Inspection Report

John Smith

Property Address:
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Toronto ON M2N 1W7

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Thank you for choosing AmeriSpec Inspection Service!

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.

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

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

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 and as an attachment to this report. 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.

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 repair or review, but a comment is made to assist in the home's maintenance or the 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 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. 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.

GENERAL CONDITIONS

In Attendance:	**Occupancy:**	**Property Information:**
Buyer(s), Buyers Agent	The property is occupied	Single family dwelling, Additions/Renovations
Levels:	**Estimated Age:**	**Weather Conditions:**
1 story structure	60 years	Warm, Sunny, Recent Rain

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:
Paver/Tile
Patio Slab

Exterior Walls/Siding:
Brick

Trim:
Wood and aluminum

Window & Frames:
Double glazed insulated
Wood frame

Exterior Door(s):
Metal/Metal Clad
Wood

Gutters / Downspouts:
Aluminum

Fences / Gates:
Wood
Chain link

Electrical:
Three wire system

Electric Meter(s):
Right

Gas Meter(s):
Right

Exterior Faucets:
Rear
Left

Bell / Chime:
Front

Lot / Grade Drainage:
Minor slope

Foundation / Structure Type:
Concrete Block

Deck:
Raised Wood

Stairs / Steps:
Wood
Concrete

Porch:
Concrete

		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	Bell / Chime	•					
1.13	Lot / Grade Drainage			•			
1.14	Foundation	•					
1.15	Deck			•			
1.16	Porch	•					
1.17	Stairs / Steps	•					
		S	**R**	**C**	**NP**	**NI**	**NO**

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

Comments:

1.2 It is important to maintain all exterior finishes, sealing and caulking all exterior wall penetrations as part of annual maintenance is recommended to prevent water infiltration.

1.4 (1) 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 (2) Peeling paint/weathered conditions observed. Suggest scraping and painting/staining as necessary as part of normal maintenance.

1.4 Item 1(Picture)

1.9 Electric Meter

1.9 Item 1(Picture)

1.10 Gas Meter

1.10 Item 1(Picture)

1.13 (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.

1.13 (2) A deck located at the rear limits our review of the grade and condition of the foundation. Should the grade be low near the foundation wall and/or there be cracks in the foundation, water infiltration could occur into the home. We recommend consulting with the current owner or conducting a further review of this area prior to closing.

1.13 Item 1(Picture)

1.13 (3) The grade at the foundation appears to be inadequate. Recommend review by licensed contractor for corrections as needed.

1.13 Item 2(Picture)

1.14 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.

1.15 Skirting around the deck prevented a review of the structure of the deck and grade.

1.15 Item 1(Picture)

2. Garage

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:
Aluminum Siding

Methods Used To Inspect Roof:
Mounted

Roof Material/Type:
Asphalt composition shingle

Gutters / Downspouts:
Aluminum

Floor/Slab:
Concrete

Walls:
Unfinished

Ceiling:
Unfinished

Garage Doors:
Roll-up panel

Door Openers:
Present

Exterior Door(s):
Wood

Windows:
Wood frame
Fixed

		S	R	C	NP	NI	NO
2.0	Exterior	•					
2.1	Roof Material/Type	•					
2.2	Roof Conditions		•				
2.3	Gutters / Downspouts	•					
2.4	Floor/Slab			•			
2.5	Garage Doors	•					
2.6	Garage Door Hardware	•					
2.7	Door Openers	•					
2.8	Exterior Door(s)	•					
2.9	Windows	•					
2.10	Walls	•					
2.11	Ceiling	•					
2.12	Electrical	•					
		S	R	C	NP	NI	NO

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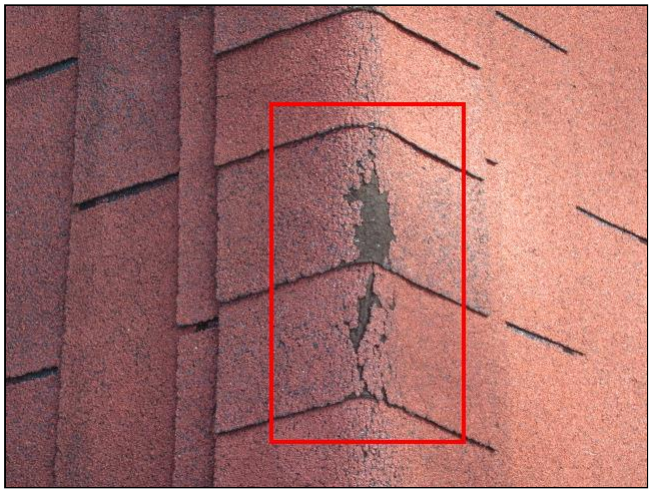
Comments:

2.1 Asphalt shingle

2.1 Item 1(Picture)

2.2 deteriorated shingles observed. Recommend review by a licensed roofer for repair or replacement prior to close.



2.2 Item 1(Picture)

2.4 Common cracks observed. Generally, concrete floor slabs are not structural. Concrete floors naturally crack during the curing process due to shrinkage. Since the concrete slab does not usually carry the load of the structure, shrinkage cracks are generally considered cosmetic. However we do recommend sealing all cracks in concrete/ asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

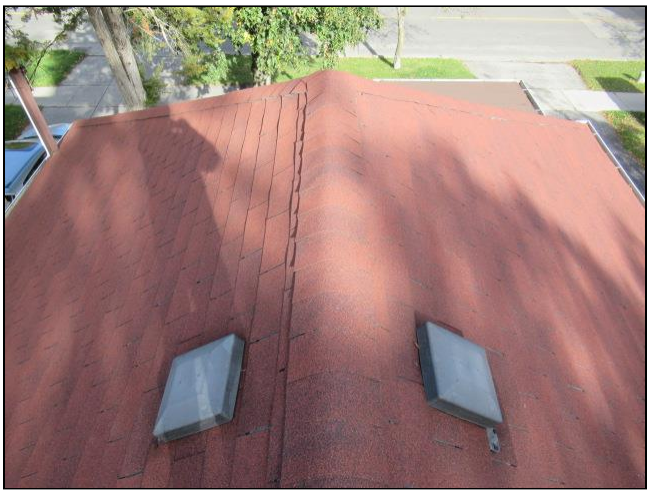
2.5 Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

3(A) . Main Roof (Sloped)

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:	Material/Type:	Exposed Flashings:
Observed by mounting roof	Asphalt composite shingle single layer	Aluminum

		S	R	C	NP	NI	NO
3.0.A	Roof Materials	•					
3.1.A	Exposed Flashings	•					
		S	R	C	NP	NI	NO

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Comments:

3.0.A (1) Asphalt composite shingle, single layer, where inspected.

3.0.A Item 1(Picture)

3.0.A (2) 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.

3.0.A Item 2(Picture)

3.0.A Item 3(Picture)

3.1.A Flashing

3.1.A Item 1(Picture)

3.1.A Item 2(Picture)

3(B) . Porch & Sunroom (Flat)

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.

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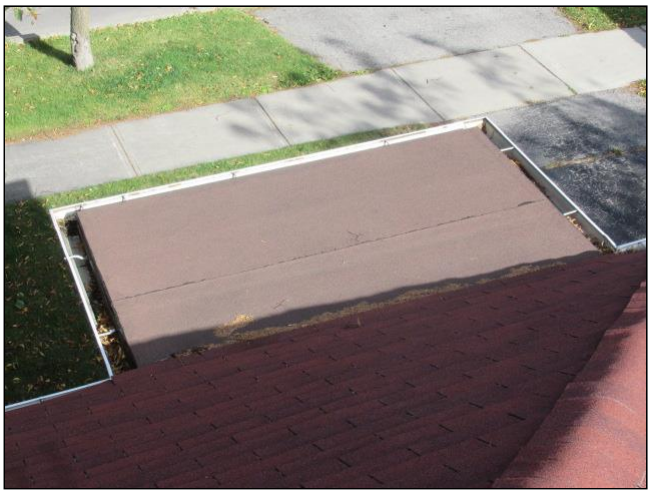

Styles & Materials

Methods Used To Inspect:
Observed by mounting roof

Material/Type:
Rolled composition roofing

Exposed Flashings:
Aluminum

Skylights:
Skylight(s) Present

		S	R	C	NP	NI	NO
3.0.B	Roof Materials	•					
3.1.B	Exposed Flashings	•					
3.2.B	Skylights	•					
		S	R	C	NP	NI	NO

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Comments:

3.0.B (1) Rolled Composition Roofing

3.0.B Item 1(Picture)

3.0.B (2) 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.

3.1.B Flashing

3.1.B Item 1(Picture)

3.2.B Skylight(s) are present in the home. Skylights are very vulnerable with respect to the potential for water infiltration into the home. On this basis, we recommend properly sealing skylight flashings as part of routine maintenance to prevent potential water infiltration into the home and water damage to concealed components of the home.

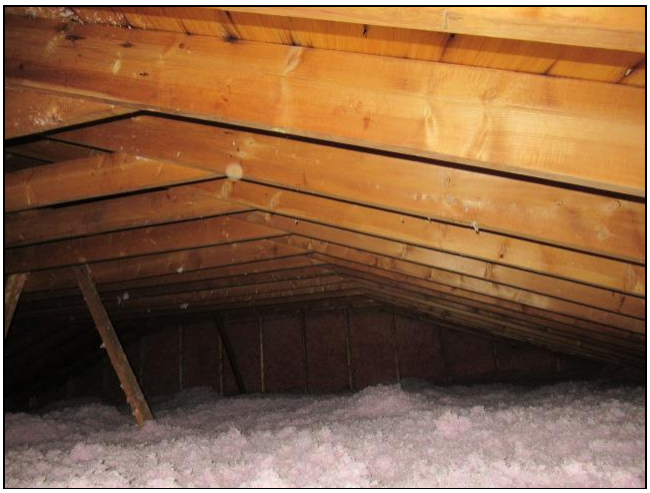
3.2.B Item 1(Picture)

4. 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:
Access at bedroom closet

Sheathing:
Plywood

Insulation:
Blown-in insulation
Rolled/batt insulation

Framing:
Rafters

Ventilation:
Standard roof vents
Soffit vents

		S	R	C	NP	NI	NO
4.0	Attic Access	•					
4.1	Sheathing	•					
4.2	Insulation	•					
4.3	Framing	•					
4.4	Evidence of Leaking	•					
4.5	Ventilation	•					
4.6	Pests				•		
		S	R	C	NP	NI	NO

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Comments:

4.0 The attic was viewed from the hatch area only. 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.

4.1 Sheathing

4.1 Item 1(Picture)

4.2 10-12" of insulation present, equivalent to approximately R32.

4.2 Item 1(Picture)

4.2 Item 2(Picture)

4.3 Framing

4.3 Item 1(Picture)

4.4 No water stains observed on the ceilings/roof decking at the time of inspection.

5. 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:
Masonry chimney

Chimney Flue:
Clay

Spark Arrestor / Rain Cap:
Rain cap present

Chimney used to vent:
Furnace
Water Heater

		S	R	C	NP	NI	NO
5.0	Visible Condition	•					
5.1	Chimney Flue					•	
5.2	Flashings	•					
5.3	Spark Arrestor / Rain Cap	•					
		S	R	C	NP	NI	NO

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Comments:

5.1 Flue not inspected due to cap. Recommend consult with sellers or chimney specialist for additional information prior to close.

6(A) . Main Bathroom

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

Floor:
Tile

Walls:
Drywall/plaster

Ceiling:
Drywall/plaster

Doors:
Hollow core

Windows:
Double hung

Heat / Cooling Source:
Central heating/cooling

Exhaust Fans:
Ceiling

Tub/Whirlpool:
Tub

Tub Surround:
Tile

Shower Door:
Curtain

Shower Head:
Yes

Sinks:
Ceramic

Counter / Cabinets:
Laminate

		S	R	C	NP	NI	NO
6.0.A	Floor	•					
6.1.A	Walls	•					
6.2.A	Ceiling	•					
6.3.A	Doors	•					
6.4.A	Windows	•					
6.5.A	Heat / Cooling Source	•					
6.6.A	Electrical		•				
6.7.A	Exhaust Fans	•					
6.8.A	Tub/Whirlpool	•					
6.9.A	Tub Surround	•					
6.10.A	Tub/Shower Faucet	•					
6.11.A	Shower Door	•					
6.12.A	Shower Head	•					
6.13.A	Sinks	•					
6.14.A	Sink Faucets	•					
6.15.A	Traps / Drains / Supply	•					
6.16.A	Toilet		•				
6.17.A	Counter / Cabinets	•					
		S	**R**	**C**	**NP**	**NI**	**NO**

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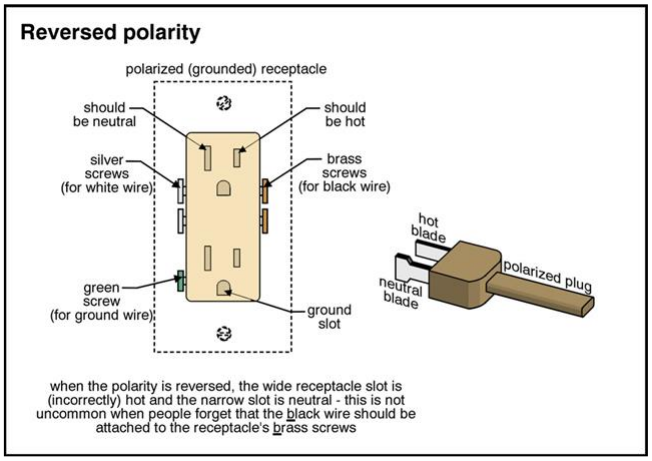
Comments:

6.6.A Reversed polarity detected in bathroom. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.

6.6.A Item 1(Picture)



6.6.A Item 2(Picture)

6.15.A Flow and drainage were serviceable at the time of inspection.

6.16.A The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

6.16.A Item 1(Picture)

6(B) . Basement Bathroom

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

Floor:	**Walls:**	**Ceiling:**
Tile	Drywall/plaster	Drywall/plaster
Doors:	**Heat / Cooling Source:**	**Exhaust Fans:**
Hollow core	Central heating/cooling	Ceiling
Shower Base / Surround:	**Shower Door:**	**Shower Head:**
Plastic	Glass	Yes
Sinks:	**Counter / Cabinets:**	
Ceramic	Laminate	

		S	R	C	NP	NI	NO
6.0.B	Floor	•					
6.1.B	Walls	•					
6.2.B	Ceiling	•					
6.3.B	Doors	•					
6.4.B	Heat / Cooling Source	•					
6.5.B	Electrical	•					
6.6.B	Exhaust Fans	•					
6.7.B	Tub/Shower Faucet	•					
6.8.B	Shower Base / Surround	•					
6.9.B	Shower Door	•					
6.10.B	Shower Head	•					
6.11.B	Sinks	•					
6.12.B	Sink Faucets	•					
6.13.B	Traps / Drains / Supply	•					
6.14.B	Toilet	•					
6.15.B	Counter / Cabinets	•					
		S	R	C	NP	NI	NO

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Comments:

6.13.B Flow and drainage were serviceable at the time of inspection.

7. 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:
Tile

Walls:
Drywall/plaster
Tile

Ceiling:
Drywall/plaster

Windows:
Sliding frame

Heat / Cooling Source:
Central heating/cooling

Counter Tops:
Laminate

Sinks:
Stainless steel

Range/Cooktop:
Range

Range or Oven Brand:
GENERAL ELECTRIC

Refrigerator Brand:
AMANA

Dishwasher Brand:
KENMORE

Traps / Drains / Supply:
Copper
ABS

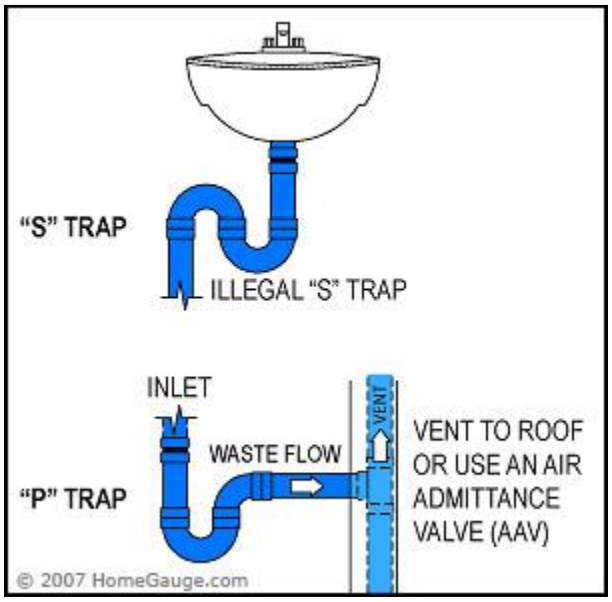
Hood / Fan / Light:
Exterior vented

		S	R	C	NP	NI	NO
7.0	Floor	•					
7.1	Walls	•					
7.2	Ceiling	•					
7.3	Windows	•					
7.4	Heat / Cooling Source	•					
7.5	Electrical	•					
7.6	Cabinets	•					
7.7	Counter Tops	•					
7.8	Sinks	•					
7.9	Faucets	•					
7.10	Traps / Drains / Supply		•				
7.11	Dishwasher(s)					•	
7.12	Refrigerator					•	
7.13	Range/Cooktop					•	
7.14	Range Hood	•					
		S	R	C	NP	NI	NO

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

Comments:

7.10 An S trap was noted at kitchen sink. We recommend replacing with a P-trap to help prevent the venting of sewer gases inside the structure.



7.10 Item 1(Picture)

7.10 Item 2(Picture)

7.11 Dishwasher

7.11 Item 1(Picture)

7.12 Refrigerator

7.12 Item 1(Picture)

7.13 Ranges typically have a life expectancy of 10 to 20 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

7.13 Item 1(Picture)

7.14 The range hood appears to be vented to the exterior.

7.14 Item 1(Picture)

8. 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

Location:
Basement

Floor:
Tile

Walls:
Drywall/Plaster

Ceiling:
Unfinished

Doors:
Hollow core

Windows:
Sliding frame

Laundry Tub / Sink:
Plastic

Heat / Cooling Source:
Central heating/cooling

Electrical:
GFCI Present

Washer Hookups:
Not within scope

Dryer Hookups:
Not within scope

		S	R	C	NP	NI	NO
8.0	Floor	•					
8.1	Walls	•					
8.2	Ceiling	•					
8.3	Doors	•					
8.4	Windows	•					
8.5	Laundry Tub / Sink	•					
8.6	Faucets	•					
8.7	Heat / Cooling Source	•					
8.8	Electrical	•					
8.9	Washer Hookups						•
8.10	Dryer Hookups						•
		S	R	C	NP	NI	NO

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

Comments:

8.9 Washers are not in the scope of this inspection, suggest verify operation with owners prior to close. Washing machines typically have a life expectancy of 10 to 15 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

8.9 Item 1(Picture)

8.10 Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close. Dryers typically have a life expectancy of 12 to 18 years. We did not verify the age of this unit and recommend you consult with the current owner in this regard.

8.10 Item 1(Picture)

9. 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

Walls:
Drywall / plaster

Ceilings:
Drywall / plaster

Doors:
Hollow core

Closet:
Bi-fold

Windows:
Fixed

Heat / Cooling Source:
Central heating/cooling

Fire & CO Protection:
Smoke detectors noted.

		S	R	C	NP	NI	NO
9.0	Floors	•					
9.1	Walls	•					
9.2	Ceilings	•					
9.3	Doors	•					
9.4	Closet	•					
9.5	Windows	•					
9.6	Heat / Cooling Source	•					
9.7	Electrical	•					
9.8	Stairs	•					
9.9	Fire & CO Protection						•
		S	R	C	NP	NI	NO

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

Comments:

9.9 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.

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.

10. Living Room/Dining Room

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 certainly 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:
First Floor

Floors:
Carpet

Walls:
Drywall/plaster

Ceilings:
Drywall/plaster

Doors:
Hollow core

Windows:
Casement
Fixed

Heat / Cooling Source:
Central heating/cooling

		S	R	C	NP	NI	NO
10.0	Floors	•					
10.1	Walls	•					
10.2	Ceilings	•					
10.3	Doors	•					
10.4	Windows	•					
10.5	Heat / Cooling Source	•					
10.6	Electrical	•					
		S	R	C	NP	NI	NO

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

11. Bedrooms

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 certainly 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:
First Floor

Floors:
Wood Strip
Carpet

Walls:
Drywall/plaster

Ceilings:
Drywall/plaster

Doors:
Hollow core

Windows:
Double hung
Fixed

Closet:
Hollow Core

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	Windows	•					
11.5	Closet	•					
11.6	Heat / Cooling Source	•					
11.7	Electrical	•					
		S	R	C	NP	NI	NO

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12. Sun Room

Styles & Materials

Sunroom Present:
Yes

Foundation Type:
Slab on grade

Floors:
Tile

Ceilings:
Drywall

Walls:
Drywall
Brick

Doors:
Wood
Storm Door

Windows:
Aluminum frame
Double hung

Heat / Cooling Source:
None

		S	R	C	NP	NI	NO
12.0	Foundation	•					
12.1	Floors	•					
12.2	Ceilings	•					
12.3	Walls	•					
12.4	Doors	•					
12.5	Windows	•					
12.6	Heat / Cooling Source				•		
12.7	Electrical	•					
		S	R	C	NP	NI	NO

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

13. Finished Basement

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:
Partial

Floors:
Carpet

Walls:
Drywall/plaster

Ceilings:
Drywall/plaster

Doors:
Hollow core

Closet / Wardrobe:
Bi-fold
Sliding

Windows:
Wood frame

Heat / Cooling Source:
Central heating/cooling

		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	Wet Bar	•					
13.8	Electrical	•					
		S	R	C	NP	NI	NO

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

Comments:

13.1 The basement 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 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.

14. Unfnished Basement

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:
Finished basement

Type:
Unfinished basement

Floor:
Concrete

Walls:
Unfinished

Ceiling:
Unfinished

Joists:
Conventional 2 X 8 framing

Subfloor for First Floor:
Woodplank

Beams:
Wood

Support Posts / Columns:
Concrete blocks

Heat / Cooling Source:
Central heating/cooling

Floor Drain:
Floor drain noted

Visible Plumbing:
ABS
Copper

Distribution / Ducting:
Ducts/Registers

		S	R	C	NP	NI	NO
14.0	Floor	•					
14.1	Walls	•					
14.2	Ceiling	•					
14.3	Joists	•					
14.4	Subfloor for First Floor	•					
14.5	Beams	•					
14.6	Support Posts / Columns	•					
14.7	Heat / Cooling Source	•					
14.8	Electrical		•				
14.9	Visible Plumbing	•					
14.10	Distribution / Ducting	•					
14.11	Other:			•			
		S	R	C	NP	NI	NO

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

Comments:

14.8 (1) Open splice observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

14.8 Item 1(Picture)

14.8 (2) Receptacle cover missing in furnace room, recommend replacing for safety.

14.8 Item 2(Picture)

14.9 Floor drain was observed at the basement furnace room.

14.9 Item 1(Picture)

14.11 Finished areas in basement were observed. As these areas are not visible or accessible to the inspector they are excluded from this inspection.

15. 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.

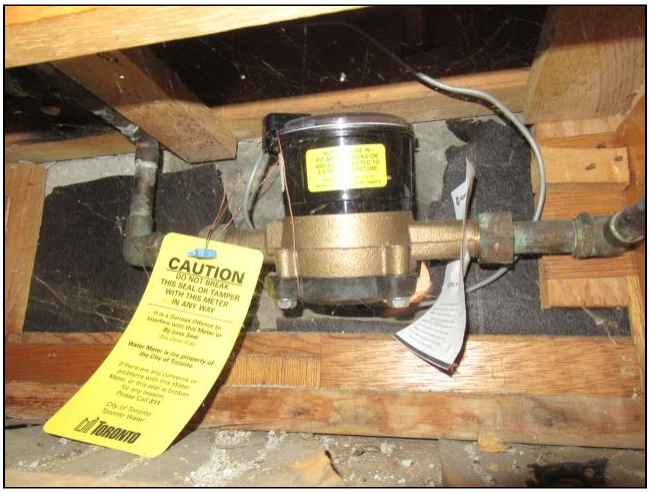
Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

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 front of basement
Gate tap type

Main Service Line:
Copper

Distribution Lines:
Copper

Drain Waste Lines & Vent Pipes:
ABS
Copper

Waste Disposal System:
Municipal

Water Supply System:
Municipal

		S	R	C	NP	NI	NO
15.0	Main Service Line	•					
15.1	Distribution Lines	•					
15.2	Drain Waste Lines & Vent Pipes	•					
15.3	Waste Disposal System	•					
15.4	Water Supply System	•					
		S	R	C	NP	NI	NO

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

Comments:

15.0 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.

15.0 Item 1(Picture)

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

15.4 Water supply system appears to be public.

16. 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 a 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/GFIs may be incorporated into circuit breakers at the main panel or at individual outlets. GFCIs/GFIs 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

Service Entrance:
Overhead

Main Panel Location:
Basement

Main Panel Description:
Circuit Breakers

Service Amperage:
100 AMPS

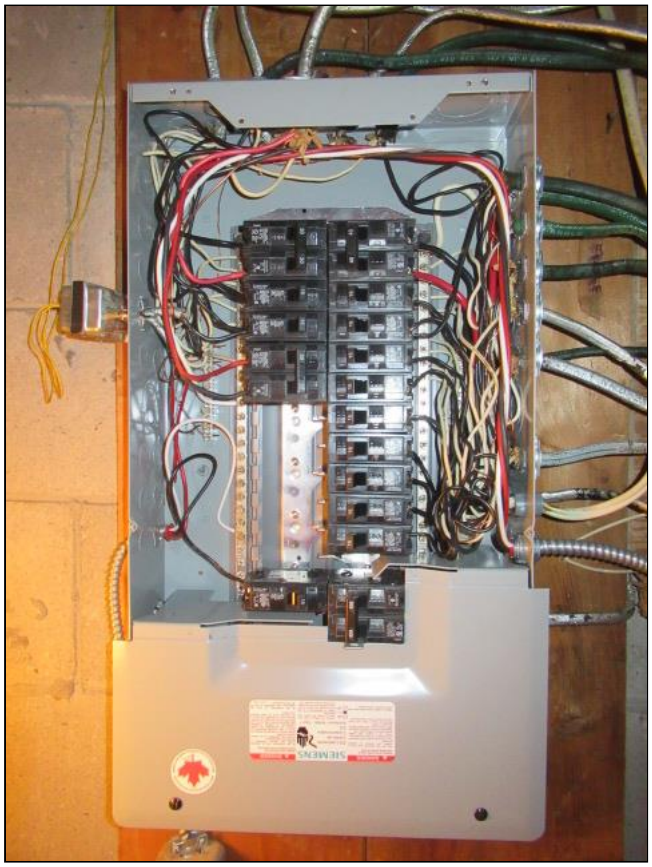
Wiring Method:
Non Metallic sheathed cable

		S	R	C	NP	NI	NO
16.0	Service Entrance	•					
16.1	Main Electrical Panel		•				
16.2	Meter	•					
16.3	Wiring Method	•					
16.4	Grounding	•					
16.5	Equipment Grounding	•					
16.6	Other:			•			
		S	R	C	NP	NI	NO

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

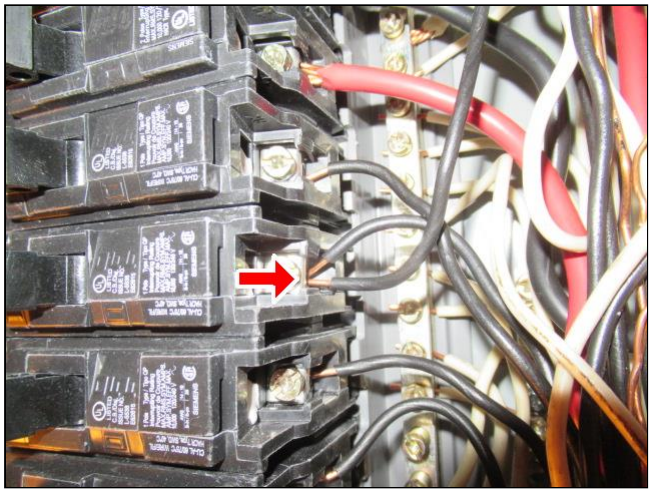
Comments:

16.1 (1) Electric Panel



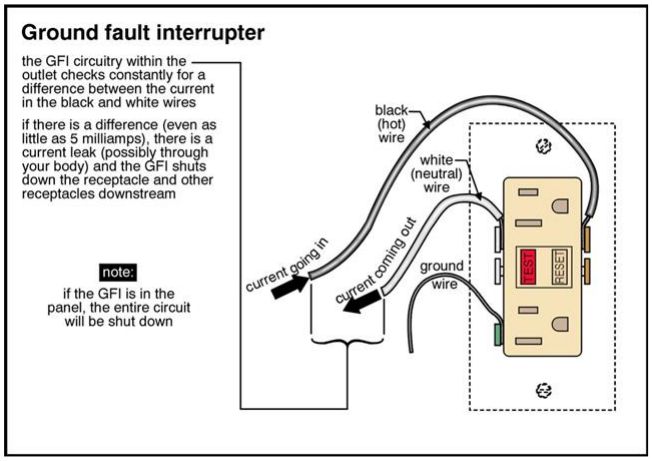
16.1 Item 1(Picture)

16.1 (2) Double tapping observed in main electrical panel. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. We recommend review by a qualified professional electrician for repair or replacement as necessary.



16.1 Item 2(Picture)

16.6 Ground fault circuit interrupters (GFCI's) are special electrical devices that shut off the power to a circuit when as little as .005 amps of electricity leaks from the electrical system. GFCI's/GFI's may be incorporated into circuit breakers or outlets. GFCI's/GFI's should ideally be installed on all outdoor outlets and bathroom outlets to enhance safety where electricity may be in close proximity to water.



16.6 Item 1(Picture)

17. 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:	Heating System Design Type/Brand:	Energy Source:
Basement	Mid efficiency gas Brand : Coleman	Natural gas w gas S/O valve

Burner Chambers:
Partially visible

General Conditions:
Age: 13 years

Exhaust Venting:
Metal

Thermostat:
Located at main hall

Air Filters:
Pleated

Filter Size:
16x25x1

Distribution / Ducting:
Ducts/Registers

Humidifier:
Not within scope

		S	R	C	NP	NI	NO
17.0	General Conditions	•					
17.1	Burner Chambers	•					
17.2	Exhaust Venting	•					
17.3	Thermostat	•					
17.4	Air Filters	•					
17.5	Distribution / Ducting	•					
17.6	Humidifier					•	
17.7	Maintenance			•			
		S	R	C	NP	NI	NO

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

Comments:

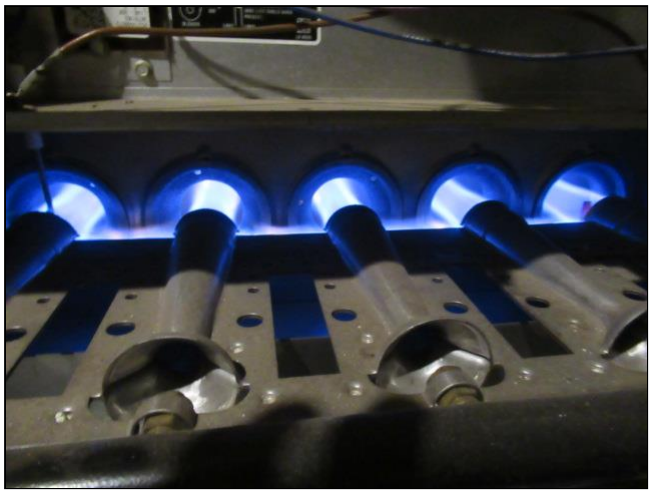
17.0 (1) Mid-efficiency gas furnace noted. These types of appliances normally have a lifespan of 18 - 25 years. The appliance operated under normal controls at the time of the inspection and appeared to be in serviceable condition. We recommend that the client consult with the current owner and obtain 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.

17.0 Item 1(Picture)

17.0 (2) Natural gas with gas shutoff valve located close to unit.

17.0 (3) The furnace was tested using normal operating controls and functioned properly at the time of inspection.

17.1 Burner Chambers



17.1 Item 1(Picture)

17.3 Thermostat

17.3 Item 1(Picture)

17.4 Filter

17.4 Item 1(Picture)

17.5 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.

17.6 A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, suggest client verify operation with sellers.

17.6 Item 1(Picture)

17.7 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.

18. 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:**
Right	Split system	Electric with disconnect provided
Distribution / Ducting:	**Age:**	**Brand:**
Ducts/Registers	13 years old	CARRIER

		S	R	C	NP	NI	NO
18.0	General Conditions	•					
18.1	Distribution / Ducting	•					
18.2	Electrical	•					
		S	**R**	**C**	**NP**	**NI**	**NO**

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Comments:

18.0 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.

18.1 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. It is recommended that your ducts be professionally cleaned on a regular basis.

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

19. Water Heater

Styles & Materials

Location of unit:
Basement

Water Heater Design Type:
Natural gas

Capacity:
50 gallon

Energy Source:
Gas (shut off valve provided)

Flue Venting:
Metal

		S	R	C	NP	NI	NO
19.0	Water Heater	•					
19.1	Temperature / Pressure Release Valve	•					
19.2	Venting	•					
19.3	Water Heater Condition	•					
		S	R	C	NP	NI	NO

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Comments:

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