



Inspection Report

John Smith

Property Address:
123 Main Street
Anytown ON ABC 123



Amerispec Waterloo Region/Guelph/Brampton and Orangeville

**Chris Harper
39 Watt St
Guelph Ont
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Date: 2018-05-04	Time: 08:20 AM	Report ID: 123456789
Property: 123 Main Street Anytown ON ABC 123	Customer: John Smith	Real Estate Professional:

Thank you for choosing AmeriSpec Inspection Services!

Enclosed is your inspection report, which is among the most comprehensive on the market today. What's more, your inspection report will provide you and future owners with the information needed to protect and upkeep your investment in the years to come. Since clients may assume a home inspection will include many things that are beyond the scope, we encourage you to read the Standards of Practice section of the report so that you clearly understand the scope of a general home inspection completed in our service area.

Here is what you will find in or with your report:

- a summary of our findings;
- a section for every major home system (e.g. roofing, exterior, structure etc.)

If you have any questions or concerns about the inspection please contact the home inspector that completed your report.

Your Report:

The attached report provides you with information about the overall condition of the home based on a visual, non-intrusive review of the accessible areas as outlined in the Inspection Agreement between AmeriSpec and you. Our home inspections are completed in accordance with the provisions and limitations of the [Canadian Association of Home and Property Inspectors' Standards of Practice and Code of Ethics](#) found [here](#). You should carefully review these documents since they set out the scope and limitations of a home inspection. As you read this report you may be concerned about some of the exclusions or disclaimers.

Limitations of the Home Inspection:

It should be noted that the inspection report does not provide a comprehensive listing of repairs to be completed at the home and is not intended to be used as a means to renegotiate the sales price of the property. In addition, the contents of the report should not be interpreted as an opinion of the value of the property. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this inspection. In accordance with the above-noted Standards, we do not complete repairs or recommend specific contractors to complete repairs. Should you desire cost estimates for repairs of the home, we suggest that you contact a licenced contractor, prior to close, or refer to our [Repair Cost Guide](#) for a general overview of costs across Canada. Should we be requested to provide our view on repair costs, we may do so for convenience only, but those estimates should not be relied upon.

As a homeowner, you should make yourself aware of common hazards and risks associated ownership; such risks may vary depending on the age and type of property. It is recommended that, as a rule of thumb, homeowners budget approximately 3 to 5 per cent of the value of the home for annual repairs and maintenance.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs.

Future Failure:

Items in a home can and do experience failure without prior indications. This report is a snap-shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

Definition of Terms:**S (Serviceable):**

The items inspected appeared to function with its intended purpose at time of inspection.

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R (Review):

The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the Summary section.

C (Comment):

The items inspected do not necessarily require review, but a comment is made to assist in maintenance or the home's durability.

NP (Not Present):

The item was not present at the time of inspection.

NI (Not Inspected):

The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. If we were unable to inspect a component of the home due to personal storage, we can return prior to closing to re-inspect the area for a nominal fee.

NO (Not Operated):

The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Property appears to have had renovations/additions made at the dwelling. We are unable to determine if improvements were performed with permits and were in compliance with local requirements at the time of construction. We do not investigate nor give any opinion concerning the compliance of the property's improvements with regard to any governmental building code requirements or permits. If you desire such information, we recommend consulting with your lawyer or contacting the local building and zoning department. Alternatively, it would be prudent to request the current homeowner to provide you with copies of building and electrical permits, as applicable, for any renovations completed to the home. Absence of such permits could be a red-flag to potential issues hidden from your inspector.

The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. The client was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing; it is suggested that the client reference this report during a final walk through prior to close. You acknowledge that you are required to make full payment following the inspection, prior to you being able to download the completed Inspection Report.

In Attendance:

Listing Agent, Unattended by Client

Occupancy:

The property is occupied

Property Information:

Single family dwelling, Additions/Renovations

Levels:

2 story structure

Estimated Age:

Older House- @ 50-80 years

Weather Conditions:

Cool, Cloudy, Recent Rain, Wet Conditions

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1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Any openings or protrusions in the exterior walls or cladding (with the exception of weep holes in the bottom course of bricks) should be caulked or sealed to limit pest and water infiltration.

Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Any low areas next to the foundation should have fill added while, at the same time, maintaining at least 5 inches from the final grade to the bottom of the siding. All homes should have properly sized and visible house numbers to ensure that the home may be identified by emergency responders.

Styles & Materials

Driveway: Asphalt	Walkways: Stone	Exterior Walls/Siding: Wood composition siding Hard coat stucco
Trim: Wood and aluminum	Window & Frames: Fixed Single/Double hung Vinyl frame Wood frame Metal frame Double glazed insulated (Some)	Exterior Door(s): Metal/Metal Clad
Gutters / Downspouts: Aluminum	Fences / Gates: Wood	Electrical: No GFCI protection(disclaimer)
Electric Meter(s): Left	Gas Meter(s): Right	Exterior Faucets: Right
Lot / Grade Drainage: Flat lot	Foundation / Structure Type: Concrete Block	Deck: Raised Wood
Porch: Concrete	Stairs / Steps: Wood Concrete	

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		S	R	C	NP	NI	NO
1.0	Driveway			•			
1.1	Walkways			•			
1.2	Exterior Walls/Siding			•			
1.3	Trim		•				
1.4	Window & Frames		•				
1.5	Exterior Door(s)	•					
1.6	Gutters / Downspouts			•			
1.7	Fences / Gates			•			
1.8	Electrical		•				
1.9	Electric Meter(s)			•			
1.10	Gas Meter(s)		•				
1.11	Exterior Faucets			•			
1.12	Irrigation System				•		
1.13	Bell / Chime						•
1.14	Lot / Grade Drainage			•			
1.15	Foundation			•			
1.16	Retaining Wall(s)				•		
1.17	Patio						•
1.18	Deck		•				
1.19	Balcony						•
1.20	Porch		•				
1.21	Stairs / Steps			•			
		S	R	C	NP	NI	NO

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Comments:

1.0 (1) We recommend that the client seals/caulks the opening between the foundation and the driveway with an elastic sealant and seal the driveway in accordance to manufacturer's directions for further protection.



1.0 Item 1(Picture)

1.0 (2) Cracking and surface deterioration observed, recommend regular maintenance and repairs to prolong the useful life of the surface.



1.0 Item 2(Picture)

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1.0 (3) We recommend that the client seals/caulks the opening between the foundation and the driveway with an elastic sealant and seal the driveway in accordance to manufacturer's directions for further protection.

1.1 As a result of uneven settlement, heaving or cracking, a trip hazard was observed front. We recommend review and repair for safety reasons.



1.1 Item 1(Picture)

1.2 (1) Cracking observed in wall located at right side. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a qualified contractor if a more detailed report is desired.

Damage observed to the stucco application at the front of the property, recommend corrections to deter the potential for water related damage to the interior.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.2 (2) Trees are in contact with, or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow. Removal or other options to prevent such damage is recommended.

1.2 (3) Openings/breaches were noted around the exterior of the home. We recommend sealing any openings to prevent potential moisture damage to exterior/interior walls and pest incursion. Should water seepage into the home occur, it may not always be visible to the inspector (dry conditions, for example), however the Client should be aware that water entry into the home can lead to deterioration of the structure over time, mold growth and other issues. If

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you are concerned about this possibility, we recommend further review by a specialist which could include an intrusive inspection.



1.2 Item 3(Picture)



1.2 Item 4(Picture)

1.2 (4) Earth to brick contact observed at the rear. We recommend breaking the contact to prevent moisture damage and pest intrusion.



1.2 Item 5(Picture)



1.2 Item 6(Picture)

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1.2 (5) The exterior is covered with a hard coat stucco, or a hybrid of systems. Few installations of these materials meet all of the manufacturers' recommendations, but the system may perform well. Most residential stucco systems must be kept well sealed to prevent moisture penetration and subsequent damage to the underlying wall. The deterioration, which can be caused by water penetration, is most often not apparent to a visual review of the surface. Underlying rot, moisture in construction materials and flashing integrity are therefore outside the scope of our visual review. If such a review is desired, we recommend consulting a siding expert who is trained and equipped for invasive inspection and testing.

Vulnerable areas in regards to moisture related issues were observed at the stucco/wood member intersections.

The wood sections may create ledges enabling water to collect, if moisture is allowed to get in behind the stucco surface it will cause damage quickly.

We recommend monitoring these areas for localized deterioration, and performing regular maintenance, as required.

Most stucco applications do not require painting, however once it has been painted it becomes an ongoing maintenance issue. Since stucco systems allow the wall system to breathe, it is suggested that a breathable paint be used as well. (acrylic based)



1.2 Item 7(Picture)

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1.3 (1) Caulking should be applied around all windows, doors, and any voids where necessary.

1.3 (2) Moisture damaged trim observed at various areas. The extent of damage could not be determined without destructive analysis (maintenance and/or repairs should be performed).



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

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1.3 (3) In some cases, cladding wood trim with vinyl or aluminum can prolong its life. We recommend further review in this case.



1.3 Item 4(Picture)



1.3 Item 5(Picture)

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1.4 (1) Metal frame windows may be subject to frost and condensation and require regular maintenance for proper operation.

1.4 (2) Some double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

1.4 (3) Broken/damaged windows(s) observed at the several locations. Recommend review for repair or replacement as necessary.

Some of the window sills did not appear to have a capillary break on the underside of the sill. Ideally, a groove is cut on the bottom of the sill roughly 1" from the outer edge, and well away from the exterior wall. This detail will prevent water from running along the underside of the sill back to the wall surface. We recommend applying a bead of caulking on the underside of the sill as preventative maintenance to help deter water infiltration behind the sill/siding materials and the resultant concealed damage that may occur.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

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1.4 (4) Peeling paint noted. Recommend scraping, priming and repainting with a high quality paint or stain to prolong the life of the windows and trim.

1.6 (1) Evidence of leaking observed at various areas. Recommend review for repair or replacement as necessary.

1.6 (2) Downspout(s) discharge to the driveway/walkway at right side. Recommend redirecting to prevent icing conditions.



1.6 Item 1(Picture)

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1.6 (3) Downspouts should also discharge at least five feet from the foundation to limit water ponding around the home.

Gutters and downspouts are an integral part of a home's water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

1.7 Fence gate does not operate properly; adjustment/repair is needed for proper operation.

1.8 Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

Loose conduit observed at the rear of the home, suggest having properly secured to enhance safety,



1.8 Item 1(Picture)



1.8 Item 2(Picture)



1.8 Item 3(Picture)



1.8 Item 4(Picture)

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1.10 The gas meter is installed in the driveway adjacent to the home and may be susceptible to physical contact damage in its current location. Based on the conditions observed, we recommend consulting with the local utility company responsible for the gas meter to determine options for the installation of protective bollard(s) to enhance safety. In addition, we recommend taking caution in this area with vehicles to reduce the potential for physical contact and to ensure safety.



1.10 Item 1(Picture)

1.11 It is important to winterize all exterior faucets by shutting of the valve inside the home prior to the first frost each Fall.

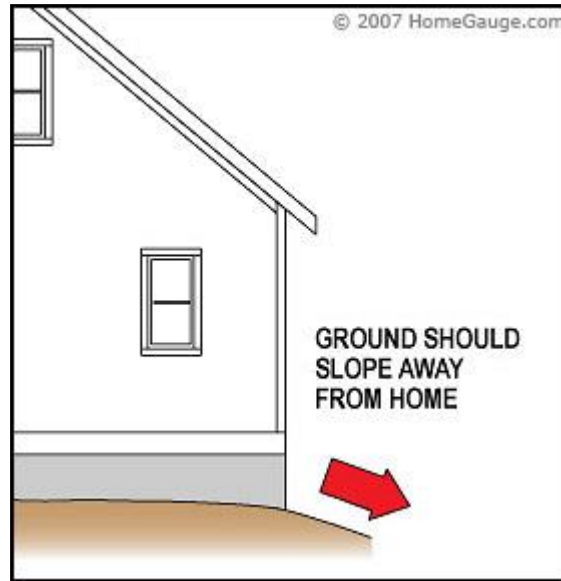


1.11 Item 1(Picture)

AmeriSpec Inspection Services

1.14 (1) Adding earth to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.

1.14 (2) We suggest regrading and maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.



1.14 Item 1(Picture)

AmeriSpec Inspection Services

1.15 (1) Parged exterior noted. Parging is generally a cosmetic feature and may, over time, crack or fall off the foundation walls. At that time, the homeowner may decide to repair or replace the parging, remove it, or leave it in its condition at the time.

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

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

1.15 (3) Trees/shrubs present in close proximity to foundation. Removal of tree may be needed in future should damage become apparent. Suggest client monitor foundation/wall/roof to ensure damage free conditions.



1.15 Item 1(Picture)

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1.15 (4) By virtue of the nature of concrete block foundations, they tend to leak at the mortar joints over time. As a result, it is particularly important to address any issues with grading and surface water management around the home as soon as practical. Should moisture enter the home, we recommend consulting with a basement waterproofing contractor to conduct professional repairs as soon as practical to reduce the potential for damage to the interior and mold growth.

1.18 (1) Missing/loose 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.



1.18 Item 1(Picture)



1.18 Item 2(Picture)

1.18 (2) The deck does not appear to be installed on proper footings. Accordingly, the deck may be subject to heaving and other movement. We recommend further review to determine if proper footings are required.



1.18 Item 3(Picture)

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1.20 (1) We recommend that the client seals/caulks the opening between the foundation and the porch slab with an elastic sealant.

1.20 (2) 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.



1.20 Item 1(Picture)

1.21 (1) No handrailings noted, recommend installing handrails for safety.



1.21 Item 1(Picture)



1.21 Item 2(Picture)

AmeriSpec Inspection Services

1.21 (2) Spacing between guardrails appears larger than 4 inches which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement.

1.21 (3) Risers are of an uneven height. This could be a trip hazard. We recommend further review.



1.21 Item 3(Picture)

1.21 (4) Missing footing/solid base noted under the deck steps. We recommend installing a proper support under the steps to reduce the potential for displacement and enhance safety



1.21 Item 4(Picture)

1.21 (5) Stair treads are damaged/ loose. Corrections are needed to ensure safety.



1.21 Item 5(Picture)

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2. Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking.

Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, or other reasons of safety, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof penetrations (chimneys, vents, skylights, etc.), roof slopes that change pitch or direction, and intersecting roof/wall lines.

Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise obtaining qualified contractor estimates and review of the full roof system, prior to close, when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Styles & Materials

Methods Used To Inspect:

Oberserved from the ground
Method : Field Binoculars

Material/Type:

Sloped Roof

Exposed Flashings:

Aluminum
Metal

Skylights:

None

		S	R	C	NP	NI	NO
2.0	Roof Membrane			•			
2.1	Exposed Flashings			•			
2.2	Skylights				•		
2.3	General			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

2.0 Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

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2.1 Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.

2.3 Unable to determine the number of layers present. Multiple layers of shingles will reduce the average life span of the shingles. Recommend consulting sellers for additional information.

It appears that heating coils were installed at the rear roof area. This may be a sign that ice damming (i.e. snow/ice accumulation on the lower edges of the roof and/or gutters) and resultant roof leaks may have occurred in the past. Ice damming is usually caused due to warm air entering the attic through openings between the conditioned (heated) portions of the home and the attic. The warm air that enters the attic causes snow on the roof to melt. The melting snow then refreezes at the roof edges where the temperature is below freezing and forms an ice dam. The ice dam causes further melting snow to back up on the roof above the ice dam potentially leading to snow/water to back up under the shingles and enter the attic where it can lead to moisture damage in the attic and water infiltration into the home. In order to reduce the potential for ice damming, we recommend consulting with a qualified home air leakage control contractor to determine air leakage control options and associated costs to reduce the potential for warm air to enter the dwelling.

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3. Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials.

Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

Attached garages should be separated from the house by a steel or solid wood door with a self-closer, and common walls should have a fully sealed fire/ gas resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Attic hatches should remain closed and any holes or damage that exists should be repaired to avoid openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Styles & Materials

Type: Detached garage	Exterior: Wet Cement Parging	Methods Used To Inspect Roof: Same as house
Roof Material/Type: Rolled composition roofing	Gutters / Downspouts: Not present	Floor/Slab: Concrete
Garage Doors: Metal	Door Openers: Not present	Walls: Unfinished
Ceiling: Unfinished		

		S	R	C	NP	NI	NO
3.0	Exterior			•			
3.1	Roof Material/Type	•					
3.2	Roof Conditions		•				
3.3	Gutters / Downspouts			•			
3.4	Floor/Slab			•			
3.5	Garage Doors		•				
3.6	Garage Door Hardware		•				
3.7	Door Openers				•		
3.8	Interior Door				•		
3.9	Exterior Door(s)				•		
3.10	Windows			•			
3.11	Walls			•			
3.12	Fire & Gas Barrier				•		
3.13	Ceiling			•			
3.14	Electrical				•		
3.15	Other:			•			
		S	R	C	NP	NI	NO

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Comments:

3.0 Garage/Carport is not attached to house and therefore was not fully inspected the same as the balance of the home.



3.0 Item 1(Picture)

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3.2 We recommend repair by a qualified roofer, to the extent necessary to assure serviceability and insurability.

3.3 Suggest installing gutters and downspouts for effective water management.

3.4 In the inspectors opinion the garage slab is at/near the end of their useful life due to extensive deterioration. Recommend review by a qualified professional for repair or replacement as necessary.

3.5 (1) Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

3.5 (2) Door is loose/not balanced; recommend a licensed garage door specialist review for repairs/replacements as needed.

3.6 Door hardware is loose and/or appears to have missing parts, recommend a licensed garage door specialist review for repairs/replacements as needed to ensure safety.

3.10 Broken/damaged windows(s) observed. Recommend replacement for proper operation and safety.

3.11 Deterioration/damage observed. Recommend review by a qualified professional for repair or replacement, as necessary.



3.11 Item 1(Picture)

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3.13 Stains observed on ceiling/wall. An elevated level of moisture was detected using an electronic moisture meter. A qualified contractor is needed for further review and to perform necessary corrections prior to close.



3.13 Item 1(Picture)

3.15 Detached garage shows signs of distress/movement/leakage, and should be reviewed further in detail for corrections/improvements.

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4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants.

It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. A video scan, conducted by a qualified chimney specialist as part of the home buying process is a wise investment. Such an inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

Stucco

Chimney Flue:

Clay

Metal

Spark Arrestor / Rain Cap:

Rain cap present

Saddle/Cricket:

No saddle/cricket(Over 30 in.)

Chimney used to vent:

Gas fireplace

Chimney Comments:

Viewed from ground

		S	R	C	NP	NI	NO
4.0	Visible Condition			•			
4.1	Chimney Flue			•			
4.2	Flashings	•					
4.3	Spark Arrestor / Rain Cap			•			
4.4	Saddle/Cricket			•			
4.5	Other:			•			
		S	R	C	NP	NI	NO

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Comments:

4.0 Chimneys over 5'6" tall should be braced. Bracing suggested due to height.

4.1 (1) Chimneys are a common source of water infiltration, both at the roof and in the dwelling. Roof flashings which are loose or improperly installed and weather caps that are loose, cracked or otherwise deteriorated are common areas of concern. A rain cap can also reduce the chances of water infiltration. We suggest you check these areas regularly and maintain as needed. Portions of the chimney flashing are not visible during a visual inspection. Weather & roof pitch permitting, flues are checked when the chimney is not capped or too tall and is readily accessible. If desired, AmeriSpec can arrange a review by a specialist that includes the use of a camera to view the flue interior.

4.1 (2) Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

4.3 Rain cap installed.

The chimney has no spark arrester/ rain cap installed at the left chimney flue. We suggest installing as a safety measure and to reduce the possibility for pest intrusion and water infiltration into the chimney.



4.3 Item 1(Picture)

4.4 No saddle/cricket noted. This may not have been required when home was built. Chimneys 30" or wider should have a cricket or saddle installed to help shed water, recommend upgrade for proper water control.

4.5 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.

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5. Air Conditioning

Our evaluation of air conditioning systems is both visual and functional provided power is supplied to the unit. We are not permitted to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license.

This type of visual inspection does not determine the capacity of the A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER (efficiency) rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired.

A detailed evaluation of the cooling capacity is beyond the scope of this report. Some air conditioners can be damaged if operated in temperatures below 15 degrees C or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept level, clean and free of debris.

Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and may be expensive to repair or replace.

We suggest obtaining the maintenance records for the air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should also obtain warranty paperwork, if applicable, and request receipts for any recent repairs.

Styles & Materials

Location of unit:	Air Conditioner Type:	Energy Source:
Left	Electric	Electric with disconnect provided
Distribution / Ducting:	Age:	Brand:
Ducts/Registers	10 to 15 years old	KEEPRITE

		S	R	C	NP	NI	NO
5.0	Distribution / Ducting	•					
5.1	Electrical			•			
5.2	General Conditions			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

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Comments:

5.0 Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit. It is recommended that your ducts be professionally cleaned on a regular basis.

5.1 Electrical disconnect observed. It is recommended that the disconnect be kept locked at all times to prevent access by children.



5.1 Item 1(Picture)

5.2 (1) The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

AmeriSpec Inspection Services

5.2 (2) Pad that condenser sits on appears too small for unit, corrections are needed. Recommend review by a licensed HVAC contractor for repair or replacement, as necessary, prior to close.



5.2 Item 3(Picture)



5.2 Item 4(Picture)

6. Ventilation

Styles & Materials

Heat Recovery Ventilator:

HRV not present

Exhaust Fans:

Kitchen

Principal Exhaust:

None observed

		S	R	C	NP	NI	NO
6.0	Capacity	•					
6.1	Sound level	•					
6.2	Locations			•			
6.3	General Comments			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

6.2 Kitchen only-wall mount. Suggest providing an over the range unit.

6.3 The home is not equipped with a heat recovery ventilation system (HRVS). Although not a necessary or required part of a home's ventilation equipment, we do recommend them. HRVS are mechanical ventilation systems that provide controlled ventilation to homes. This type of system delivers a continuous supply of fresh air into the home, while venting stale, humid indoor, along with household pollutants, to the exterior of the home. While in operation, the HRV will extract heat from the outgoing stale air (cool air in the summer), and use it to preheat (or cool) the incoming fresh air. The stale air then gets exhausted to the exterior of the home. As a result of this process, significantly less energy is required to heat (or cool in summer) the incoming air.

AmeriSpec Inspection Services

7. Attic

Our evaluation of the attic can be limited by personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc.

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection. Therefore, when stains are present, further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised.

We suggest checking roof surfaces each spring and fall and after each heavy rainfall. Increasing insulation in the attic and on the hatch is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation.

Styles & Materials

Access location / Inspection method:

Viewed from hatch

Sheathing:

Spaced wood plank

Insulation:

Blown-in insulation

Rolled/batt insulation

Framing:

Rafters

Ventilation:

Standard roof vents

Gable vents

		S	R	C	NP	NI	NO
7.0	Attic Access			•			
7.1	Sheathing	•					
7.2	Insulation			•			
7.3	Distribution / Ducting				•		
7.4	Framing			•			
7.5	Evidence of Leaking			•			
7.6	Ventilation	•					
7.7	Electrical			•			
7.8	Chimneys	•					
7.9	Pests			•			
		S	R	C	NP	NI	NO

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Comments:

7.0 (1) The attic was viewed from the hatch area only because of insulation coverage. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In attics with truss construction, walking on the trusses can cause damage to the structure. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl through the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing.

7.0 (2) Missing or low levels of insulation on attic hatch. Recommend properly insulating and weather-stripping the hatch.



7.0 Item 1(Picture)

7.2 10-15" of insulation present, equivalent to approximately R32-R40. Recommend adding additional insulation to at least R50, in low areas.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

AmeriSpec Inspection Services

7.4 Framing is poorly braced at the left knee-wall area. Review by qualified contractor is needed for corrections as needed.



7.4 Item 1(Picture)

7.5 Yes, but not active at the time of inspection. We recommend periodic review of the attic space during/after heavy rainfall events to ensure leak-free conditions.

7.7 Exposed electrical wiring observed at front knee-wall area. This is a safety concern if used where it could be subject to "Physical Damage". It is recommended that all exposed electrical wires be encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



7.7 Item 1(Picture)

7.9 (1) Abandoned bird nest noted, Recommend review by a qualified contractor.

7.9 (2) Tunnelling noted in insulation which may indicate the presence of pest activity. Recommend review by a qualified contractor.

We recommend sealing any openings at the exterior of the home which may permit pests to enter the attic area. Recommend review and repair by a qualified contractor, as needed.

AmeriSpec Inspection Services

8. Kitchen

Appliance inspection is beyond the scope of the CAHPI Standards of Practice but, as a courtesy to our clients, we may check them for proper operation, if accessible and power is supplied.

Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles.

Built-in dishwashers may be run through a rinse cycle to determine if the system is free of leaks, noises and excessive corrosion.

Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors.

Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. We recommend that all kitchens have a properly sized and quiet range hood, discharged to the exterior.

Styles & Materials

Floor:

Vinyl tile

Walls:

Drywall/plaster

Ceiling:

Drywall/plaster

Doors:

Wood

Windows:

Fixed
Single hung
Wood frame

Heat / Cooling Source:

Central heating/cooling

Counter Tops:

Laminate

Sinks:

Metal

Traps / Drains / Supply:

Plastic

Hood / Fan / Light:

Exterior vented

AmeriSpec Inspection Services

		S	R	C	NP	NI	NO
8.0	Floor			•			
8.1	Walls	•					
8.2	Ceiling	•					
8.3	Doors	•					
8.4	Closet / Wardrobe				•		
8.5	Windows			•			
8.6	Heat / Cooling Source	•					
8.7	Electrical			•			
8.8	Cabinets	•					
8.9	Counter Tops			•			
8.10	Sinks	•					
8.11	Faucets	•					
8.12	Traps / Drains / Supply	•					
8.13	Disposals				•		
8.14	Dishwasher(s)				•		
8.15	Refrigerator				•		
8.16	Range/Cooktop				•		
8.17	Ovens				•		
8.18	Range Hood			•			
8.19	Microwave				•		
8.20	Other:			•			
		S	R	C	NP	NI	NO

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AmeriSpec Inspection Services

Comments:

8.0 (1) Vinyl tile noted. Some vinyl flooring can contain asbestos. This is not an issue if the tile is in good condition and not disturbed. If concerned about this or if you plan on renovating that might include removal or disturbance of the tiles, you should contact a laboratory to test for the presence of asbestos.

8.0 (2) Floor is damaged. Recommend review by licensed professional for repair or replacement as necessary.



8.0 Item 1(Picture)

8.5 Broken/damaged windows(s) observed at the kitchen. Recommend review for repair or replacement as necessary.



8.5 Item 1(Picture)

AmeriSpec Inspection Services

8.7 A Ground Fault Circuit Interrupter (GFCI) is not present at the kitchen counter, suggest installing GFCI protected outlets for safety. A qualified electrical contractor is needed for further review and to make any necessary repairs/corrections.

8.9 (1) In the inspectors opinion the counter tops are near the end of their useful life due to age. Recommend review by a Qualified professional for repair or replacement as necessary.

8.9 (2) We recommend caulking and sealing counter around sink and at back-splash area as part of routine maintenance to reduce the potential for water penetration beneath.



8.9 Item 1(Picture)

8.12 Flow and drainage were serviceable at the time of inspection. No leaks noted.

8.18 The range hood appears to be vented to the exterior, suggest providing an over the range unit.



8.18 Item 1(Picture)

8.20 Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.

AmeriSpec Inspection Services

9. Bathrooms

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing stoppers or dripping faucets. If considered important, you should check these items independently.

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy.

We advise that all floors, tile edges, tub/shower walls, faucets, shower head connections and counter/ wall interfaces be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/ damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Location & Number: 1 Bathroom	Floor: Tile	Walls: Drywall/plaster Ceramic tile
Ceiling: Drywall/plaster	Doors: Wood	Windows: Sliding frame
Heat / Cooling Source: Central heating/cooling	Exhaust Fans: None	Tub/Whirlpool: Tub
Tub Surround: Ceramic tile	Shower Door: Curtain	Shower Head: Yes
Sinks: Ceramic	Counter / Cabinets: Laminate	

AmeriSpec Inspection Services

		S	R	C	NP	NI	NO
9.0	Floor	•					
9.1	Walls			•			
9.2	Ceiling	•					
9.3	Doors			•			
9.4	Windows			•			
9.5	Heat / Cooling Source	•					
9.6	Electrical		•				
9.7	Exhaust Fans		•				
9.8	Tub/Whirlpool			•			
9.9	Tub Surround			•			
9.10	Tub Faucet	•					
9.11	Shower Base / Surround				•		
9.12	Shower Door	•					
9.13	Shower Head			•			
9.14	Sinks			•			
9.15	Sink Faucets	•					
9.16	Traps / Drains / Supply			•			
9.17	Toilet	•					
9.18	Bidet				•		
9.19	Counter / Cabinets			•			
9.20	Steamer				•		
9.21	Other:	•					
		S	R	C	NP	NI	NO

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AmeriSpec Inspection Services

Comments:

9.1 Broken/damaged tile observed.
Recommend review by a qualified contractor for repair or replacement, as necessary, prior to close.



9.1 Item 1(Picture)

9.3 Door hits counter/sink, recommend corrections to deter the potential for damage.



9.3 Item 1(Picture)

AmeriSpec Inspection Services

9.4 Window does not open to the exterior of the home, recommend corrections for air quality improvement.

9.6 A Ground Fault Circuit Interrupter (GFCI) is not present at bathroom locations, suggest installing GFCI protected outlets for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections.

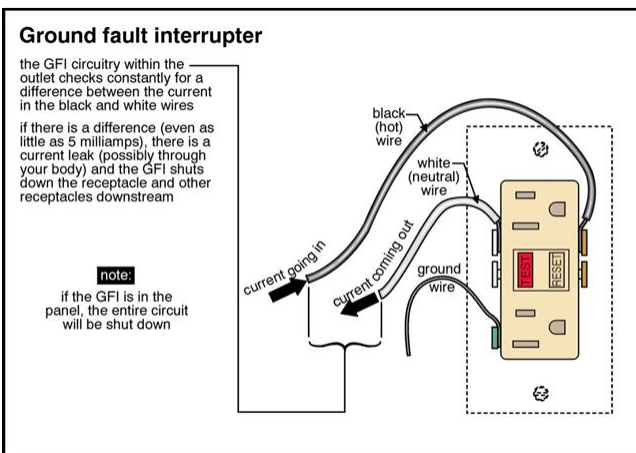
Electrical switches were noted in close proximity to the shower/tub area in the basement bathroom. Typically all electrical wiring, switches, etc are located @ 3' from these areas. We suggest further review from a licensed electrician to ensure safety.



9.6 Item 1(Picture)



9.6 Item 2(Picture)



9.6 Item 3(Picture)

AmeriSpec Inspection Services

9.7 None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

9.8 Rust observed at the tub drain assembly, not active leakage noted at the time of inspection. Recommend review by a licensed plumber for repair as necessary.



9.8 Item 1(Picture)

9.9 (1) Ceramic tile is "hollow sounding" when tapped at the faucet area, indicating poor bond with substrate. This usually results in loose tile and possible leakage; recommend review for corrections as needed.



9.9 Item 1(Picture)

AmeriSpec Inspection Services

9.9 (2) The tile edges of the tub/shower walls should be caulked and sealed to reduce the potential for water/moisture penetration behind the surround as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed as part of routine maintenance to reduce the potential for moisture infiltration behind the surround walls.

9.13 Shower mast is loose in the wall; recommend review for corrections as needed.

9.14 No overflow drain was noted associated with the sink. We recommend installing a sink with an overflow drain to reduce the potential for water damage in the bathroom.



9.14 Item 1(Picture)

9.16 (1) No shut-off valves observed. Shut-off valves may not have been required when home was built. Client is advised to have shut-off valves installed as a plumbing upgrade.

9.16 (2) Evidence of gurgling noises noted at first floor bathroom. This condition is an indication that the waste plumbing piping associated with the affected fixture is not properly sloped or vented. If concerned, we recommend consulting with a qualified plumber for further assessment and to determine modification options and associated costs.

9.19 We recommend caulking and sealing at the counter/wall interface as part of routine maintenance to reduce the potential for water infiltration behind the counter.

AmeriSpec Inspection Services

10. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance.

If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited.

It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean dryer exhaust pipes upon occupancy and then regularly to enhance safety/performance. A solid metal ducting material should be used for dryer vents.

Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials

Floor: Concrete	Location: Basement	Walls: Unfinished
Ceiling: Unfinished	Windows: Wood frame Awning	Laundry Tub / Sink: Plastic
Heat / Cooling Source: Central heating/cooling	Washer Hookups: No Unit	Dryer Hookups: Electric No Unit
Exhaust Fan: None		

		S	R	C	NP	NI	NO
10.0	Floor	•					
10.1	Walls	•					
10.2	Ceiling	•					
10.3	Doors				•		
10.4	Closet / Wardrobe				•		
10.5	Windows	•					
10.6	Cabinets				•		
10.7	Laundry Tub / Sink			•			
10.8	Faucets	•					
10.9	Heat / Cooling Source	•					
10.10	Electrical			•			
10.11	Washer Hookups			•			
10.12	Dryer Hookups			•			
10.13	Exhaust Fan			•			
10.14	Floor Drain	•					
10.15	Other:	•					
		S	R	C	NP	NI	NO

AmeriSpec Inspection Services

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Comments:

10.7 An air admittance valve is noted at the sink area located at laundry room. This device suggests that an issue exists with proper venting of the sink. Although the device may resolve the issue, they are not always permitted by local building departments. We recommend consulting with your building department or a licenced plumber for further direction.



10.7 Item 1(Picture)

10.10 A Ground Fault Circuit Interrupter (GFCI) is not present at laundry room, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections

10.11 Washers and dryers are not in the scope of this inspection, suggest verify operation with owners prior to close.

10.12 (1) We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to reduce the potential for obstruction of the vent, to improve dryer efficiency and for increased fire safety.

10.12 (2) Dryer was not operated, we recommend confirming proper operation prior to close.

10.13 None observed, we recommend an operable window or exhaust fan be installed in the laundry area for proper ventilation and moisture control.

AmeriSpec Inspection Services

11. Entry / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas.

Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches.

Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings.

Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Styles & Materials

Floors:

Carpet
Tile
Woodstrip

Walls:

Drywall / plaster

Ceilings:

Drywall / plaster

Doors:

Wood

Closet:

Wood

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

		S	R	C	NP	NI	NO
11.0	Floors		•				
11.1	Walls	•					
11.2	Ceilings	•					
11.3	Doors			•			
11.4	Closet	•					
11.5	Windows	•					
11.6	Heat / Cooling Source	•					
11.7	Electrical			•			
11.8	Stairs		•				
11.9	Other:	•					
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

11.0 While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that the flooring material at the front entry may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing.



11.0 Item 1(Picture)

11.3 Broken/missing panes observed at the front entry, suggest repairing/ replacing for safety.



11.3 Item 1(Picture)

AmeriSpec Inspection Services

11.5 Same type/material as house exterior windows, please refer to exterior step # 1105.

11.7 The 3-way switch in the stairs is inoperable or did not operate properly, recommend review for repair as needed.

11.8 (1) Guardrail/handrail is loose/damaged. Recommend review for repair as necessary for safety.



11.8 Item 1(Picture)



11.8 Item 2(Picture)

11.8 (2) No handrailings noted, recommend installing proper handrails for safety.

Stairs have low head room and may be a safety hazard. We recommend improvements, if possible.



11.8 Item 3(Picture)

AmeriSpec Inspection Services

12. Finished Interior Rooms

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as floor or wall scratches, torn screens or an occasional cracked window may not be noted in the inspection report. We, therefore, suggest you double check these items, prior to close, and call our office, if concerned.

Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source without intrusive testing. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired or a leaking window replaced), but the resultant interior damage has not. It is therefore, difficult to advise with any certainty if the stain/damage will develop into a more serious issue.

Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. The Client is also advised that moisture persistence over time may lead to mold growth in obvious or concealed areas.

Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mold abatement contractor, prior to close to determine remedial options and associated costs. You should consult with the current owner for further information regarding the cause of the moisture damage noted and remedial efforts taken, if any. We are not permitted to remove floor/wall/ceiling finishes to determine the source of the problem or to determine the extent of any damage.

Carbon monoxide and smoke detectors have been proven to save lives. The Client is advised to install late model carbon monoxide and smoke detectors, if not already present in home. We suggest consulting with your local municipality or fire department and manufacturer's specifications as to their proper location and installation of these units.

Styles & Materials

Location:	Floors:	Walls:
First Floor	Wood Strip	Drywall/plaster
Second Floor	Carpet	
Kitchens and baths noted separately		
Ceilings:	Doors:	Windows:
Drywall/plaster	Wood	Fixed
Acoustic spray		Single hung
		Sliding frame
		Vinyl frame
		Wood frame
Fire & CO Protection:	Heat / Cooling Source:	Fireplace:
Smoke detectors noted.	Central heating/cooling	Gas insert
Carbon monoxide detectors noted.		
Recommended at Each Level		
Ceiling fans:		
None		

AmeriSpec Inspection Services

		S	R	C	NP	NI	NO
12.0	Floors			•			
12.1	Walls			•			
12.2	Ceilings			•			
12.3	Doors	•					
12.4	Windows		•				
12.5	Fire & CO Protection			•			
12.6	Heat / Cooling Source	•					
12.7	Fireplace			•			
12.8	Electrical		•				
12.9	Ceiling fans				•		
12.10	Other:	•					
		S	R	C	NP	NI	NO

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Comments:

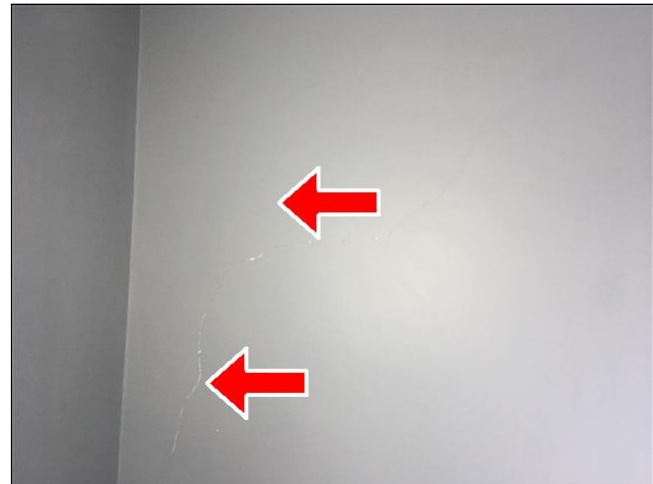
12.0 (1) Floor(s) squeak at various locations. Review to determine cause.

12.0 (2) Additional details on bathrooms and kitchens are provided in their respective sections of this report.

12.1 Stress cracking observed in drywall/plaster at different locations, typical for age of dwelling. This condition is possibly related to localized minor settlement. No further signs of settlement were observed in general area.



12.1 Item 1(Picture)



12.1 Item 2(Picture)

12.2 Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.

AmeriSpec Inspection Services

Acoustic spray ceiling noted at the main floor. Some such ceilings installed in the 1970s or prior contained asbestos fibres. Should you decide to make alterations to the ceiling, it is recommended that a sample first be analyzed for asbestos.

12.4 (1) Window lock(s) are misaligned/damaged a several areas corrections are needed for security.



12.4 Item 1(Picture)

AmeriSpec Inspection Services

12.4 (2) In the inspectors opinion the windows are near the end of their useful life due to age/functionality. Recommend review by licensed professional for repair or replacement as necessary.

12.5 Smoke and CO detectors are recommended at each level of the home. The client should contact local authorities for suggested placement locations to ensure safety, however at a minimum we recommend units. These devices should be replaced about every 7 to 10 years or according to manufacturers' directions. These detectors are not tested as part of a home inspection. We do recommend that the batteries be changed when you take occupancy and twice a year thereafter.

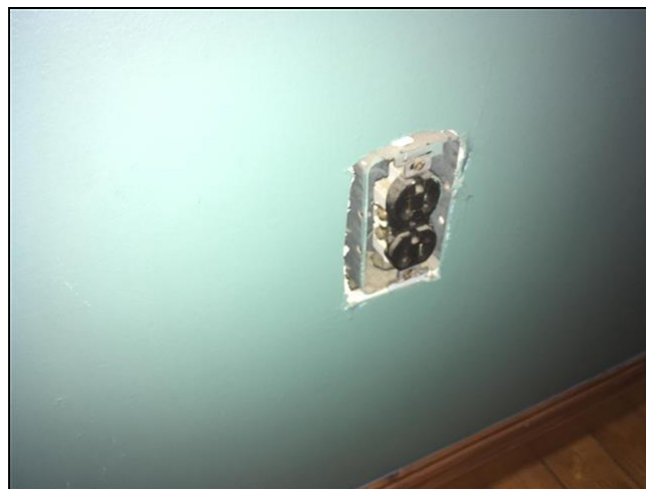
If possible, the Client should replace all of the detectors with new inter-connected units as soon as practical after taking occupancy of the home. We recommend that an appropriately rated fire extinguisher be placed in each of the kitchen, garage and utility room areas of the home.

12.7 A fireplace insert was observed. We are unable to determine by a visual inspection if this system was installed according to manufacturer's specifications or local building authority requirements. Inserts, flues, and flue liners are not visible or accessible for examination unless the insert is removed. Due to safety concerns regarding dirty flues, cracks, damaged and/or deteriorating flues and chimney on fireplaces, we suggest complete review of these areas by a certified technician prior to closing to ensure fire safety.



12.7 Item 1(Picture)

12.8 (1) Receptacle covers missing in the several locations. Recommend replacing for safety.



12.8 Item 1(Picture)

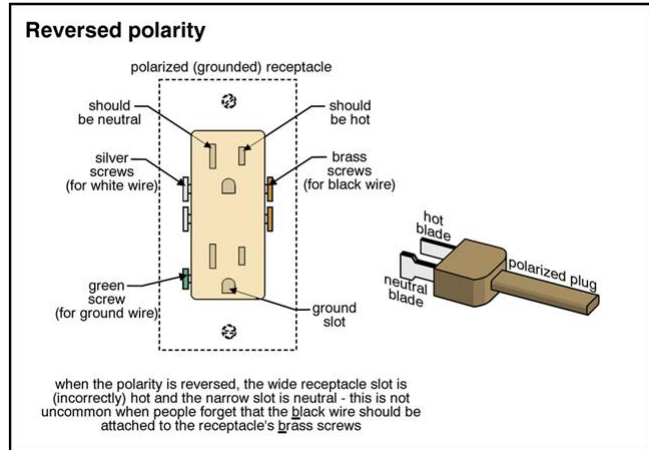
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12.8 (2) A limited number of receptacles noted in some rooms. Recommend consulting with a licenced electrician to install additional outlets.

12.8 (3) Reversed polarity wiring conditions were observed. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s)



12.8 Item 2(Picture)



12.8 Item 3(Picture)

12.8 (4) Ungrounded three prong receptacles observed at second floor. It is recommended that these types of 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.

While knob and tube wiring can be hidden from the inspection, in homes up to the 1950s, this type of wiring may have been used. Ungrounded conditions could be a sign of knob and tube writing in the home. If you are concerned about this type of wiring, we recommend consulting with a licenced electrician.

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13. Finished Basement Rooms

Please refer to the *Basement and Exterior* sections for additional information on the potential for water infiltration into basement areas and with respect to water management around the exterior of the home.

Older basements were not originally intended as living spaces in Canada, however many homeowners have made retrofits to provide additional space.

There are a number of precautions that homeowners should take when maintaining living spaces (family rooms, bedrooms, offices) in basements. These include:

- a properly functioning sump pump with battery backup;
- a vapour barrier between the concrete floor and any carpeting, laminate, vinyl or wood flooring;
- maintaining a proper grade on the exterior of the home;
- repairing cracks or other openings in the foundation; and,
- maintaining the gutter/downspout system to discharge rainwater at least five feet from the foundation.

Please refer to the *Interior Rooms - Main Floor*, regarding moisture stains and patching. It is also recommended that the client consult with the local building department to ensure that the living area meets current codes regarding emergency egress; any accessory apartments; and smoke/ carbon monoxide alarms and locations.

Nearly all basements will leak at some point in the life of the home. In that regard, we cannot provide any assurances against future water infiltration. If you intend on finishing the basement, we recommend that you wait for at least a one year after closing to obtain a history of water infiltration.

Styles & Materials

Finished Basement:

Full

Floors:

Carpet

Walls:

Drywall/plaster

Paneled

Ceilings:

Drywall/plaster

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

Baseboard heat

		S	R	C	NP	NI	NO
13.0	Floors	•					
13.1	Walls			•			
13.2	Ceilings	•					
13.3	Doors	•					
13.4	Closet / Wardrobe				•		
13.5	Windows			•			
13.6	Heat / Cooling Source			•			
13.7	Fireplace				•		
13.8	Wet Bar				•		
13.9	Electrical			•			
13.10	Other:	•					
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

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Comments:

13.0 To limit moisture damage to flooring materials, it is recommended that a vapour barrier be installed beneath finished floor areas in the basement.

13.1 (1) The basement/crawlspace walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement/crawlspace walls. See Exterior section for additional information regarding water management around the exterior of the home to reduce the potential for water infiltration into the basement / crawlspace.

13.1 (2) Stains observed on paneling wall at the basement family room. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made. Client should be aware that water entry into the home can lead to deterioration of the structure over time, mold growth and other issues. If you are concerned about this possibility, we recommend further review by a specialist, prior to close, which could include an intrusive inspection.



13.1 Item 1(Picture)



13.1 Item 2(Picture)

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13.5 (1) Same type/material as house exterior windows, please refer to exterior step # 1105.

13.5 (2) In the inspectors opinion the windows are near the end of their useful life due to age. Recommend review by licensed professional for repair or replacement as necessary.

13.6 (1) Heating and cooling ducts noted in ceiling. This may affect the heating and cooling of the room. Recommend that the Client consider relocating the vents to the floor or lower wall area.

13.6 (2) Baseboard heater did not heat. Recommend review by qualified professional for repair or replacement as necessary.

13.9 (1) Electrical outlet noted over baseboard heater. We recommend relocating the outlet for safety reasons.



13.9 Item 1(Picture)

13.9 (2) Receptacle(s) is inoperable inoperable in the basement family room. Recommend review by licensed/qualified professional for repair or replacement as necessary.



13.9 Item 2(Picture)



13.9 Item 3(Picture)

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14. Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.

Our inspection is not a heat engineering or sufficiency review. We suggest you ask the seller if any areas of the home do not properly heat or cool.

We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. If the unit has not been serviced within the past year, we recommend that it be serviced and fully inspected prior to close. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time.

Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of the central air conditioning system as well. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model.

Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

We do not investigate the possibility of underground fuel tanks.

Styles & Materials

Location of unit:

Basement

Heating System Design Type/Brand:

High Efficiency Gas
Brand : Tempstar

Energy Source:

Natural gas

Burner Chambers:

Closed system, not visible

General Conditions:

Age: 10 - 15 years

Exhaust Venting:

ABS venting

Thermostat:

Located at living room

Filter Size:

16x25x1

Distribution / Ducting:

Ducts/Registers

		S	R	C	NP	NI	NO
14.0	Burner Chambers			•			
14.1	General Conditions			•			
14.2	Exhaust Venting		•				
14.3	Thermostat	•					
14.4	Automatic Safety Controls	•					
14.5	Air Filters			•			
14.6	Distribution / Ducting			•			
14.7	Humidifier				•		
14.8	Maintenance			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

14.0 The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or

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water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern.

The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

14.1 (1) Electrical disconnect noted at the basement.

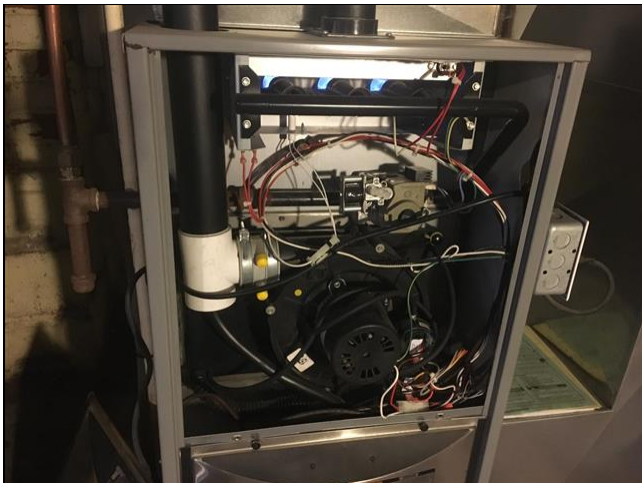
The gas furnace was tested using normal operating controls and functioned properly at the time of inspection.



14.1 Item 1(Picture)



14.1 Item 2(Picture)



14.1 Item 3(Picture)



14.1 Item 4(Picture)

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14.1 (2) High efficiency gas furnace noted. These types of appliances normally have a lifespan of 15 - 20 years. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor prior to possession to ensure proper operation.

14.2 (1) Vent pipe is loose/pulled apart. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.

The furnace exhaust vent appears close to a door, window or other opening in the building envelope which could permit combustion gases into the home. Recommend review and repairing, as necessary.



14.2 Item 1(Picture)

14.2 (2) ABS vent material is no longer permitted on new installations since it was prone to cracking. The client may wish to upgrade to System 636 PVC or other approved material. It is recommended that the pipes be inspected by a qualified HVAC contractor.

14.5 We recommend changing or cleaning the filter monthly during the heating/cooling season.

14.6 (1) Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit. We recommend that all exposed ductwork be sealed with foil tape to improve the efficiency of the distribution system. It is also recommended that the ducts be cleaned on an annual or semi-annual basis, particularly if there are pets in the home or if any of the occupants have allergies.

14.6 (2) While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that some of the building materials at the ductwork/boots may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing.

14.8 We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy. The client commence an annual maintenance, cleaning, and parts replacement program with a qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order. All ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality. If the Client is not knowledgeable with maintenance and cleaning requirements, refer to the Home Repair Manual included with this report for additional information or consult with a qualified heating and cooling contractor.

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15. Basement / Crawlspace

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence.

We recommend that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present.

Some cracks in walls and floors is common and whenever cracks are present, the possibility of future leaking exists. Most wall cracks in poured foundation walls are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. In some homes (pre-1985), the weeping tiles may be connected to the sanitary sewer system.

In newer homes, the weeping tile system is normally connected to a sump pit. Older weeping tiles (say pre 1970) were made of clay and can be prone to collapse or other damage. During the course of our inspection, we are unable to determine if a weeping tile system exists, its material or if the entire system is connected to a sump pit, if present.

Sump pump systems with battery back-ups are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible.

Signs of possible water infiltration include mould/mildew, stains on walls, loose flooring, musty odours, warped paneling and efflorescence.

If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Access: Interior stairs	Type: Partially Finished Basement	Stairs: Wood
Floor: Concrete Carpet	Walls: Finished Block	Ceiling: Partially Finished
Exterior Door(s): None noted	Coldroom: None Noted	Joists: Conventional 2 X 8 framing
Subfloor for Basement Floor: Not visible	Beams: Wood	Support Posts / Columns: Concrete blocks Metal Wood
Windows: Same type as house exterior windows	Heat / Cooling Source: Central heating/cooling	Ventilation: Windows
Insulation: Styrofoam	Moisture Barrier: No moisture barrier - no issue	Floor Drain: Floor drain noted
Visible Plumbing: ABS Cast iron Copper	Distribution / Ducting: Ducts/Registers	

AmeriSpec Inspection Services

		S	R	C	NP	NI	NO
15.0	Stairs		•				
15.1	Floor	•					
15.2	Walls			•			
15.3	Ceiling	•					
15.4	Exterior Door(s)				•		
15.5	Coldroom				•		
15.6	Joists			•			
15.7	Subfloor for First Floor	•					
15.8	Subfloor for Basement Floor			•			
15.9	Beams			•			
15.10	Support Posts / Columns			•			
15.11	Windows			•			
15.12	Heat / Cooling Source	•					
15.13	Electrical		•				
15.14	Ventilation	•					
15.15	Insulation			•			
15.16	Moisture Barrier			•			
15.17	Laundry Tub / Sink	•					
15.18	Faucets	•					
15.19	Toilet				•		
15.20	Visible Plumbing			•			
15.21	Distribution / Ducting	•					
15.22	Fireplace				•		
15.23	Other:			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

15.0 Stair treads are damaged. Corrections are needed to ensure safety.

No handrailings noted, recommend installing handrails for safety.



15.0 Item 1(Picture)



15.0 Item 2(Picture)

15.1 (1) It is recommended that a vapour barrier be installed beneath carpeted areas in the basement to limit moisture from damaging the carpet.

15.1 (2) Floor is damaged-spalling observed. Recommend review by licensed professional for repair or replacement as necessary.

15.2 (1) Efflorescence observed at laundry area; this is a mineral deposit left behind from exterior water infiltration, recommend consulting sellers as to moisture problems or a licensed contractor for review.

15.2 (2) Cracking observed at the right side of the basement; recommend review by a qualified contractor for corrections as needed.



15.2 Item 1(Picture)

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15.2 (3) Stains observed on wall at the right side of the basement. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made. Client should be aware that water entry into the home can lead to deterioration of the structure over time, mold growth and other issues. If you are concerned about this possibility, we recommend further review by a specialist, prior to close, which could include an intrusive inspection.



15.2 Item 2(Picture)

15.2 (4) During renovation of basements, it is not uncommon to find evidence of past water infiltration, including possible mold growth. Unless otherwise noted in this report, this is something that is typically not identifiable during a home inspection. Consequently, it is important to consult with the current homeowner about any past or current water infiltration into the basement. In addition, and if concerned, random examination of the area behind the basement wall finish may be required prior to closing to verify that no water infiltration has occurred.

Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry. Client should consult sellers as to additional information.

15.6 Due to partially finished conditions, only the joists in the laundry/utility room areas were visible for inspection. We were therefore unable to fully inspect and recommend that the client consult the sellers for additional information.

15.8 Due to the presence of a subfloor in the basement, we are unable to inspect the area beneath the subfloor for material type, condition and water and pest intrusion. Should you be concerned about these issues, we recommend that you request the current homeowner to provide you with access to this area prior to closing.



15.8 Item 1(Picture)

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15.9 Due to partially finished conditions, only the beams in the laundry area were visible for inspection. We were therefore unable to fully inspect and recommend that the client consult the sellers for additional information.

15.10 Additional support piers have been added at various locations in basement/crawlspace. Piers appear to have been added to assist in leveling floor. Client is advised to consult sellers or a building contractor for additional information.



15.10 Item 1(Picture)

15.11 Same type/material as identified in the exterior windows section of this report

15.13 (1) Wiring observed at the basement is not secured to framing properly and is subject to physical damage, corrections needed.



15.13 Item 1(Picture)



15.13 Item 2(Picture)

AmeriSpec Inspection Services

15.13 (2) Receptacle(s) inoperable at several areas, may be switch controlled. Suggest verify with sellers or reviewed by licensed electrician prior to close.

15.13 (3) Knob and tube wiring observed at junction box with updated wiring present. Suggest further review by a qualified licensed electrician to ensure this system is properly and safely installed.



15.13 Item 3(Picture)



15.13 Item 4(Picture)

15.13 (4) Disconnected/abandoned electrical lines observed at basement.. Unable to determine prior use. We recommend review by a qualified professional electrician for repair or replacement as necessary.



15.13 Item 5(Picture)

15.15 Exposed styrofoam insulation noted. This type of insulation can be a fire hazard and should be removed, and/or covered with wallboard.

15.16 No moisture barrier observed. Moisture barriers may not have been required at the time the home was built. We recommend installation of a moisture barrier to prevent any damage/ deterioration to the structure and to ensure a dry clean crawlspace.

15.20 Floor drain was observed at the basement utility room.

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Some of the waste and supply plumbing in the home is installed along exterior walls. This plumbing may be susceptible to freezing during the colder months of the year. On this basis, we recommend monitoring these areas for any evidence of freezing or obstruction during the colder months of the year and upgrading/insulating as required. A qualified plumber should be consulted to determine upgrade options and associated costs as required.



15.20 Item 1(Picture)



15.20 Item 2(Picture)

15.23 (1) No evidence of oil storage tanks observed, oil heat was normal for this age of this home. Recommend review with the seller regarding any knowledge of buried oil tanks.

15.23 (2) Finished areas in basement were observed. As these areas are not visible or accessible to the inspector they are excluded from this inspection. Foundation walls and the floor structure above were visible only in the right side of the basement.

15.23 (3) While we attempt to look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the current homeowner regarding any history of water in the basement/crawlspace. We cannot certify the basement/crawl against future water infiltration. Whenever cracks exist, a possibility of future leaking exists.

Basement specialists estimate that up to 60% of basement leaks can be controlled by proper exterior maintenance. It is important to take steps to ensure that all adjacent surfaces are pitched away from the home and downspouts extended well away from the structure to reduce water flow to the foundation. A one inch drop per foot for ten feet from the foundation is ideal. The client should also keep all exterior surfaces well sealed against the weather.

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16. Plumbing

Our review of plumbing components in the home is directed at identifying visible water damage and existing or potential problems. We may not always mention common faults such as stuck or missing stoppers or dripping faucets. If considered important, you should check these items independently.

Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

The water supply system is tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. We do not measure water temperature or pressure or test the quality of the water.

Our plumbing inspection also consists of checking for functional drainage at all fixtures.

We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Water softeners and filtration equipment are beyond the scope of a home inspection. We encourage you to conduct a review of the water softener prior to close by a qualified plumber to ensure functionality and proper settings for the type of water in your area.

Styles & Materials

Shut Off Valve Location:

Located at rear of basement
Gate tap type

Main Service Line:

Copper

Distribution Lines:

Copper

Drain Waste Lines & Vent Pipes:

ABS
Cast iron

Ejector Pump(s):

None

Sump Pump(s):

None observed, but recommended

Waste Disposal System:

Municipal

Water Supply System:

Municipal

Drain water heat recovery unit:

None

Grounding:

At Water Meter

		S	R	C	NP	NI	NO
16.0	Main Service Line			•			
16.1	Distribution Lines			•			
16.2	Drain Waste Lines & Vent Pipes			•			
16.3	Ejector Pump(s)				•		
16.4	Sump Pump(s)				•		
16.5	Waste Disposal System			•			
16.6	Water Supply System			•			
16.7	Other:			•			
		S	R	C	NP	NI	NO

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Comments:

16.0 Gate-type valve observed. Since main shut-off 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 shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. We recommend that the client consider upgrading the shut-off valve to a high quality ball-type valve which tend to be more reliable than gate valves.



16.0 Item 1(Picture)

16.1 Poorly supported supply piping observed at the basement. Recommend installing additional pipe hangers as necessary, review by a licensed plumber for repair or replacement, as necessary.



16.1 Item 1(Picture)

16.2 Where visible, some of the waste pipes include cast iron composition. Cast iron piping was used up to the 1950s. Its life expectancy is typically about be 50 years and up so cast iron waste pipes found in homes today are statistically at the end of their life. Cast iron can fail in two ways. The pipe can rust through, often in a pin hole pattern. It is also prone to splitting along a seam, particularly on horizontal runs. Additionally, some home insurance companies are requiring cast iron plumbing in homes to be updated for new insurance policies in order to reduce their risk. On this basis, we recommend consulting with your insurance company to determine their policy regarding cast iron waste plumbing.

16.5 The waste disposal system appears to be connected to public sewer systems.

16.6 Water supply system appears to be public.

16.7 The client may wish to consider scoping the waste lines to the street to confirm that there are no blockages or damage to the lines.

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17. Electrical

Our electrical inspection meets or exceeds the CAHPI Standards of Practice and is done by inspecting visibly accessible wiring and fixtures.

Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move personal belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Cover plates are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed.

Once the current occupant's belongings have been removed, it is prudent to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings.

We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. It is recommended that any wiring issues noted within this report be further inspected or corrected, prior to close, by an Authorized Electrical Contractor through Electrical Safety Authority (ESA), to ensure proper installation and safety.

Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes.

Any reference in this report to an electrician means an Authorized Contractor, as defined above.

One of the most important electrical safety devices in homes are Ground Fault Circuit Interrupters (GFCIs). These special devices shut the power off to a circuit when as little as 0.005 amps of electricity leaks from the electrical system. GFCIs/GFI's may be incorporated into circuit breakers at the main panel or at individual outlets. GFCIs/GFI's should ideally be installed on all outdoor, kitchen or bathroom outlets or where electricity may be in close proximity to water in order to enhance safety. We do not test the GFCI breakers that may be located at the panel since this would result in loss of power to clock radios, computers or other equipment on those circuits. We do however, recommend testing of these breakers in accordance with the manufacturer's recommendations.

Newer homes may not be equipped with tamper resistant electrical receptacles. These are a recommended upgrade, particularly if young children live or visit the home. We recommend that you consider these devices, if the home is not already so equipped.

Styles & Materials

Meter Location:

Left

Grounding Present

Service Entrance:

Overhead

Main Panel Location:

Basement

Main Panel Description:

Fuses

Service Amperage:

100 AMPS

Wiring Method:

Non Metallic sheathed cable

AFCI Reset Location(s):

Not Present

Sub-Panel Comments & Location:

None

		S	R	C	NP	NI	NO
17.0	Service Entrance	•					
17.1	Meter	•					
17.2	Wiring Method		•				
17.3	Grounding	•					
17.4	Equipment Grounding				•		
17.5	Main Electrical Panel		•				
17.6	Sub-Panel				•		
17.7	Other:			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

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Comments:

17.2 The general lighting branch circuit conductor is of copper composition, and there appears to be 1 aluminum wire. Due to the concerns arising from the use of aluminum wiring, a qualified electrical contractor is needed to periodically inspect all aluminum wiring connections to ensure proper and safe installation and operation. Trouble signs to be aware of include unusually warm and/or melted cover plates on switches and outlets; sparks or arcing at switches and outlets; and, strange odours at outlets or switches.

Your insurance company may ask you for an Electrical Safety Authority (ESA) Certificate to ensure that the aluminum wiring has been inspected.

17.5 (1) All circuits should be properly labelled at the panel, including unused breakers, and in a fashion that would be meaningful to future homeowners.

17.5 (2) Overfusing observed in main electrical panel. Wire size does not appear to be compatible with the over-current protection device (breaker/fuse) at these positions. This condition could allow excessive current to be carried by the conductors (wires). Recommend review by a licensed electrician for repair or replacement as necessary.

17.5 (3) Open fuse positions observed; suggest installing fuses or blanks for safety.

Overload protection of the distribution wiring in the home is provided by fuses. Some home insurance companies are requiring fuse panels in homes to be updated for new insurance policies in order to reduce their risk. On this basis, we recommend consulting with your insurance company to determine their policy regarding fuse panels.



17.5 Item 1(Picture)

17.5 (4) It appears that electrical upgrades or renovations have been completed around the home. Consequently, we recommend that the Client verifies that the electrical upgrades were completed in accordance with local electrical standards requirements by having the home's wiring reviewed by an electrical contractor licenced by the Electrical Safety Authority or by requesting that a general inspection of the home's electrical system be completed by the Electrical Safety Authority to ensure safe installation of the electrical components of the home. General Inspection can be arranged by contacting the Electrical Safety Authority at 1-877-esa-safe or visit its website at www.esainspection.net.

17.7 Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCIs at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

18. Water Heater

Styles & Materials

Location of unit: Basement	Water Heater Design Type: Natural gas	Capacity: 189 litre
Energy Source: Gas (shut off valve provided)	Flue Venting: ABS	

		S	R	C	NP	NI	NO
18.0	Temperature / Pressure Release Valve			•			
18.1	Combustion Chamber	•					
18.2	Venting	•					
18.3	Water Heater Condition	•					
18.4	Thermostatic mixing valve			•			
18.5	Other:			•			
		S	R	C	NP	NI	NO

S= Serviceable, R= Review, C= Comment, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

18.0 The temperature and pressure relief valve was not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

18.3 Natural gas. Gas shut-off valve was observed near this appliance.

18.4 Thermostatic Mixing Valves are provided in newer homes and was not likely required at the time of construction or installation of the water heater.

These valves are located at the top of the water heater and limit mixed hot water to a desired, selectable temperature, helping to minimize thermal shock, while at the same time maintain a sufficiently high temperature in the water tank to prevent the growth of harmful bacterial.

The client may wish to have a mixing valve installed by a licenced plumber for safety.

18.5 We recommend draining one bucket of water annually to remove tank residue, thereby extending the life of the unit. Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason, the TPR value valve is not tested during a home inspection. We suggest caution when operating TPR values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency. The client should consult with a licenced plumber for testing and operation of the TPR valve on older water heaters.



SUMMARY REPORT

Amerispec Waterloo Region/Guelph/Brampton and Orangeville
39 Watt St
Guelph Ont
519 585 2224

GENERAL SUMMARY

Doc #: 123456789 Client Name: John Smith
Dwelling Address: 123 Main Street Inspector: Chris Harper
Anytown ON ABC 123

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

1. Exterior

1.2 Exterior Walls/Siding

Comment

(1) Cracking observed in wall located at right side. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a qualified contractor if a more detailed report is desired.

Damage observed to the stucco application at the front of the property, recommend corrections to deter the potential for water related damage to the interior.

(2) Trees are in contact with, or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow. Removal or other options to prevent such damage is recommended.

1.3 Trim

Review

(2) Moisture damaged trim observed at various areas. The extent of damage could not be determined without destructive analysis (maintenance and/or repairs should be performed).

(3) In some cases, cladding wood trim with vinyl or aluminum can prolong its life. We recommend further review in this case.

1.4 Window & Frames

Review

(3) Broken/damaged windows(s) observed at the several locations. Recommend review for repair or replacement as necessary.

Some of the window sills did not appear to have a capillary break on the underside of the sill. Ideally, a groove is cut on the bottom of the sill roughly 1" from the outer edge, and well away from the exterior wall. This detail will prevent

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water from running along the underside of the sill back to the wall surface. We recommend applying a bead of caulking on the underside of the sill as preventative maintenance to help deter water infiltration behind the sill/siding materials and the resultant concealed damage that may occur.

1.6 Gutters / Downspouts**Comment**

(1) Evidence of leaking observed at various areas. Recommend review for repair or replacement as necessary.

1.8 Electrical**Review**

Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

Loose conduit observed at the rear of the home, suggest having properly secured to enhance safety,

1.10 Gas Meter(s)**Review**

The gas meter is installed in the driveway adjacent to the home and may be susceptible to physical contact damage in its current location. Based on the conditions observed, we recommend consulting with the local utility company responsible for the gas meter to determine options for the installation of protective bollard(s) to enhance safety. In addition, we recommend taking caution in this area with vehicles to reduce the potential for physical contact and to ensure safety.

1.14 Lot / Grade Drainage**Comment**

(2) We suggest regrading and maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.

1.15 Foundation**Comment**

(4) By virtue of the nature of concrete block foundations, they tend to leak at the mortar joints over time. As a result, it is particularly important to address any issues with grading and surface water management around the home as soon as practical. Should moisture enter the home, we recommend consulting with a basement waterproofing contractor to conduct professional repairs as soon as practical to reduce the potential for damage to the interior and mold growth.

1.18 Deck**Review**

(1) Missing/loose 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.

(2) The deck does not appear to be installed on proper footings. Accordingly, the deck may be subject to heaving and other movement. We recommend further review to determine if proper footings are required.

1.20 Porch**Review**

(1) We recommend that the client seals/caulks the opening between the foundation and the porch slab with an elastic sealant.

1.21 Stairs / Steps**Comment**

(1) No handrailings noted, recommend installing handrails for safety.

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3. Garages / Carports**3.2 Roof Conditions****Review**

We recommend repair by a qualified roofer, to the extent necessary to assure serviceability and insurability.

3.4 Floor/Slab**Comment**

In the inspectors opinion the garage slab is at/near the end of their useful life due to extensive deterioration. Recommend review by a qualified professional for repair or replacement as necessary.

3.5 Garage Doors**Review**

(1) Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

(2) Door is loose/not balanced; recommend a licensed garage door specialist review for repairs/replacements as needed.

3.6 Garage Door Hardware**Review**

Door hardware is loose and/or appears to have missing parts, recommend a licensed garage door specialist review for repairs/replacements as needed to ensure safety.

3.11 Walls**Comment**

Deterioration/damage observed. Recommend review by a qualified professional for repair or replacement, as necessary.

3.13 Ceiling**Comment**

Stains observed on ceiling/wall. An elevated level of moisture was detected using an electronic moisture meter. A qualified contractor is needed for further review and to perform necessary corrections prior to close.

3.15 Other:**Comment**

Detached garage shows signs of distress/movement/leakage, and should be reviewed further in detail for corrections/improvements.

7. Attic**7.5 Evidence of Leaking****Comment**

Yes, but not active at the time of inspection. We recommend periodic review of the attic space during/after heavy rainfall events to ensure leak-free conditions.

7.7 Electrical**Comment**

Exposed electrical wiring observed at front knee-wall area. This is a safety concern if used where it could be subject to "Physical Damage". It is recommended that all exposed electrical wires be encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

7.9 Pests**Comment**

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(2) Tunnelling noted in insulation which may indicate the presence of pest activity. Recommend review by a qualified contractor.

We recommend sealing any openings at the exterior of the home which may permit pests to enter the attic area. Recommend review and repair by a qualified contractor, as needed.

8. Kitchen

8.5 Windows

Comment

Broken/damaged windows(s) observed at the kitchen. Recommend review for repair or replacement as necessary.

8.9 Counter Tops

Comment

(1) In the inspectors opinion the counter tops are near the end of their useful life due to age. Recommend review by a Qualified professional for repair or replacement as necessary.

9. Bathrooms

9.6 Electrical

Review

A Ground Fault Circuit Interrupter (GFCI) is not present at bathroom locations, suggest installing GFCI protected outlets for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections.

Electrical switches were noted in close proximity to the shower/tub area in the basement bathroom. Typically all electrical wiring, switches, etc are located @ 3' from these areas. We suggest further review from a licensed electrician to ensure safety.

9.7 Exhaust Fans

Review

None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

9.9 Tub Surround

Comment

(1) Ceramic tile is "hollow sounding" when tapped at the faucet area, indicating poor bond with substrate. This usually results in loose tile and possible leakage; recommend review for corrections as needed.

9.16 Traps / Drains / Supply

Comment

(2) Evidence of gurgling noises noted at first floor bathroom. This condition is an indication that the waste plumbing piping associated with the affected fixture is not properly sloped or vented. If concerned, we recommend consulting with a qualified plumber for further assessment and to determine modification options and associated costs.

11. Entry / Halls / Stairs

11.0 Floors

Review

While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that the flooring material at the front entry may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing.

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11.8 Stairs**Review**

(1) Guardrail/handrail is loose/damaged. Recommend review for repair as necessary for safety.

12. Finished Interior Rooms**12.1 Walls****Comment**

Stress cracking observed in drywall/plaster at different locations, typical for age of dwelling. This condition is possibly related to localized minor settlement. No further signs of settlement were observed in general area.

12.4 Windows**Review**

(1) Window lock(s) are misaligned/damaged a several areas corrections are needed for security.
(2) In the inspectors opinion the windows are near the end of their useful life due to age/functionality. Recommend review by licensed professional for repair or replacement as necessary.

12.8 Electrical**Review**

(3) Reversed polarity wiring conditions were observed. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s)

(4) Ungrounded three prong receptacles observed at second floor. It is recommended that these types of 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.

While knob and tube wiring can be hidden from the inspection, in homes up to the 1950s, this type of wiring may have been used. Ungrounded conditions could be a sign of knob and tube writing in the home. If you are concerned about this type of wiring, we recommend consulting with a licenced electrician.

13. Finished Basement Rooms**13.1 Walls****Comment**

(2) Stains observed on paneling wall at the basement family room. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made. Client should be aware that water entry into the home can lead to deterioration of the structure over time, mold growth and other issues. If you are concerned about this possibility, we recommend further review by a specialist, prior to close, which could include an intrusive inspection.

13.6 Heat / Cooling Source**Comment**

(2) Baseboard heater did not heat. Recommend review by qualified professional for repair or replacement as necessary.

13.9 Electrical**Comment**

(2) Receptacle(s) is inoperable inoperable in the basement family room. Recommend review by licensed/qualified professional for repair or replacement as necessary.

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14. Heating**14.2 Exhaust Venting****Review**

(1) Vent pipe is loose/pulled apart. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.

The furnace exhaust vent appears close to a door, window or other opening in the building envelope which could permit combustion gases into the home. Recommend review and repairing, as necessary.

(2) ABS vent material is no longer permitted on new installations since it was prone to cracking. The client may wish to upgrade to System 636 PVC or other approved material. It is recommended that the pipes be inspected by a qualified HVAC contractor.

14.6 Distribution / Ducting**Comment**

(2) While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that some of the building materials at the ductwork/boots may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing.

15. Basement / Crawlspace**15.0 Stairs****Review**

Stair treads are damaged. Corrections are needed to ensure safety.

No handrailings noted, recommend installing handrails for safety.

15.2 Walls**Comment**

(2) Cracking observed at the right side of the basement; recommend review by a qualified contractor for corrections as needed.

(3) Stains observed on wall at the right side of the basement. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made. Client should be aware that water entry into the home can lead to deterioration of the structure over time, mold growth and other issues. If you are concerned about this possibility, we recommend further review by a specialist, prior to close, which could include an intrusive inspection.

15.10 Support Posts / Columns**Comment**

Additional support piers have been added at various locations in basement/crawlspace. Piers appear to have been added to assist in leveling floor. Client is advised to consult sellers or a building contractor for additional information.

15.13 Electrical**Review**

(2) Receptacle(s) inoperable at several areas, may be switch controlled. Suggest verify with sellers or reviewed by licensed electrician prior to close.

(3) Knob and tube wiring observed at junction box with updated wiring present. Suggest further review by a qualified licensed electrician to ensure this system is properly and safely installed.

(4) Disconnected/abandoned electrical lines observed at basement.. Unable to determine prior use. We recommend review by a qualified professional electrician for repair or replacement as necessary.

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16. Plumbing**16.2 Drain Waste Lines & Vent Pipes****Comment**

Where visible, some of the waste pipes include cast iron composition. Cast iron piping was used up to the 1950s. Its life expectancy is typically about be 50 years and up so cast iron waste pipes found in homes today are statistically at the end of their life. Cast iron can fail in two ways. The pipe can rust through, often in a pin hole pattern. It is also prone to splitting along a seam, particularly on horizontal runs. Additionally, some home insurance companies are requiring cast iron plumbing in homes to be updated for new insurance policies in order to reduce their risk. On this basis, we recommend consulting with your insurance company to determine their policy regarding cast iron waste plumbing.

17. Electrical**17.2 Wiring Method****Review**

The general lighting branch circuit conductor is of copper composition, and there appears to be 1 aluminum wire. Due to the concerns arising from the use of aluminum wiring, a qualified electrical contractor is needed to periodically inspect all aluminum wiring connections to ensure proper and safe installation and operation. Trouble signs to be aware of include unusually warm and/or melted cover plates on switches and outlets; sparks or arcing at switches and outlets; and, strange odours at outlets or switches.

Your insurance company may ask you for an Electrical Safety Authority (ESA) Certificate to ensure that the aluminum wiring has been inspected.

17.5 Main Electrical Panel**Review**

(2) Overfusing observed in main electrical panel. Wire size does not appear to be compatible with the over-current protection device (breaker/fuse) at these positions. This condition could allow excessive current to be carried by the conductors (wires). Recommend review by a licensed electrician for repair or replacement as necessary.

(3) Open fuse positions observed; suggest installing fuses or blanks for safety.

Overload protection of the distribution wiring in the home is provided by fuses. Some home insurance companies are requiring fuse panels in homes to be updated for new insurance policies in order to reduce their risk. On this basis, we recommend consulting with your insurance company to determine their policy regarding fuse panels.

(4) It appears that electrical upgrades or renovations have been completed around the home. Consequently, we recommend that the Client verifies that the electrical upgrades were completed in accordance with local electrical standards requirements by having the home's wiring reviewed by an electrical contractor licenced by the Electrical Safety Authority or by requesting that a general inspection of the home's electrical system be completed by the Electrical Safety Authority to ensure safe installation of the electrical components of the home. General Inspection can be arranged by contacting the Electrical Safety Authority at 1-877-esa-safe or visit its website at www.esainspection.net.

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