

# Inspection Report

## Sample Report

**Property Address:**  
Kingston  
Kingston ON



### Amerispec Home Inspection Services

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## Table of Contents

<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents.....</a>	<a href="#">2</a>
<a href="#">Intro Page.....</a>	<a href="#">3</a>
<a href="#">1 General Conditions.....</a>	<a href="#">4</a>
<a href="#">2 Exterior.....</a>	<a href="#">4</a>
<a href="#">3 Deck / Porch / Bacony / Patio.....</a>	<a href="#">8</a>
<a href="#">4 Roof.....</a>	<a href="#">9</a>
<a href="#">5 Attic.....</a>	<a href="#">10</a>
<a href="#">6 Major Systems.....</a>	<a href="#">12</a>
<a href="#">7 Heating.....</a>	<a href="#">12</a>
<a href="#">8 Air Conditioning.....</a>	<a href="#">14</a>
<a href="#">9 Plumbing.....</a>	<a href="#">16</a>
<a href="#">10 Electrical.....</a>	<a href="#">19</a>
<a href="#">11 Interior Comments.....</a>	<a href="#">21</a>
<a href="#">12 Basement/Crawlspace.....</a>	<a href="#">22</a>
<a href="#">13 Laundry Area.....</a>	<a href="#">23</a>
<a href="#">14 Kitchen.....</a>	<a href="#">24</a>
<a href="#">15 Bathroom(s).....</a>	<a href="#">26</a>
<a href="#">16 Powder Room.....</a>	<a href="#">28</a>
<a href="#">17 Bathroom Maintenance.....</a>	<a href="#">29</a>
<a href="#">18 Other Interior Areas.....</a>	<a href="#">29</a>
<a href="#">General Summary.....</a>	<a href="#">31</a>

<b>Date:</b> 2020-06-09	<b>Time:</b> 09:00 AM	<b>Report ID:</b> Sample
<b>Property:</b> Kingston Kingston ON	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

The process of buying and selling a home can be quite overwhelming. An AmeriSpec Home Inspection can help a homeowner better understand the condition of the home they are buying or selling. AmeriSpec home inspectors visually examine over 400+ items within a home and then detail the findings in the AmeriSpec Report. The purpose of this report is to inform you of the condition of the property's major systems and components, including: structural, exterior, plumbing, electrical, heating and cooling.

## DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and should be reviewed carefully. Below is an index of the ratings used in this report:

**SERVICEABLE:** The items inspected appeared to function normally at the time of the inspection.

**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 Report'.

**SAFETY:** A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

**NOT PRESENT:** The item was not present at the time of inspection.

**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. Items with the heading 'Not Inspected' will not appear in the 'Summary Report'.

**NOT OPERATED:** The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will not appear in the 'Summary Report'.

## GENERAL INFORMATION

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

## GENERAL CONDITIONS

**Lot Type:**

Home is built on a sloped lot.

**Weather Conditions:**

Cloudy, Warm

**Start Time:**

9:00 AM

**Finish Time:**

11:00 AM

**In Attendance:**

Buyer(s), Buyers Agent, Listing Agent

**1. General Conditions**

C= Comments

C	Items
•	<p><b>1.0 Structure Type</b></p> <p><b>Comments:</b> The house is a Single Family Dwelling.</p>
•	<p><b>1.1 Levels</b></p> <p><b>Comments:</b> 1 Story/Bungalow</p>
•	<p><b>1.2 Estimated Age</b></p> <p><b>Comments:</b> (1) Estimated age of the home is approximately 45 to 50 years old. (2) It should be noted that the inspection is not a code compliance inspection and will predominantly focus on health, safety and fire related issues. If concerned about code compliance issues, we recommend consulting with the local municipal building department for additional information.</p>
•	<p><b>1.3 Occupancy</b></p> <p><b>Comments:</b> Home was vacant at the time of the inspection. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.</p>

**C Items**

C= Comments

**2. Exterior**

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and 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. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

•	□ □ □ □ □ □ □ □	<p><b>2.0 Driveway</b></p> <p><b>Driveway:</b> Asphalt</p>
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**S C M R SAF NP NI NO Items**

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S C M R SAF NP NI NO Items

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2.0 Item 1(Picture)

**2.1 Walkways**

**Walkways:** Interlocking Bricks/Pavers



2.1 Item 1(Picture)

**2.2 Siding**

**Siding:** Vinyl

**2.3 Trim**

**Trim:** Metal

**Comments:**

Trim on this home is covered with metal. The inspector is unable to view the condition of covered areas.

**2.4 Siding/Trim Comments**

**Comments:**

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S C M R SAFNP NI NO Items

Should do some caulking around the pipes that vent the furnace.



2.4 Item 1(Picture)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.5 Window & Frames

Window & Frames: Vinly Frame

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.6 Double Glazing

Comments:

Double glazed windows are present in this home. No obvious or visible condensation or breached double glazing was observed at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.7 Windows & Frames Maintenance

Comments:

Reviewing the condition of the caulking and sealing around all windows as part of routine maintenance is recommended to reduce the potential for water infiltration into and minimize air leakage from the home.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.8 Exterior Door(s)

Exterior Door(s): Metal Clad

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.9 Electrical

Comments:

S C M R SAFNP NI NO Items

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S C M R SAF NP NI NO Items

Ground Fault Circuit Interrupter(s) provided at the exterior outlet(s) for enhanced safety. See Electrical - GFI/GFCI section for additional information.

•

2.10 Gutters / Downspouts

Gutters / Downspouts: Metal



2.10 Item 1(Picture)



2.10 Item 2(Picture)

•

2.11 Gutters / Downspouts Maintenance

Comments:

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. See pages 126 and 127 of the AmeriSpec Home Repair Manual and the Seasonal Maintenance Checklist for additional information regarding this system. 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.

•

2.12 Hosebib(s)



2.12 Item 1(Picture)

•

2.13 Lot / Grade Drainage

Lot / Grade Drainage: Minor slope

Comments:

Minor Slope

•

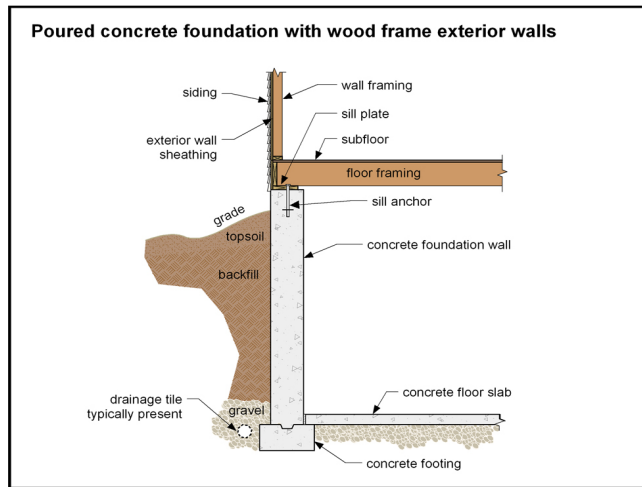
2.14 Exposed Foundation

Exposed Foundation: Poured Concrete

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S C M R SAF NP NI NO Items



2.14 Item 1(Picture)

S C M R SAF NP NI NO Items

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**3. Deck / Porch / Bacony / Patio**

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S C M R SAF NP NI NO Items

**3.0 Type/Location**  
**Location:** Rear of the home.  
**Type:** Deck

**3.1 Deck/Slab**  
**Deck/Slab:** Wood

**3.2 Deck Support**  
**Deck Support:** Concrete paver/pads

**3.3 Electrial**  
**Comments:**  
 (1) Ground Fault Circuit Interrupter(s) provided at the exterior outlet(s) for enhanced safety. See Electrical - GFI/GFCI section for additional information.  
 (2) Ground Fault Circuit Interrupter(s) provided at the exterior outlet(s) for enhanced safety. See Electrical - GFI/GFCI section for additional information.

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**4. Roof**

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofing contractor.



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**S C M R SAF NP NI NO Items**

**4.0 Material/Type**

**Materials/Type:** Asphalt Single Layer, Sloped

**Comments:**

Sloped roof, asphalt composite shingle, single layer.

**4.1 Conditions**

**Comments:**

(1) At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious or significant gravel loss, deterioration, breaches or openings.

**S C M R SAF NP NI NO Items**

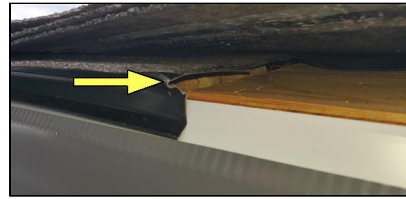
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S C M R SAF NP NI NO Items

(2) Evidence of repairs observed at rear, unable to confirm effectiveness of repairs. Suggest client consult sellers for additional information.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 Flashing

4.3 Maintenance

Comments:

We recommend sealing all flashings and areas where roof direction and materials change direction as part of routine maintenance to reduce the potential for water infiltration into the home. In order to reduce the potential for water infiltration into the home, we also recommend ensuring that all roof vents/protrusions are properly sealed as part of routine maintenance.

4.4 Other Conditions

Comments:

- (1) The shingles shows normal wear for their age and type.
- (2) The average life expectancy of shingles of this type in this geographic area is typically 20 to 25 years.
- (3) Based on the conditions observed at the time of the inspection and/or from information provided by the current owner, the shingles are approximately 2-4 years old.

4.5 Skylights

Comments:

Skylight(s) located at the front and right. The one on the right has been capped off and is only visible in the attic.

S C M R SAF NP NI NO Items

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**5. Attic**

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type/thickness, ventilation and other components are reviewed as part of the attic inspection.



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**S C M R SAF NP NI NO Items**

**5.0 Access location / Inspection method**

**Access:** Main Floor Hall

**Comments:**

The attic was partially accessed and viewed from the hatch area only. Entering attics that are heavily insulated can potentially cause damage to the insulation and attic framing. In addition, attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members. Based on this, our review of the attic space is limited to visually accessible areas as observed from the hatch only.

**5.1 Framing**

**Framing:** Rafters

**5.2 Sheathing**

**Sheathing:** Solid Wood Plank

**5.3 Evidence of Leaking**

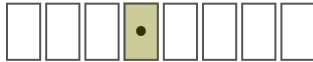
**Comments:**

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**S C M R SAF NP NI NO Items**

At the time of the inspection no evidence of any obvious or active moisture, active leaks or moisture staining/damage was observed from the vantage point(s) from which the attic was observed.



**5.4 Insulation**

**Insulation:** Blown-In Cellulose Fibre  
**R-Value:** 50-52

**Comments:**

Little to no insulation noted on the attic side of the attic hatch. We recommend insulating the attic hatch cover as an energy conservation measure. In addition, we recommend installing weather stripping around the attic hatch to reduce the potential for warm moist air to enter the attic space.



**5.5 Ventilation**

**Ventilation:** Roof vents, Soffit vents



**5.6 Electrical**

**Comments:**

Due to insulation covered conditions, our inspection of the electrical components in the attic was very limited.

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**6. Major Systems**

Our evaluation of the major systems in the home is both visual and functional, provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.

As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems as observed at the time of the inspection.

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

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**S C M R SAF NP NI NO Items**

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**7. Heating**





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**S C M R SAF NP NI NO Items**

**7.0 Heating System/Location**

**Location:** basement

**Heating System Type:** Forced air system, Furnace

**Energy Source:** Propane fired unit.

**Manufacturer:** GOODMAN

**Serial:**

# : 1109294043

**Model:**

# : GMH950703BXAE

**Estimated Age:** 9

**Comments:**

Gas shutoff valve and electrical disconnect(s) provided for safety.

**7.1 Limitations**

**Comments:**

The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace/boiler. The heat from the combustion process is transferred to the home by air (or 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 gases in the exhaust gases, it is important that

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S C M R SAFNP NI NO Items

the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0-10 percent without dismantling the unit. In order to properly evaluate a heat exchanger, the furnace/boiler therefore requires dismantling. Dismantling of a furnace/boiler can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace/boiler heat exchangers 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 contacting your local gas utility company or a qualified heating contractor for additional information.

**7.2 General Conditions**

**Comments:**

At the time of the inspection the furnace/boiler tested operable under normal operating controls. No evidence of any obvious or significant corrosion or deterioration was observed at the time of the inspection. The average life expectancy of a furnace/boiler of this type when properly serviced and maintained is typically 15 - 20 years.

**7.3 Exhaust Venting**

**Exhaust Venting:** Side Vented -PVC

**Comments:**

Unit is side vented through plastic PVC piping.

**7.4 Thermostat**

**Thermostat Location:** living room

**7.5 Distribution / Ducting**

**Comments:**

We recommend all ventilation ducts be cleaned as part of routine maintenance in order to maintain optimum operating conditions and enhanced indoor air quality.

**7.6 Maintenance**

**Comments:**

Annual service is recommended.

**7.7 Heating Comments**

**Comments:**

The thermostat was activated at the time of the inspection. Based on our observations, the heating system appeared to be functional.

S C M R SAFNP NI NO Items

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**8. Air Conditioning**

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. Keep the unit clear of dirt and debris. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer.



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**S C M R SAFNP NI NO Items**

**8.0 Air Conditioning Design/Location**

**Location of Unit:** rear of the home

**Energy Source:** Electric

**AC Types:**

**Manufacturer:** LENNOX

**Serial:**

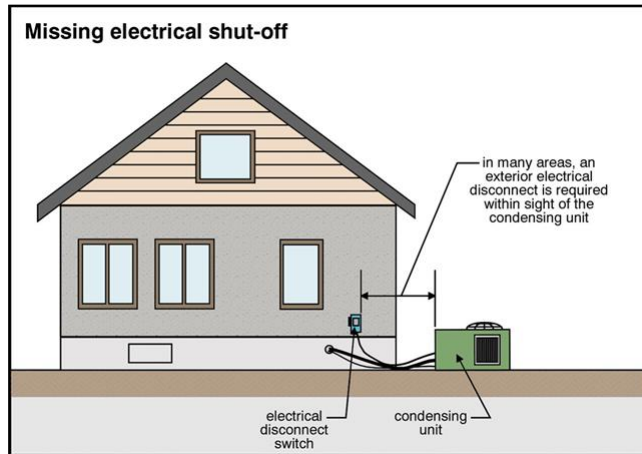
# : 6389E32069

**Model:**

# : HS18-211-C10P

**Comments:**

**No electric disconnect noted. An electric disconnect is usually located within sight of the exterior condenser unit. Client may wish to install electric disconnect to enhance safety and for added convenience.**



8.0 Item 1(Picture)

**8.1 Age/Life Expectancy**

**Estimated Age:** 30+

**Comments:**

The average life expectancy of a unit of this type in this geographic area is typically 15 - 20 years.

**8.2 Test Status**

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**S C M R SAF NP NI NO Items**

**Comments:**

The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls.

**8.3 Maintenance**

**Comments:**

Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. If the Client is not knowledgeable with maintenance and cleaning requirements, refer to pages 168 to 169 of the AmeriSpec Home Repair Manual for additional information or consult with a qualified HVAC contractor.

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**9. Plumbing**

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems in the plumbing system. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures.

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**9.0 Water Supply System**

**Water Supply System:** Well

**Comments:**

Water supply to the property provided by a well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed as part of the home inspection. On this basis, subsurface or concealed components are not within the scope of this inspection. In order to test the yield of the well, step draw-down tests should be performed by plumbers or qualified well contractors. A step draw-down test is a test of the pumping capacity/capability of the well. This test is normally done over a period of several hours. The results will give an indication of the water volume available at various flow rates. Client is advised that water volume can vary from season to season as the water table fluctuates. We also recommend that the water be tested for any contaminants prior to closing.

**9.1 Waste Disposal System**

**Waste Disposal System:** On-Site Waste PH

**Comments:**

Waste disposal system appears to be a private on-site waste disposal. Due to the inaccessibility of the septic tank, leach field, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. Septic systems should be inspected annually, and the tank should be pumped every 3 to 5 years, depending on usage rate and if necessary undigested sludge and scum should be removed. It is recommended that an inquiry be made to the current owner prior to closing in order to obtain most recent pumping and servicing records.

**9.2 Supply Piping**

**S C M R SAF NP NI NO Items**

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S C M R SAF NP NI NO Items

**Supply Lines:** Plastic

**Comments:**

- (1) Where visible, the supply piping entering the home is plastic.
- (2) In order to prevent possible leaking, shut off/isolating valves under kitchen and bathroom sinks, toilets and exterior hosebibs cannot be turned or tested during the inspection. We suggest all shut off/isolating valves be turned/operated regularly to ensure free movement in case of emergency.

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**9.3 Distribution Piping**

**Distribution Piping:** Copper, PEX

**Comments:**

- (1) Where visible, the distribution piping in the home is copper.
- (2) Where visible, the distribution piping in the home is PEX (polyethylene cross-linked) plastic tubing.

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**9.4 Drain/Waste/Venting**

**Drain Waste Lines & Vent Pipes:** ABS

**Comments:**

Where visible, the waste piping in the home is ABS (plastic).

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**9.5 Domestic Water Heater**

**Water HeaterType:** Tank

**Water Heater Location:** basement

**Energy Source:** Electric

**Capacity - Litres:** 181

**Shut Offs:** Cold Water Shut Off, TPR Valve

**Estimated Age:** less than a year

**Comments:**

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S C M R SAF NP NI NO Items

(1) The unit has a cold water shut off valve.



9.5 Item 1(Picture)

(2) Temperature/Pressure relief valve installed as a safety feature.

(3) The average life expectancy of a unit of this type in this geographic area is typically 14 - 16 years.

(4) **The water heater appears to be rented.**

(5) **Missing a support block under the hot water tank.**



9.5 Item 2(Picture)

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**9.6 Plumb Venting**

Comments:

(1) Appears intact.

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S C M R SAF NP NI NO Items

(2) Functional drainage noted throughout the home at the time of the inspection.

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10. Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. We test a number of receptacles, switches, as well as comment where possible on wiring practices in the home. While age is one factor, many homes have electrical issues created by amateur electricians, which we attempt to point out however may not always be evident. Where the report advises on electrical, defects if found, these can be safety concerns, therefore, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

S C M R SAF NP NI NO Items

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10.0 System Configuration

Amps: 100  
Voltage: 120/240  
Service Entrance: Overhead

Comments:  
The main service wires enter the home overhead.

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10.1 Main Electrical Panel

Main Panel Location: basement  
Manufacturer: SQUARE D  
Main Panel Type: Breakers, Main Disconnect, Grounded

Comments:

S C M R SAF NP NI NO Items

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S C M R SAF NP NI NO Items

(1) Overload protection of the main electrical service wires is provided by breakers.



10.1 Item 1(Picture)

(2) Main disconnect noted.

(3) The system appears to be properly grounded.

(4) **Panel is full; no additional circuits available at time of inspection. If concerned, we suggest consulting with a licensed electrical contractor for expansion options and associated costs.**

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10.2 Distribution Wiring

**Distribution Wiring:** Breakers, Copper

Comments:

(1) Overload protection of the distribution wires provided by breakers.

(2) Where visible, the electrical distribution wiring in the home is copper.

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10.3 GFI/GFCI

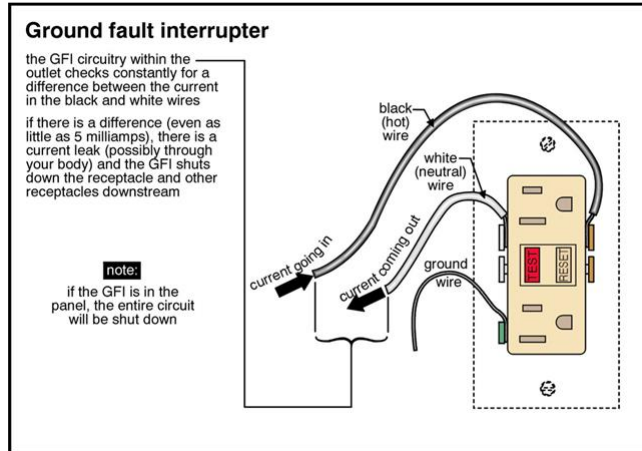
Comments:

S C M R SAF NP NI NO Items

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S C M R SAF NP NI NO Items

Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amps of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. In order to enhance safety, GFCIs/GFIs should ideally be installed on all outdoor outlets and interior outlets where electricity may be in close proximity to water.



10.3 Item 1(Picture)

S C M R SAF NP NI NO Items

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**11. Interior Comments**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

S C M R SAF NP NI NO Items

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**11.0 Fire Protection**

**Comments:**

We recommend testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries bi-annually to ensure safety and proper operation. Most smoke alarms have a 7-to-10-year life expectancy and should be replaced/upgraded accordingly to ensure safety.

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**11.1 Carbon Monoxide**

**Comments:**

Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

S C M R SAF NP NI NO Items

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**12. Basement/Crawlspace**

Water seepage and moisture penetration are a common occurrence in basements and crawlspaces, usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home. However, many components influencing water infiltration into basements and crawlspaces are concealed, and therefore, inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, moisture under finished flooring materials and subflooring systems, etc.) Our review of the basement/crawlspace cannot always detect past or future possibility of water in this area, and as such, we cannot guarantee a dry basement/crawlspace. If concerned, we suggest inquiring with the current owner prior to closing for information regarding past water infiltration into the basement/crawlspace, if any.

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

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**12.0 Type/Condition**

**Type/Condition:** Partially Finished

**Comments:**

Partially finished. Certain aspects of the basement, such as floors, foundation walls, joists, beams, plumbing and electrical etc. will be limited in scope due to the partially finished conditions.

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**12.1 Access**

**Access:** Stairs

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**12.2 Stairs**

**Stairs:** Vinyl

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**12.3 Floor**

**Comments:**

Vinyl Laminate

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**12.4 Walls**

**Walls:** Drywall/Plaster, Painted

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**12.5 Ceiling**

**Ceiling:** Drywall/Plaster, Painted.

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**12.6 Joists**

**Joists:** 2" x 10" joists noted

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**12.7 Support Posts / Columns**

**Support Posts / Columns:** Metal

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**12.8 Beams**

**Beams:** Wood

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**12.9 Windows**

**Windows:** Vinyl Frame

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**12.10 Electrical**

**S C M R SAF NP NI NO Items**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

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**12.11 Ventilation**

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**12.12 Insulation**

**Insulation:** Partially Present

**Comments:**

Partially present where visible. Limited review due to partially finished conditions.

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**12.13 Vapor Barrier**

**Comments:**

**Not present at time of inspection.**

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**12.14 Sump Pit/Pump**

**Sump Pit/Pump:** Tested

**Location:** basement

**Comments:**

Sump pump tested operable at the time of the inspection.

**S C M R SAF NP NI NO Items**

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**13. Laundry Area**

AmeriSpec Inspections Services considers the operation of the washer and dryer during the inspection as a courtesy service to ensure our clients are getting the full picture. A quick test may be performed, and not all cycles are run, however often times we run into time constraints, or if the units appear to be older, and therefore there is a likelihood we will not run these appliances. We suggest that you clean the dryer venting exhaust pipes upon occupancy and then regularly to enhance safety/performance.

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**S C M R SAF NP NI NO Items**

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**13.0 Location**

**Location:** Basement Rear Right

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**13.1 Floor**

**Floor:** Concrete

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**13.2 Walls**

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**13.3 Ceiling**

**Walls:** Drywall/Plaster, Painted, Wood

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**13.4 Doors**

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**13.5 Windows**

**Windows:** Vinyl Frame

**S C M R SAF NP NI NO Items**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

S C M R SAF NP NI NO Items

**13.6 Laundry Tub / Sink**

**13.7 Electrical**

**Comments:**

Ground Fault Circuit Interrupter(s) provided for enhanced safety. See Electrical - GFI/GFCI section for additional information.

**13.8 Dryer Hookups**

**Serial:**

# : 4D94601768

**Model:**

# : EFDC317TIW2

**Comments:**

**Dryer is not properly vented; suggest extending vent to the exterior to prevent moisture build-up.**

**13.9 Washer Hookups**

**Washer Manufacturer:** LG

**Serial:**

# : 508PNAJ40888

**Model:**

# : WT1501CW

**Comments:**

In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered a part of normal maintenance.

S C M R SAF NP NI NO Items

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**14. Kitchen**

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor are life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion at the time of the inspection.

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

S C M R SAF NP NI NO Items

**14.0 Location**  
**Location:** Main Rear Right

**14.1 Floor**  
**Floor:** Ceramic Tile, Vinyl

**14.2 Walls**

S C M R SAF NP NI NO Items

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated



S C M R SAF NP NI NO Items

**Walls:** Drywall/Plaster, Painted, Tile

**14.3 Ceiling**

**Ceiling:** Drywall/Plaster, Painted.

**14.4 Doors**

**Doors:** Open Concept

**14.5 Windows**

**Windows:** Vinyl Frame

**14.6 Cabinets**

**14.7 Counter Tops**

**Counter Tops:** Laminated

**14.8 Electrical**

**Comments:**

Ground Fault Circuit Interrupter(s) provided for enhanced safety. See Electrical - GFI/GFCI section for additional information.

**14.9 Sinks**

**Sinks:** Double Tub, Solid Surface

**14.10 Faucets**

**14.11 Traps / Drains / Supply**

**Comments:**

No leaks present at time of inspection.

**14.12 Dishwasher(s)**

**Dishwasher Manufacturer:** WHIRLPOOL

**Serial:**

# : F94968462

**Model:**

# : WDTA50SAHZ0

**Comments:**

Unit tested operable under normal operating controls at the time of the inspection.

**14.13 Stove/Cooktop**

**Range/Cooktop Type:** Electric, Freestanding

**Manufacturer:** SAMSUNG

**Serial:**

# : 0EQE7DAM803971R

S C M R SAF NP NI NO Items

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S C M R SAF NP NI NO Items

**Model:**

# : NE59M4320SS/AC

**Comments:**

Unit tested operable under normal operating controls at the time of the inspection.

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**14.14 Refrigerator**

**Refrigerator Manufacturer:** FRIGIDAIRE

**Serial:**

# : 4A64721358

**Model:**

# : FFHS2322MSKA

**Comments:**

Unit tested operable under normal operating controls at the time of the inspection.

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**14.15 Hood/Fan**

**Hood / Fan / Light:** Recirculating

**Comments:**

(1) Unit tested operable under normal operating controls at the time of the inspection.

(2) **Recirculating fan noted. Fan does not appear to be vented to the exterior of the home. Client may consider venting to the exterior of the home to improve air quality in the home.**

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**14.16 Kitchen Comments**

**Comments:** Heat Register

**Comments:**

Forced air register(s) noted.

S C M R SAF NP NI NO Items

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**15. Bathroom(s)**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

S C M R SAF NP NI NO Items

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**15.0 Locations**

**Location:** Main Rear Left

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**15.1 Floor**

**Floor:** Vinyl

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**15.2 Walls**

**Walls:** Drywall/Plaster, Painted, Tile

S C M R SAF NP NI NO Items

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

S C M R SAF NP NI NO Items

**15.3 Ceiling**

**Ceiling:** Drywall/Plaster, Painted.

**15.4 Doors**

**Doors:** Hollow Core

**15.5 Windows**

**Windows:** Vinyl Frame

**15.6 Exhaust Fan**

**15.7 Electrical**

**Electrical:** GFCI protection

**Comments:**

Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.

**15.8 Heat / Cooling Source**

**Heat / Cooling Source:** Forced Air Register

**15.9 Tub/Whirlpool**

**Tub/Whirlpool:** Metal

**15.10 Tub Surround**

**Tub Surround:** Ceramic Tile

**15.11 Tub Enclosure**

**Tub Enclosure:** Curtain

**15.12 Tub Faucet**

**Comments:**

**Tub spout loose at time of inspection. Recommend securing.**



15.12 Item 1(Picture)

**15.13 Sinks**

**Sinks:** Ceramic/Porcelain

S C M R SAF NP NI NO Items

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**S C M R SAF NP NI NO Items**

**15.14 Sink Faucets**

**15.15 Traps / Drains / Supply**

**Comments:**

No leaks present at time of inspection.

**15.16 Toilet**

**15.17 Counter / Cabinets**

**Counter / Cabinets:** Solid surface

**S C M R SAF NP NI NO Items**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**16. Powder Room**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

**16.0 Locations**

**Location:** Basement Rear Middle

**16.1 Floor**

**Floor:** Vinyl

**16.2 Walls**

**Walls:** Drywall/Plaster, Painted

**16.3 Ceiling**

**Ceiling:** Drywall/Plaster, Painted.

**16.4 Doors**

**Doors:** Hollow Core

**16.5 Windows**

**16.6 Exhaust Fan**

**16.7 Electrical**

**Electrical:** GFCI protection

**Comments:**

Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.

**S C M R SAF NP NI NO Items**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

**16.8 Heat / Cooling Source**

**16.9 Sinks**  
**Sinks:** Cultured Marble

**16.10 Sink Faucets**

**16.11 Traps / Drains / Supply**  
**Comments:**  
 No leaks present at time of inspection and uses the Macerating Toilet as well

**16.12 Toilet**  
**Comments:**  
 Macerating unit noted.



16.12 Item 1(Picture)

**16.13 Counter / Cabinets**  
**Counter / Cabinets:** Cultured Marble

**S C M R SAF NP NI NO Items**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**17. Bathroom Maintenance**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

**17.0 Caulking & Sealing**  
**Comments:**  
 The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration 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 to eliminate potential moisture incursion within the surround walls.

**S C M R SAF NP NI NO Items**

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**18. Other Interior Areas**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

**S C M R SAF NP NI NO Items**

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**18.0 Floor**

Floor: Vinyl

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**18.1 Walls**

Walls: Drywall/Plaster, Painted

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**18.2 Ceiling**

Ceiling: Drywall/Plaster, Painted.

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**18.3 Doors**

Doors: Hollow Core

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**18.4 Windows**

Windows: Vinyl Frame, Wood Frame

Comments:

(1) **Crank mechanism is not operational, repair/replace as needed for proper operation.**



18.4 Item 1(Picture)



18.4 Item 2(Picture)

(2) **Window(s) do not open or close without restriction at front. Maintenance or repair is needed to allow for proper operation.**

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**18.5 Electrical**

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**18.6 Stairs**

**S C M R SAF NP NI NO Items**

S= Serviceable, C= Comments, M= Maintenance, R= Review, SAF= Safety, NP= Not Present, NI= Not Inspected, NO= Not Operated

## General Summary



### Amerispec Home Inspection Services

974 Woobine Rd  
Kingston, On K7P 2X5  
613-453-4856  
les.carr@amerispec.ca

**Customer**  
Sample Report

**Address**  
Kingston  
Kingston ON

This Review items summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection, (and/or), have been shown to be significantly deficient, (and/or), near the end of service life, (and/or) is a safety (and/or) a health issue. We do not have access to individual sales contracts and suggest client review the sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. We may make strong suggestions for some concerns to have repairs made in our report however it is up to the individual parties to the real estate contract to determine who makes repairs, if any. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

## 2. Exterior

### 2.4 Siding/Trim Comments

#### Review

**Should do some caulking around the pipes that vent the furnace.**

## 4. Roof

### 4.1 Conditions

#### Review

**(2) Evidence of repairs observed at rear, unable to confirm effectiveness of repairs. Suggest client consult sellers for additional information.**

## 5. Attic

### 5.4 Insulation

#### Review

Little to no insulation noted on the attic side of the attic hatch. We recommend insulating the attic hatch cover as an energy conservation measure. In addition, we recommend installing weather stripping around the attic hatch to reduce the potential for warm moist air to enter the attic space.

## 8. Air Conditioning

### 8.0 Air Conditioning Design/Location

Serviceable

No electric disconnect noted. An electric disconnect is usually located within sight of the exterior condenser unit. Client may wish to install electric disconnect to enhance safety and for added convenience.

## 9. Plumbing

### 9.5 Domestic Water Heater

Review

(5) Missing a support block under the hot water tank.

## 10. Electrical

### 10.1 Main Electrical Panel

Serviceable

(4) Panel is full; no additional circuits available at time of inspection. If concerned, we suggest consulting with a licensed electrical contractor for expansion options and associated costs.

## 12. Basement/Crawlspace

### 12.13 Vapor Barrier

Review

Not present at time of inspection.

## 13. Laundry Area

### 13.8 Dryer Hookups

Review

Dryer is not properly vented; suggest extending vent to the exterior to prevent moisture build-up.

## 15. Bathroom(s)

### 15.12 Tub Faucet

Review

Tub spout loose at time of inspection. Recommend securing.

## 18. Other Interior Areas

### 18.4 Windows

Review

(1) Crank mechanism is not operational, repair/replace as needed for proper operation.



(2) Window(s) do not open or close without restriction at front. Maintenance or repair is needed to allow for proper operation.

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Licensed To Les Carr