report is to identify major operational defects and areas of necessary maintenance.

Second Floor Hallway

1. Floors Condition

Materials:

- Hardwood

2. Walls Condition

Materials:

- Lath and Plaster

3. Ceiling Condition

Materials:

- Lath and Plaster

4. Electrical Conditions

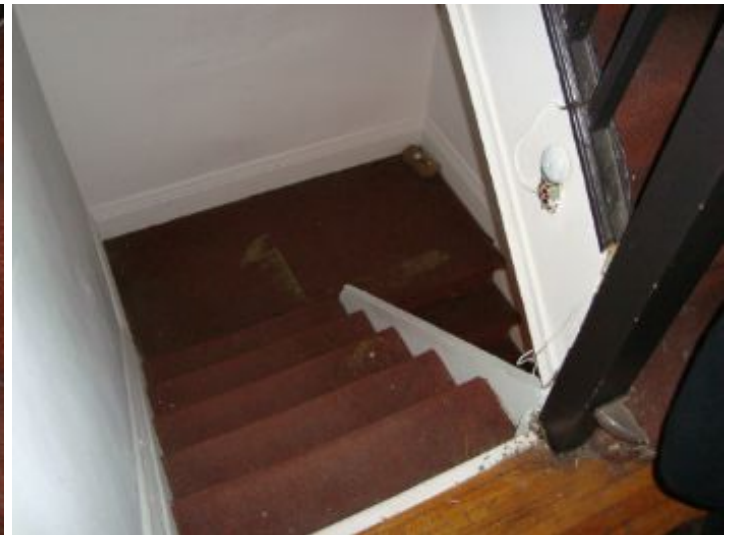
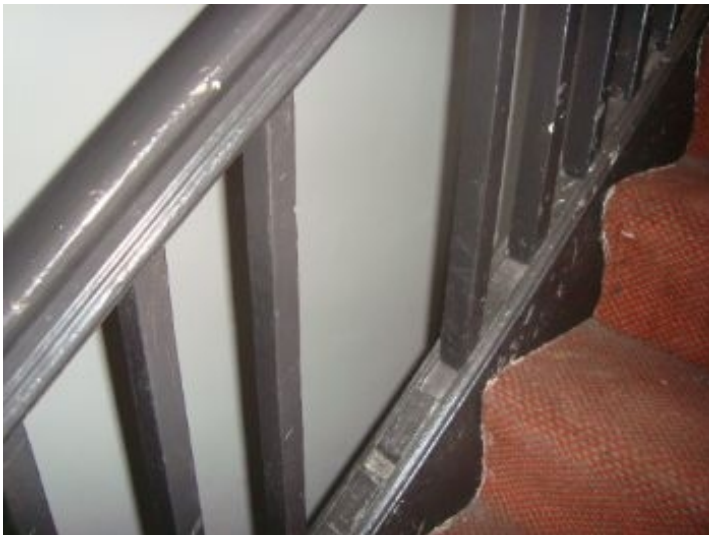
Observations:

- Some light fixtures were inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner. Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.
- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

5. Stair Conditions

Observations:

- Missing spindle observed. Recommend review by a qualified specialist and repairs as needed.
- Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.
- Whenever two or more steps are present a handrail is usually required. Recommend review by a qualified professional for repair or replacement as necessary.





Kitchen

We do not test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards..

1. Kitchen Floor Condition

Materials: Ceramic Tile

2. Walls Condition

Materials:

- Drywall

3. Ceiling Condition

Materials:

- Drywall

Observations:

- Evidence of past water penetration observed. Dry at the time of the inspection.
- Significant damage (holes, etc.) were found in one or more ceiling sections. A qualified person should repair as necessary.





4. Doors Condition

Materials:

- Metal

5. Windows Condition

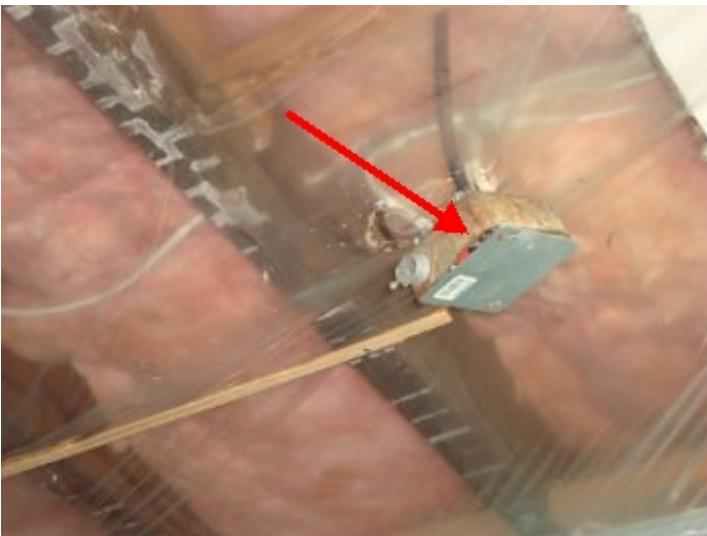
Materials:

- Sashless sliders
- Metal frame

6. Kitchen Electrical Condition

Observations:

- One or more electric receptacles and/or the boxes they are installed in were loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.



7. Kitchen Cabinet Condition

Observations:

- Loose hardware observed, suggest securing as needed.

8. Countertop Condition

Materials:

- Laminate

9. Kitchen Sink Condition

Materials: Stainless Steel

10. Hood Fan Condition

Re-circulating

Observations:

- Exterior vented fans are generally required for proper smell removal.
- Exhaust fan is very noisy and needs service. Recommend review for repair or replacement as necessary.



11. Refrigerator

Materials:

- Camco
RT161VRW-1

12. Oven

Materials:

- Kenmore
970-506421

Second floor kitchen

1. Kitchen Floor Condition

Materials: Hardwood

Observations:

- Water damage observed. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

2. Walls Condition

Materials:

- Plaster

Observations:

- Significant damage (holes, etc.) were found in one or more wall sections. A qualified person should repair as necessary.



3. Ceiling Condition

Materials:

- Drywall

4. Windows Condition

Materials:

- Double hung
- Slider with sash

5. Kitchen Electrical Condition

Observations:

- The number of the receptacles is not sufficient. Many loads are plugged into one outlet creating an octopus connection. This may lead to overload of the circuit creating an unsafe condition. Recommend review by licensed electrician with the purpose to install more outlets above the countertop.

6. Kitchen Cabinet Condition

Observations:

- The cabinets are old and may not function properly.

7. Countertop Condition

Materials:

- Laminate

8. Kitchen Sink Condition

Materials: Metal

9. Hood Fan Condition

Re-circulating

Observations:

- Exterior vented fans are generally required for proper smell removal.



10. Refrigerator

Materials:

- Kenmore
970-606114

11. Oven

Materials:

- Whirlpool
WFG231LVB0

Bedroom 1

1. Floors Condition

Materials:

- Hardwood

2. Walls Condition

Materials:

- Lath and Plaster

Observations:

- Minor damage such as peeling paint or spider cracks observed. Recommend review by a qualified professional for repairs as needed.



3. Ceiling Condition

Materials:

- Lath and Plaster

Observations:

- Significant damage (holes, etc.) were found in one or more ceiling sections. A qualified person should repair as necessary.



4. Doors Condition

Materials:

- Hollow core

5. Windows Condition

Materials:

- Semi-sash sliders

Observations:

- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



6. Electrical Conditions

Observations:

- 2-prong outlet is an older style ungrounded outlet that does not meet modern days requirements. These outlets commonly were ungrounded and can only be used for limited application. Recommend replacement of the 2-prong outlets with GFCI for proper protection.



Bedroom 2

1. Floors Condition

Materials:

- Hardwood

Observations:

• Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the subfloor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [[url="http://www.oberry-enterprises.com"](http://www.oberry-enterprises.com)]Squeeeeeek No More and Counter Snap fasteners[/url] exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.

- **The hardwood is severely scratched, stained, dented or otherwise damaged. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.**

2. Walls Condition

Materials:

- Lath and Plaster

Observations:

- **Significant damage (holes, etc.) were found in one or more wall sections. A qualified person should repair as necessary.**



3. Ceiling Condition

Materials:

- Drywall

Observations:

- **Significant damage (holes, etc.) were found in one or more ceiling sections. A qualified person should repair as necessary.**



4. Doors Condition

Materials:

- Hollow core

5. Windows Condition

Materials:

- Sashless sliders
- Slider with sash

Observations:

- Damaged screens observed. Recommend repairs as needed.



6. Electrical Conditions

Observations:

- Some open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.



Bedroom 3

1. Floors Condition

Materials:

- Hardwood

Observations:

- The hardwood is severely scratched, stained, dented or otherwise damaged. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

2. Walls Condition

Materials:

- Lath and Plaster

3. Ceiling Condition

Materials:

- Drywall

Observations:

- Minor damage, such as peeling paint or spider cracks observed. Recommend review by a qualified professional for repairs as needed.



4. Doors Condition

Materials:

- Hollow core

5. Windows Condition

Materials:

- Semi-sash sliders

6. Closets

Observations:

- The closet was full of storage and could not be inspected.



7. Electrical Conditions

Observations:

- Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. However reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

Bedroom 4

1. Floors Condition

Materials:

- Vinyl tiles

Observations:

- Tiles are cracked or otherwise worn and should be reviewed for repairs or replacement.



2. Walls Condition

Materials:

- Lath and Plaster

Observations:

- Significant damage (holes, etc.) were found in one or more wall sections. A qualified person should repair as necessary.



3. Ceiling Condition

Materials:

- Lath and Plaster

Observations:

- Minor damage, such as peeling paint or spider cracks observed. Recommend review by a qualified professional for repairs as needed.

4. Doors Condition

Materials:

- Hollow core

5. Windows Condition

Materials:

- Slider with sash

6. Closets

Observations:

- Closet door was blocked with personal items. The closet could not be inspected.

7. Electrical Conditions

Observations:

- Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. However reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
- Some open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

Bedroom 5

1. Floors Condition

Materials:

- Bedroom was locked and could not be inspected.

Powder room

1. Bathroom Location

Location: Three pieces • Main Floor

2. Bath Floor Conditions

Materials: Ceramic Tile

Observations:

- Common cracks noted. Recommend review for repair or replacement as necessary.



3. Walls Condition

Materials:

- Drywall

4. Ceiling Condition

Materials:

- Drywall

5. Bathroom Doors Condition

Materials: Hollow Core

6. Electrical Condition

Observations:

- No outlet is installed in powder room. If one will be installed in the future it should be GFCI.

7. Bathroom Exhaust Fan Condition

Observations:

- FUNCTIONAL

8. Sink Condition

Materials: Ceramic

Observations:

- Caulking between the sink and the wall appears to be worn. Recommend removal of the old caulking and replacement with new one to forestall moisture intrusion behind the wall.

9. Shower Base Condition

Materials: Plastic

Observations:

- Shower base appear to be leaking. The entire shower cabin installation does not look professional. I recommend complete removal of the existing cabin and installation of the manufactured shower as needed.

10. Shower Surround Condition

Materials: Fiberglass Panels

Observations:

- Poor caulking observed between the shower base and surrounding panels. Recommend removal of the old caulking and applying new caulking as needed.



Hallway Bathroom

1. Bathroom Location

Location: Three pieces • Second Floor Common Bathroom

2. Bath Floor Conditions

Materials: Ceramic Tile

3. Walls Condition

Materials:

- Plaster

Observations:

- Evidence of past water penetration observed. Dry at the time of the inspection.
- Significant cracks were found in some walls. This may be a structural concern, or an indication that settlement is ongoing. A qualified contractor should evaluate and repair as necessary.



4. Ceiling Condition

Materials:

- Drywall

5. Bathroom Doors Condition

Materials: Hollow Core

6. Bathroom Windows Condition

Style: Single Hung

7. Electrical Condition

Observations:

- GFCI did not respond to test, suggest replacing for safety.
- Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety.

8. Heat Source Condition

Type: Central Heating

9. Bathroom Exhaust Fan Condition

Observations:

- Functional
- Exhaust fan cover is loose and should be secured.



10. Tub/Whirlpool Condition

Style: Tub**Observations:**

- The tub-shower employs window glass enclosure instead of a regular curtain. These enclosures are notorious for leakage around edges and are recommended for replacement.

11. Tub Surround Condition

Materials: Ceramic Tile**Observations:**

- The wall that is adjacent to the bath tub appears to be moisture damaged. This is not uncommon but requires service. If left unattended it may lead to deterioration of the wall and mold growth. Recommend review by a qualified professional for repairs or replacement as needed.



12. Tub Faucet Condition

Observations:

- Shower head leaked or did not work properly. Condition is also noted if water leaks from around the shower head connection to the pipe or if shower head sprays in unusual patterns so that water could damage walls, ceiling, or floors. Condition sometimes is caused by mineral accumulation on the exterior or in the interior of the shower head and sometimes can be resolved by having the shower head cleaned. Recommend repair or replacement.



13. Sink Condition

Materials: Ceramic

Observations:

- Mechanical stopper is missing/inoperable. Mechanical stopper is required to prevent small items from falling into the sink and block the trap. As well it is difficult to determine proper water discharge when the stopper is not present. We normally close mechanical stopper, fill sink with water and then observe its discharge after opening the drain. We recommend to add a mechanical stopper to the sink.

Basement Bathroom

1. Bathroom Location

Location: Three pieces • Basement

2. Bath Floor Conditions

Materials: Ceramic Tile

Observations:

- Common cracks noted. Recommend review for repair or replacement as necessary.



3. Walls Condition

Materials:

- Drywall

4. Ceiling Condition

Materials:

- Drywall

5. Bathroom Doors Condition

Materials: Hollow Core

6. Bathroom Windows Condition

Style: Sliding Frame

Observations:

- Window frame appears to have substandard repairs from the previous water damage. Dry at the time of the inspection.



7. Electrical Condition

Observations:

- GFCI did not respond to test, suggest replacing for safety.

8. Heat Source Condition

Type: Central Heating

9. Bathroom Exhaust Fan Condition

Observations:

- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present. However it is not likely that the window will be opened at winter months. Therefore it is recommended to install exhaust fan vented to the exterior as per common building practices.

10. Tub/Whirlpool Condition

Style: Tub

11. Tub Surround Condition

Materials: Ceramic Tile

Observations:

- Mildew observed on the tiles. Recommend clean-up with concentrated laundry detergent. Also recommend installation of the exhaust fan for proper moisture evacuation.



12. Tub Faucet Condition

Observations:

- Faucet drips when closed completely. Water valves may require new stem washers to stop the spigot from dripping. Recommend review for repair or replacement as necessary.

13. Sink Condition

Materials: Ceramic

Observations:

- The mechanical sink stopper is incomplete. Parts of the stopper are missing or stopper is not working properly. Drainage not adequately evaluated. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain and sometimes indicate problems with drainage in the area. Plumbing problems are most easily discovered by closing the stopper, filling the sink with water, and then opening the stopper to let the water drain as fast as possible. Recommend having stopper replaced/installed and further evaluation of drainage before close of escrow.

Laundry Area

1. Laundry Area Location

Location: Basement

2. Floors

Materials: Ceramic Tile

3. Walls Condition

Materials:

- Drywall

4. Ceiling Condition

Materials:

- Ceiling tiles

Observations:

- Evidence of past water penetration observed. Dry at the time of the inspection.



5. Bathroom Windows Condition

Style: Sliding Frame

6. Electrical Conditions

Observations:

- Loose receptacle observed. Suggest securing as needed.
- Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety.



7. Washer Hook-ups

Observations:

- We do not check appliances as per our agreement. Therefore washer was not operated. We recommend confirming proper operation prior to close.
- Washer discharge drain is improperly connected to the sewer. The trap is located too far from the stand pipe and the drain pipe is run uphill instead of sloping down. Recommend review by a qualified plumber and repairs as needed.



8. Dryer Hook-ups

Observations:

- Gas
 - Dryer
- [[RecallChek Brand]GE
[[RecallChek Model]]VG9100MW119
- Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.
 - As per our agreement we do not test appliances. Therefore dryer was not operated and we recommend confirming proper operation prior to close.
 - Dryer vent is disconnected and can only vent inside. The dryer vent should be routed to the exterior and installed per manufacturer's recommendations.



Conclusion

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems 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 three 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 all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our 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. However, 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. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.