

# Bateman Inspections

Confidential - Property Inspection Report - Confidential



123 Sample Report, Bowmanville, Ont

Inspection prepared for: Sample Report  
Date of Inspection: 1/17/2013 Time: 9:00 am  
Age of Home: 11 years Size: 2,400 sq. ft.  
Weather: Sunny

Inspector: Mark Bateman  
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**Exclusivity:** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. The INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable.

## Standards of Practice

### General Conditions and Limitations of the Inspection:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee in accordance with the **InterNACHI® Standards of Practice**, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The inspector is not required to provide cost estimates, quotations, or comment on construction techniques for any repairs, modifications or improvements.

The inspection will not include anything that is concealed, underground, not available for inspection, and not accessible for inspection at the time of inspection.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

The inspector will not perform any task, enter any area, or disturb any existing conditions where, in the inspector's judgment, the safety of the inspector is endangered or damage could result.

The **InterNACHI® Standards of Practice** does not cover asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, etc. Where inspectors are qualified to carry out such inspections, they may do so after receiving approval from the client and for an additional fee.

## **WHAT TO EXPECT FROM YOUR INSPECTION**

**1. Purpose:** The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property and it is a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.

**2. Scope:** The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy the INSPECTION COMPANY may point out conditions that contribute to possible home problems/defects but such comments may not be part of the final report.

**3. Report:** The CLIENT will be provided with a written report of the INSPECTION COMPANY'S visual observations. The INSPECTION COMPANY is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The **Home Inspector** is a Generalist, not a specialist in all disciplines.

**4. Exclusivity:** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. The INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that the INSPECTION COMPANY may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.

**5. Not an Insurance policy, guarantee or warranty:** It is understood the INSPECTION COMPANY and its associates are not insurers and that the inspection report shall not be construed as a guarantee or warranty of any kind.

**6. Major Problems:** The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally **Eliminate the Risk.**

**7. Litigation:** The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which the INSPECTION COMPANY has its principal place of business. If the INSPECTION COMPANY is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of the INSPECTION COMPANY in defending said claims.

**8. Environmental Concerns:** The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.

**9. Entire Agreement:** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.

**10. Standards of Practice:** The inspection shall be completed in accordance with the InterNACHI® Standards of Practice and Codes of Ethics found at [www.nachi.org/sop.htm](http://www.nachi.org/sop.htm).

**The client is strongly advised to clarify anything that they don't understand.**

## Inspection and Site Details

### 1. Inspection Time

Start: 09:00 AM  
End : 12:00 PM

### 2. Attending Inspection

Client present  
Selling Agent present

### 3. Residence Type/Style

Detached  
Single Family Home

### 4. Garage

Attached 2-Car Garage

### 5. Age of Home or Year Built

Built in: 2001 (11 years old)

### 6. Square Footage

Approx: 2400 sq. ft.

### 7. Lot Size

Approximately: 4,400 sq ft

### 8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, South

### 9. Bedroom # Designation - Location -- for the purposes of this report

#1 Upper level - South - Master Bedroom  
#2 Upper level - East  
#3 Upper level - North/East, rear corner  
#4 Upper level - North/West rear corner

### 10. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Master Bath - Upper level  
#2 Hall Bath - Upper level - Full  
#3 Powder room - Main level - half

### 11. Occupancy

Occupied - Furnished  
The utilities were on at the time of inspection.

### 12. Weather Conditions

Clear, sunny sky  
Temperature at the time of inspection approximately:  
0 degrees C

## Conventions and Terms Used in this Report

### USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

### TEXT COLOR SIGNIFICANCE:

**GREEN** colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLUE** colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED** colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

### COMMONLY USED TERMS:

**"SAFETY CONCERN"**: A condition, system or component that is considered harmful or dangerous due its presence or absence.

**"DEFERRED COST"**: Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

**"MAINTENANCE"**: Recommendations for the proper operation and routine maintenance of the home.

**"IMPROVE"**: Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

**"FMI": For More Information**: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.

**"FYI": For Your Information**: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

### KEY TO RATINGS:

**Inspect = INSPECTED**: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

**Not Inspect = NOT INSPECTED**: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

**Not Present = NOT PRESENT**: A system or component did not exist or was not evident on this property at the time of inspection.

**Repair Rpl = REPAIR or REPLACE**: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

# Exterior

In accordance with the InterNACHI® Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt

Observations:

- Driveway in good shape. Recommend sealing to extend life
- There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.
- Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

## 2. Carport Floor

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: N/A

Observations:

## 3. Walkways

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Brick/Pavers

Observations:

- Appeared functional and satisfactory, at time of inspection.
- Uneven slabs at the walkways. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.

## 4. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- No deficiencies noted at front steps.

## 5. Porch, Patio, Flatwork

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Front Porch:
- Metal columns
- Asphalt Shingle Gable Roof
- Rear patio:
- Brick pavers set in sand

Observations:

- Not visible underneath
- Improve: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.

## 6. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal • Sliding aluminium door at rear.

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 7. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Aluminum siding -- on second level

Observations:

- The house siding appeared in serviceable condition, at time of inspection.
- Some minor cracks from settling noted



Some minor cracks from settling noted

### 8. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal

Observations:

- Appeared to be in serviceable condition, at time of inspection.
- No deficiencies noted.
- Recommend routine exterior painting maintenance of any exposed wood surfaces as needed.

### 9. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Vinyl Covered

Observations:

- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

### 10. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.
- Refer to your, provided, "How to Operate Your Home" book for information to annually check and seal/caulk the exterior of your home.

Observations:

- No deficiencies noted on visible areas.

### 11. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Pressure treated lumber
- Not Visible underneath

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.



### 12. Railings

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal Railings

Observations:

- Appeared functional, at time of inspection.

### 13. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Ground generally graded away from house

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior drainage is generally away from foundation.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

### 14. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Vegetation in contact with the house.

Observations:

- Vegetation should not encourage water to flow towards the house.

### 15. Window Wells

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: N/A

Observations:

### 16. Retaining Walls

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: N/A

Observations:

### 17. Limitations of Exterior Inspection

- Conditions & Limitations:

Restricted / No access to:

Restricted inspection due to: trees / vines / shrubs

Grading not visible due to: snow / deck / porch / vegetation.

\* This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.

\* Outbuildings such as storage sheds etc. not related to the house are not included in the inspection, unless specifically requested.

\* This inspection does not certify the safe operation on any automatic garage door opening mechanism.



# Roofing

In accordance with the InterNACHI® Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

## 1. Roof Style and Pitch

Side Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

## 2. Method of Roof Inspection

## 3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** Fiberglass-based asphalt shingles

**Age:** 5 years • 2 visible layers

**Observations:**

- Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.



2 visible coverings

## 4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Materials:** Metal

**Observations:**

- Visible areas appeared functional, at time of inspection

## 5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** PVC Piping for plumbing vent stack(s)

**Observations:**

- Plumbing vent(s) functional and properly flashed.

## 6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
		X	

**Description:** N/A

**Observations:**

### 7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Galvanized/Aluminum • All downspouts discharge above grade

**Observations:**

- Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation. See illustration. Location: @@@@
- The gutters are full of leaves & debris. Water can intrude into the interior. Recommend cleaning the gutters and monitoring monthly and clean as needed.
- There is no gutter/downspout installed at the garage. Water is infiltrating into the garage and staining & damaging the framing. Recommend installing a gutter & downspout and repairing any damaged framing.

### 8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Description:** None

**Observations:**

### 9. Limitations of Roofing Inspection

• Conditions & Limitations:

Roof inspected by: Ladder at edge - Binoculars - Visual

Restricted/No access to:

Inspection restricted due to: Height - Potential danger/damage

This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an option or warranty as to whether the roof has leaked in the past, leaks now or is subject to future leakage.

Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

# Structure

In accordance with the InterNACHI® Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. **Bateman Inspections** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

## 1. Foundation Type

Fully finished basement

## 2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Masonry Block**

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- IMPROVE: It is advised to purchase a humidity gauge to monitor the levels of humidity. Typical levels are 35 to 45% during the heating season and 45 to 55% during the cooling season.
- Visible portions of foundation wall were dry at the time of the inspection.
- Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.
- Limited review due to insulation cover and finished walls.

## 3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Concrete slab**

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.
- Floor drain observed.
- Recommend sealing cracks/voids.
- Limited review due to floor coverings.
- Visible areas appear satisfactory

## 4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Method of Inspection:

Insulation & Ventilation:

Observations:

## 5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Metal**

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

### 6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** Dimensional lumber wood Joists: • 2 X 8

**Observations:**

- Limited review only in utility room due to 90% finished ceiling in basement.
- No deficiencies noted on visible areas, at the time of inspection.
- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

### 7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** Wood frame: 2 X 4

**Observations:**

- Limited view due to finishing materials.
- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

### 8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** Dimensional lumber wood ceiling joists

**Observations:**

- Limited review due to finished ceilings.
- Visible areas appear satisfactory, at time of inspection.

### 9. Limitations of Structure Inspection

- **Conditions & Limitations:**  
 Approx. 90% of foundation wall not visible  
 Restricted / No access to:  
 Attic Space inspected from access hatch only  
 \* Concealed and / or obstructed structural components not inspected.  
 \* No engineering or structural analysis is performed during this inspection. A Structural Engineer should be consulted it necessary.  
 \* This inspection does not verify the adequacy of any structural system or component.

# Attic and Insulation

In accordance with the InterNACHI® Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Door located in: • Bedroom Closet  
**Observations:**

## 2. Method of Attic Inspection

Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only. • Inspected from access only

## 3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** blown in insulation  
**Depth/R-Value:** 9-12 inches  
**Observations:**

- Insulation level in the attic is typical for homes this age
- Insulation appears adequate.

## 4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Roof Top • Under eave soffit inlet vents  
**Observations:**

- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold buildup in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.
- Vent over the garage was dented. Recommend replacing by roofing contractor.



Vent over the garage was dented. Recommend replacing by roofing contractor.

## 5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** ABS plumbing vents • Bathroom exhaust vent piping  
**Observations:**

- Bathroom vent not fully insulated. Recommend insulating to prevent moisture / condensation forming.



Bathroom vent not fully insulated. Recommend insulating to prevent moisture / condensation forming.

**6. Garage/Carport Attic**

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Access: None  
 Method of Inspection:  
 Observations:

**7. Limitations of Attic and Insulation Inspection**

- Conditions & Limitations:
- Attic Space viewed from hatch
- Crawl Space viewed from hatch
- Restricted / No access to:
- \* Air / Vapour barrier continuity not inspected / \* Concealed insulation and vapour barriers not inspected
- \* Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.
- \* Determining the adequacy of insulation and/or ventilation is beyond the scope of this inspection.

# Interior

In accordance with the InterNACHI® Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner may conceal some areas / items. These are exempt from the inspection. All Reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

## 1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Operated normally when tested.

## 2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Drywall  
**Observations:**  
 • General condition of walls and ceilings appeared satisfactory.  
 • Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

## 3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Laminate • Hardwood type • Ceramic tile  
**Observations:**  
 • No deficiencies noted - with normal wear and age.

## 4. Windows

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Vinyl • Crank/casement  
**Observations:**  
 • Highly recommend operating all windows during final walk through inspection.  
 • Operated windows appeared functional, at time of inspection

## 5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Wood  
**Observations:**  
 • Appeared functional, at time of inspection.

## 6. Closets

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared functional, no deficiencies noted at time of inspection.

## 7. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Recommend hand rails leading to basement.





Recommend hand rails leading to basement.

### 8. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Operated normally when tested, at time of inspection.
- Ceiling fans observed in kitchen and Bedrooms #2,3,4. Due to the amount of insulation or type of construction, it was not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.

### 9. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Wood laminate

**Observations:**

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

### 10. Countertops

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Laminate

**Observations:**

- No discrepancies noted.
- normal wear

### 11. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Two - single 7', steel panel, sectional roll-up doors.

**Observations:**

- No deficiencies observed.
- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors

### 12. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** One automatic opener - Manufacturer:

**Observations:**

- Appeared functional using normal controls, at time of inspection.

### 13. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..
- Safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation.
- The automatic garage door opener(s) reversed direction when met with resistance.

### 14. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete

Observations:

- Sill plates behind finished surfaces could not be viewed.

### 15. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material: Present

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Operated When Tested

### 16. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared satisfactory, at time of inspection.
- SAFETY CONCERN: Flammable materials should not be stored within closed garage areas.

### 17. General Information

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

### 18. Limitations of Interiors Inspection

- Conditions & Limitations:

Restricted / No access to:

Restricted access due to storage / furnishings

Lack of historical clues due to new finishes and / or recent construction

Suggest installing Carbon Monoxide Detector

\* Cosmetic finishes not commented on / \* Chimney efficiency is not commented on or judged

\* Condition of walls behind wall paper, paneling and furnishings cannot be judged / \* Determining odours or stains is not included

\* Condition of flooring hidden by furniture, carpet or other covering is not inspected / \* Determining the rating of fire walls is beyond the scope of this inspection

\* The inspection does not address compliance of apartments, bedrooms and kitchens in the basement.

Consult your local Town / City for regulatory requirements.

# Heating and Air Conditioning

In accordance with the InterNACHI® Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls.

## 1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Digital - programmable type. • Location: Family room

**Observations:**

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

## 2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Forced air natural gas furnace - located in basement utility room • Manufacturer: • Rheem

**Age and Capacity:** Air Handler/Condenser: • 11 • Average life of a gas-fired hot air furnace is 15-25 years • Average life of an air handler is 15-20 years • Approx 80,000 BTU capacity

**Observations:**

- No deficiencies observed.
- IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
- Annual/seasonal HVAC service contract highly recommended.
- Due to presence of rust, scale, and some debris in this furnace, a professional cleaning and service review by a licensed HVAC contractor is highly advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor prior to ensure the proper and safe operation of this system.



Due to presence of rust, scale, and some debris in this furnace, a professional cleaning and service review by a licensed HVAC contractor is highly advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor prior to ensure the proper and safe operation of this system.

## 3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**For Heating:** Natural Gas -- Gas meter located at: • Exterior, East side of house

**For Cooling:** Electric - 220 volt

**Observations:**

- No deficiencies noted.

### 4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Electric switch within sight of furnace unit

**Observations:**  
 • No deficiencies noted.

### 5. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • No deficiencies noted.

### 6. Venting, Flue(s), and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Plastic - PVC

**Observations:**  
 • The visible portions of the vent pipes appeared functional.

### 7. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Compressor/Condensing unit: • Rheem brand

**Age and Capacity:** Approximately: • 12 years • Average air conditioner compressor unit lasts about 15 years. • Average life of an air handler is 20 years • Approx 2 1/2 Tons

**Observations:**  
 • A/C Unit or Heat Pump not operated in the cooling mode (see Limitations). The ability of the cooling system to perform its normally intended function and operation could not be determined.  
 • Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.  
 • The insulation is missing or damaged at exterior refrigerant line.



The insulation is missing or damaged at exterior refrigerant line.

### 8. Fuse/Circuit Breaker Protection

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Placard Max:** Breaker: • 20 Amps

**Observations:**

### 9. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • No deficiencies noted in the condensate collection and removal system.

### 10. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Galvanized sheetmetal ductwork - floor registers

**Observations:**

- No deficiencies noted.

### 11. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Fiberglass disposable filter(s) • Size: 16 X 25 X 1

**Observations:**

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

### 12. Other Components

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Aprilaire brand Humidifier

**Observation:**

- Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.
- Client made aware of damper operation for humidifier

### 13. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Description:**

**Observations:**

### 14. Gas Fireplace(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**

- Prefabricated Direct Vent fireplace

**Observations:**

- Operated normally when tested
- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

### 15. Limitations of Heating and Air Conditioning Inspection

- Conditions & Limitations:

A/C not tested

\* Automatic safety controls not tested / \* Zone valves not tested or adjusted / \* Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit. This is beyond the scope of this inspection.

\* Thermostats are not checked for calibration or timed functions / \* Underground fuel storage tanks are not part of this inspection / \* No pressure tests are performed on coolant systems, and no representation is made regarding coolant charge or line integrity

# Electrical

In accordance with the InterNACHI® Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **Repairs should be a priority, and should be made by a qualified, licensed electrician.**

## 1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Description:</b> Underground service lateral • Meter Location: • West • Outside wall of residence <b>Observations:</b> • No deficiencies noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Description:</b> Copper • 200 Amps <b>Observations:</b> • No deficiencies noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 3. Electrical Service Rating

100 amps • Voltage: 120/240 volts

## 4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Description:</b> Manufacturer: • General Electric <b>Observations:</b> • The wiring within the panel appeared satisfactory and functional. • The main panel appears to have some room for future upgrades or additions to the system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Location:</b> 200 Amp Breaker • Lower level rec room wall <b>Observations:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Description:</b> Copper • Water Pipe Connection • Inside the residence <b>Observations:</b> • No discrepancies noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Type:</b> Breakers <b>Observations:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 8. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Description:</b> None Visible <b>Observations:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## 9. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Rpl	<b>Description:</b> Copper <b>Observations:</b> • Visible wiring appeared functional, at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

Description: **Grounded**

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
- **SAFETY CONCERN: Missing cover plates at multiple outlets and light switches. Repair as needed.**



SAFETY CONCERN: Missing cover plates at multiple outlets and light switches. Repair as needed.



SAFETY CONCERN: Missing cover plates at multiple outlets and light switches. Repair as needed.

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

Description:

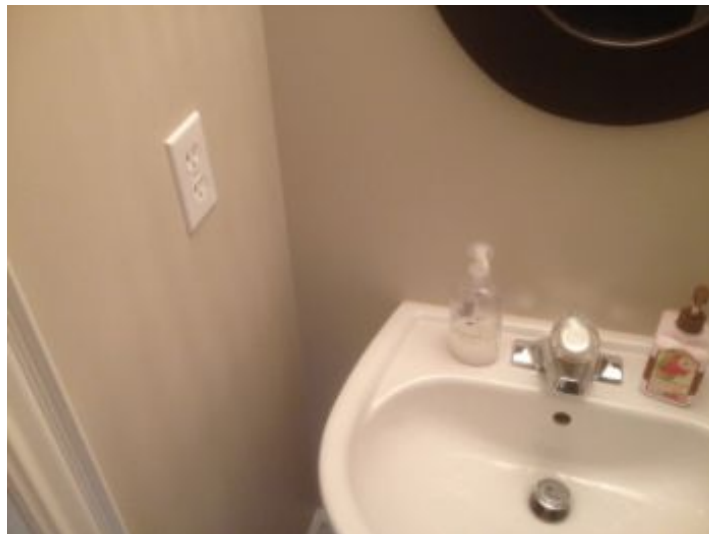
- GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

- Present at:
- Bathrooms

Observations:

- Test GFCIs monthly to ensure proper operation.
- **There is no GFCI protection at hall bath**



There is no GFCI protection at hall bath



### 12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Description:**

• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

**Locations & Resets:**

- Absent-Not required when house constructed

**Observations:**

- IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

### 13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Present at: • 1st floor hall • 2nd floor hall • Basement hall ceiling • Hardwired to house power

**Observations:**

- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- IMPROVE: Recommend installing one in each bedroom to bring up to modern safety standards
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

### 14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:** Present at: • First floor • 2nd floor

**Comments:**

- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

### 15. Limitations of Electrical Inspection

• Conditions & Limitations:

Restricted / No access to:

- \* Concealed or obstructed electrical components not inspected
- \* Aluminum wiring connections should be checked by a licensed electrician familiar with aluminum wire
- \* Services less than 100 amps may need upgrading for operation of larger electrical appliances
- \* Newer homes have "ground fault circuit interrupter" (GFCI) protection for safety in wet areas, an upgrade is recommended for older homes not equipped with these devices

# Plumbing

In accordance with the InterNACHI® Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.**

## 1. Water Supply Source

Source: Public municipal water supply

## 2. Service Piping Into The House

Materials: Steel

## 3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Basement

Observations:

## 4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Readily visible water supply pipes are: • Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.
- Insulation advised for pipes at unheated areas.



Insulation advised for pipes at unheated areas.

## 5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bib in front, and rear of home.

Interior Shutoffs: Rear hose bib shut off - utility room ceiling. • Front hose bib shut off - front basement wall

Observations:

- Water shutoff valves for outside hose bibs were identified, tagged, and Client made aware of. See photos.
- IMPROVE: Install the frost-free type faucet to reduce the risks of a bursted/frozen pipe or faucet.
- Appeared to have been winterized, at time of inspection.

### 6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure:

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

### 7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted.

### 8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies observed.

### 9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.
- No drain trap observed in hall bath



No drain trap observed in hall bath

### 10. Waste System

Description: Public sewage disposal system

### 11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Visible waste piping in house: • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

- Visible piping appeared serviceable at time of inspection.
- Limited inspection of waste lines due to finished basement.

### 12. Water Heater(s)

Description: Gas • GSW • Location: Basement utility closet

Capacity: 50 Gallons

### 13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 2 Years

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

### 14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plastic (PVC)

Observations:

### 15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Shut Off: Main gas shut off located at outside meter - East side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- Most of the piping is concealed and cannot be identified.
- No deficiencies observed at the Visible portions of the gas supply piping.

### 16. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: N/A

Observations:

### 17. Private Sewage Disposal (Septic) System

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location of Drain Field:

Comments:

### 18. Other Components

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: N/A

Observations:

### 19. Limitations of Plumbing Inspection

• Conditions & Limitations:

Restricted / No access to:

- \* Concealed / Underground plumbing not inspected or judged for leaks or deterioration
- \* Water treatment systems not inspected / \* Isolating / Relief and main valves not tested
- \* Testing for water quality, lead and other hazardous materials is not pan of this inspection / \* Integrity of septic tanks and leaching beds is not part of this inspection. A licensed installer should be consulted
- \* Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted
- \* Solar heating systems not part of this inspection

# Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture, water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces.

## 1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** Soaker tub in Master Bath, regular tub in hall bath  
**Observations:**  
 • Appeared satisfactory and functional, at time of inspection.

## 2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Description:** Master bath shower: • Plastic, fiberglass, and tile  
**Observations:**  
 • No discrepancies noted  
 • Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.  
 • Failure to keep shower walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

## 3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Observations:**  
 • Operated when tested. No deficiencies noted.

## 4. Bidet(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
		X	

**Observations:**

## 5. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

**Observations:**  
 • Master Bath shower fan exhaust properly to exterior of home.  
 • Bathroom fans exhaust properly to exterior of home.  
 • Appeared functional, at time of inspection.

## 6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re accomplished.

# Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

## 1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Manufacturer: Kenmore

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection.

## 2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: N/A

Observations:

## 3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Maytag "Gemini"

Observations:

- All heating elements operated when tested.
- Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.

## 4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Manufacturer: Broan

Observations:

- Vented to exterior
- Functioned and operated normally when tested.

## 5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Manufacturer: Kenmore

Observations:

- Operated when tested.

## 6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Maytag

Observations:

- Appeared functional, at time of inspection.
- Ice and water dispenser tested.

## 7. Other Components

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: N/A

Observations:

## 8. Washer

Inspect	Not Inspect	Not Presnt	Repair Rpl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Maytag

Observations:

- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
- IMPROVE: Highly recommend upgrading to the braided metal washing machine water supply hoses instead of the rubber ones--which are prone to burst.
- Not tested. Clothes/personal items in machine.

### 9. Dryer

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

Description: Maytag

Observations:

- Not tested. Clothes/personal items in machine.

### 10. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Rpl
X			

Observations:

- Appeared functional, at time of inspection.
- Properly vented to exterior.
- The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.
- Recommend replacing dryer vent duct material with rigid or corrugated semi-rigid metal duct.
- MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.

### 11. Limitations of Appliances Inspection

- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.



## Report Summary

**PLEASE READ:** This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy —it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your *entire report must be carefully read* to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

<i>Exterior</i>		
Page 5 Item: 3	Walkways	<ul style="list-style-type: none"> <li>• Uneven slabs at the walkways. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.</li> </ul>
<i>Roofing</i>		
Page 9 Item: 7	Roof Drainage System	<ul style="list-style-type: none"> <li>• The gutters are full of leaves &amp; debris. Water can intrude into the interior. Recommend cleaning the gutters and monitoring monthly and clean as needed.</li> <li>• There is no gutter/downspout installed at the garage. Water is infiltrating into the garage and staining &amp; damaging the framing. Recommend installing a gutter &amp; downspout and repairing any damaged framing.</li> </ul>
<i>Electrical</i>		
Page 21 Item: 10	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> <li>• <b>SAFETY CONCERN:</b> Missing cover plates at multiple outlets and light switches. Repair as needed.</li> </ul>
Page 21 Item: 11	GFCI - Ground Fault Circuit Interrupter	<ul style="list-style-type: none"> <li>• There is no GFCI protection at hall bath</li> </ul>