

# INSPECTION REPORT



For the Property at:

**54 EMERALD COURT**  
BELLEVILLE, ON K8R 1G8

Prepared for: TEAM VANRAHAN

Inspection Date: Tuesday, March 21, 2023

Prepared by: David Sharman



County Home Inspection  
398 McDonnell Street, Suite 4  
Peterborough, ON K9H 2X4  
705 957 3642

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[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



March 21, 2023

Dear Team VanRahan,

RE: Report No. 4232  
54 Emerald Court  
Belleville, ON  
K8R 1G8

Thank you for choosing County Home Inspection to perform your home inspection.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients can sometimes assume that a home inspection includes many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of you, our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Our Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman  
on behalf of  
County Home Inspection

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# SUMMARY

54 Emerald Court, Belleville, ON March 21, 2023

Report No. 4232

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

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## REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### RECOMMENDATIONS \ Overview

**Condition:** • No roofing recommendations are offered as a result of this inspection.

## Exterior

### EXTERIOR GLASS/WINDOWS \ Glass (glazing)

**Condition:** • Lost seal on double glazing

**Implication(s):** Shortened life expectancy of material | Nuisance

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### DOORS \ Glass

**Condition:** • Lost seal on double glazing

**Implication(s):** Shortened life expectancy of material | Nuisance

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**Condition:** • Steps or landings settling

**Implication(s):** Trip or fall hazard

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Structure

### FOUNDATIONS \ General notes

**Condition:** • Typical minor cracks

**Implication(s):** Material deterioration

**Location:** Right elevation

**Task:** Monitor

**Time:** Ongoing

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## FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

## WALLS \ Masonry veneer walls

**Condition:** • Typical minor cracks

**Implication(s):** Chance of frost damage & material deterioration

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock

**Location:** Bathroom & washroom

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor

**Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a home of this age, safety may be improved by upgrading this receptacle

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

## Heating

### GAS FURNACE \ Mechanical air filter

**Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace

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**Time:** Regular maintenance

**Cost:** Regular maintenance item

## GAS FURNACE \ Humidifier

**Condition:** • Clean pad/mesh - regular maintenance

**Implication(s):** Equipment not operating properly

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## HEAT RECOVERY VENTILATOR \ Heat exchanger cores

**Condition:** • Clean core - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## HEAT RECOVERY VENTILATOR \ Filters

**Condition:** • Clean filters - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

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## Plumbing

### WASTE PLUMBING \ Sump pump

**Condition:** • Discharge pipe problems

Leak

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Rear elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## Interior

### RECOMMENDATIONS \ Overview

**Condition:** • No interior recommendations are offered as a result of this inspection.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

**The home is considered to face:** • North

**Sloped roofing material:**

• Asphalt shingles



1. Asphalt shingles



2.



3.

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • 5 years

**Typical life expectancy:** • 25-30 years

**Roof Shape:** • Hip

## Limitations

**Inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • From the ground • Telescopic video inspection equipment

**Age determined by:** • Visual inspection with telescopic inspection equipment • Reported by seller

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## Recommendations

### RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.



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## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Downspout discharge:** • Below grade • Above grade

**Lot slope:** • Not determined

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Aluminum

**Wall surfaces - masonry:** • Brick

**Driveway:** • Asphalt

**Walkway:** • Stamped concrete • No performance issues were noted.

**Deck:** • Raised • Wood • Railings • No performance issues were noted.

**Porch:** • Concrete • No performance issues were noted.

**Exterior steps:** • Concrete • Wood

**Patio:** • Stamped concrete • No performance issues were noted.

**Fence:** • Chain link • Metal

**Garage:** • Attached

## Limitations

**Inspection limited/prevented by:** • Car/storage in garage • Snow / ice / frost

**No or limited access to:** • Area below steps, deck, porches

**Exterior inspected from:** • Ground level

## Recommendations

### EXTERIOR GLASS/WINDOWS \ Glass (glazing)

**2. Condition:** • Lost seal on double glazing

**Implication(s):** Shortened life expectancy of material | Nuisance

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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4. Lost seal on double glazing

## DOORS \ Glass

**3. Condition:** • Lost seal on double glazing

**Implication(s):** Shortened life expectancy of material | Nuisance

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



5. Lost seal on double glazing

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## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**4. Condition:** • Steps or landings settling

**Implication(s):** Trip or fall hazard

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



**6.** *Steps or landings settling*

# STRUCTURE

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## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:** • Wood I-joists • Steel columns • Built-up wood beams • Subfloor - plywood

**Exterior wall construction:** • Wood frame / Brick veneer

**Roof and ceiling framing:** • Trusses • Plywood sheathing

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation • Snow, frost & ice

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 90 %

## Recommendations

### FOUNDATIONS \ General notes

**5. Condition:** • Typical minor cracks

**Implication(s):** Material deterioration

**Location:** Right elevation

**Task:** Monitor

**Time:** Ongoing



7. Typical minor cracks



8.

### FOUNDATIONS \ Performance opinion

**6. Condition:** • Not determined

### WALLS \ Masonry veneer walls

**7. Condition:** • Typical minor cracks



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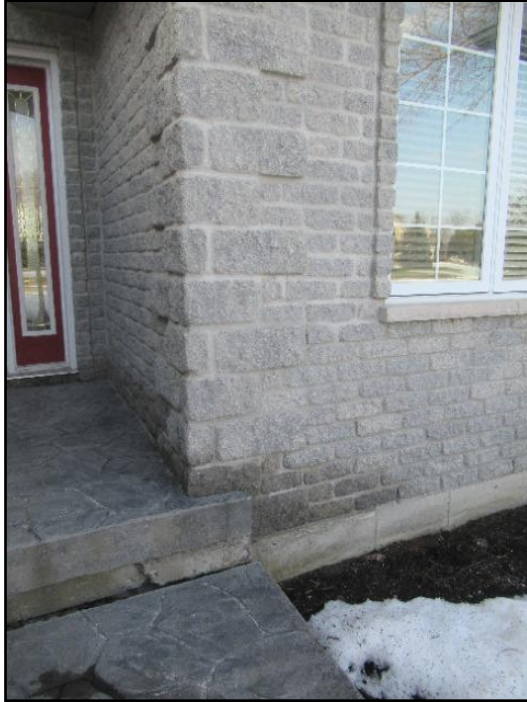
**Implication(s):** Chance of frost damage & material deterioration

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



9. Typical minor cracks



10.



11.

## Description

**Service entrance cable and location:** • Underground - cable material not visible

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 225 Amps

**Main disconnect/service box type and location:**

- Breakers - utility room



12. Main electrical disconnect

**System grounding material and type:** • Copper-termination not visible

**Distribution panel type and location:**

- Breakers - utility room

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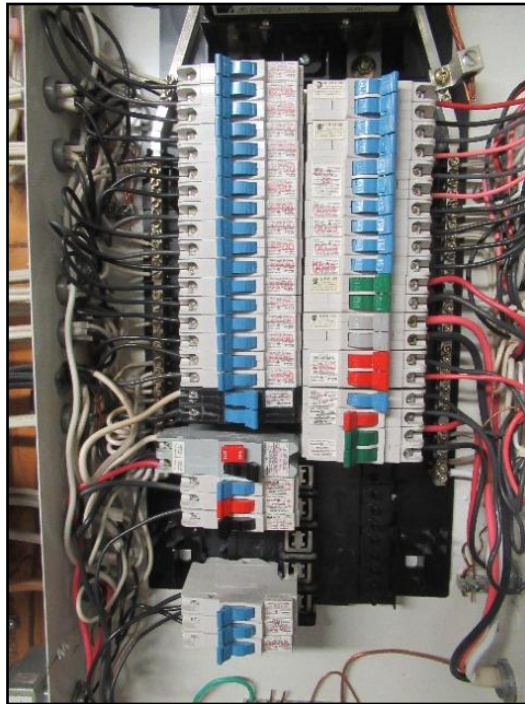
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13. Breakers - utility room

**Distribution panel rating:** • 225 Amps

**Electrical panel manufacturers:** • Federal Pioneer

**Number of circuits installed:** • 38

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - exterior • GFCI - bathroom • GFCI - panel • No AFCI

**Smoke alarms (detectors):** • Present

**Carbon monoxide (CO) alarms (detectors):** • Present

## Limitations

**Inspection limited/prevented by:** • Storage

**System ground:** • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

**Not included as part of a building inspection:** • Testing of smoke and/or carbon monoxide alarms

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**8. Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

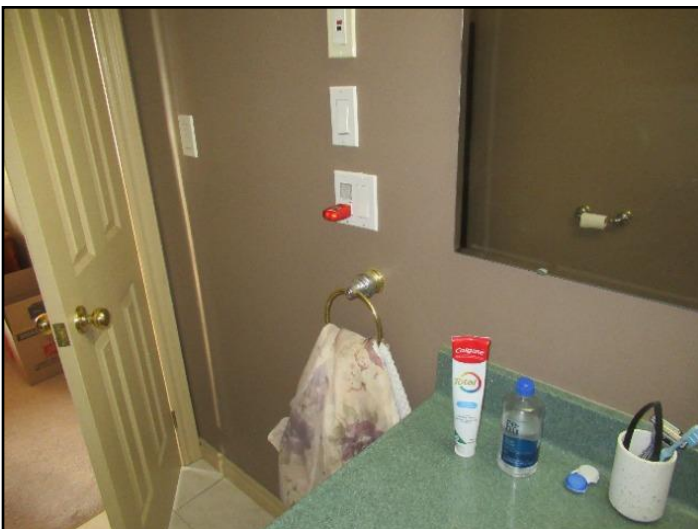
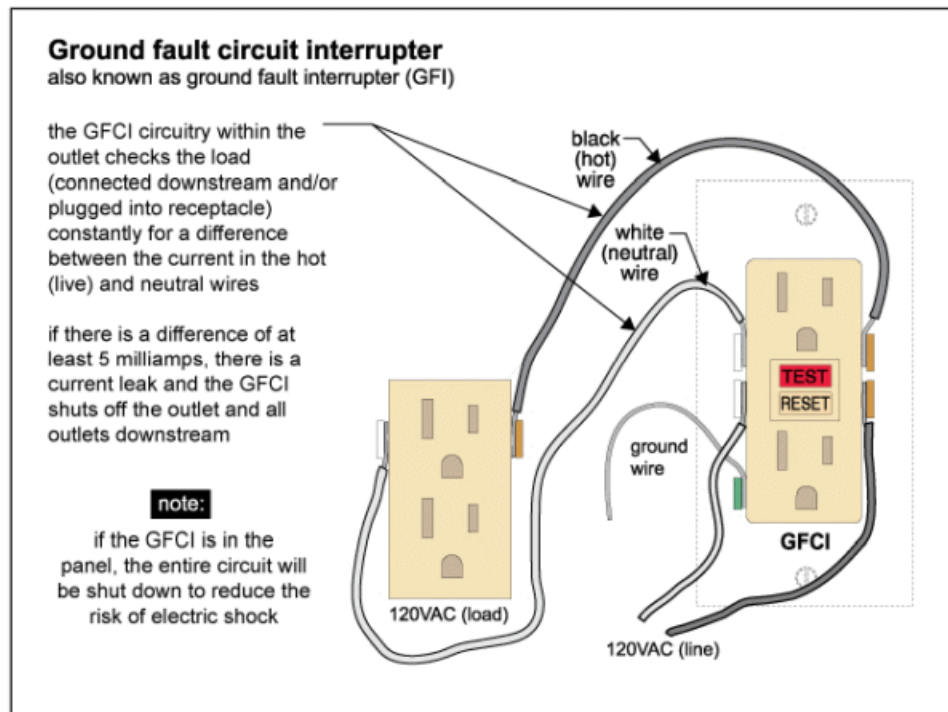
**Implication(s):** Electric shock

**Location:** Bathroom & washroom

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor



14. No GFCI/GFI (Ground Fault Circuit...



# ELECTRICAL

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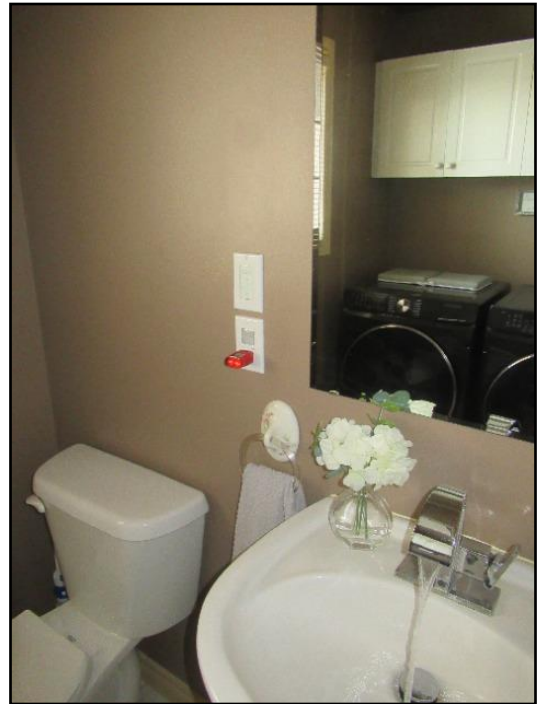
COOLING

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15.

**9. Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a home of this age, safety may be improved by upgrading this receptacle

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



16. No GFCI/GFI (Ground Fault Circuit...

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**10. Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

**Cost:** Minor



17. More than 10 years old



18.

# HEATING

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## Description

### Heating system type:

- Furnace



19. Furnace

**Fuel/energy source:** • Gas

### Furnace manufacturer:

- Goodman

*Model number:* GMVC960803BNAA *Serial number:* 1610237550

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 80,000 BTU/hr

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Direct vent - sealed combustion

**Combustion air source:** • Outside - sealed combustion

**Approximate age:** • 7 years

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

### Main fuel shut off at:

- Utility room

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20. Main fuel shut off



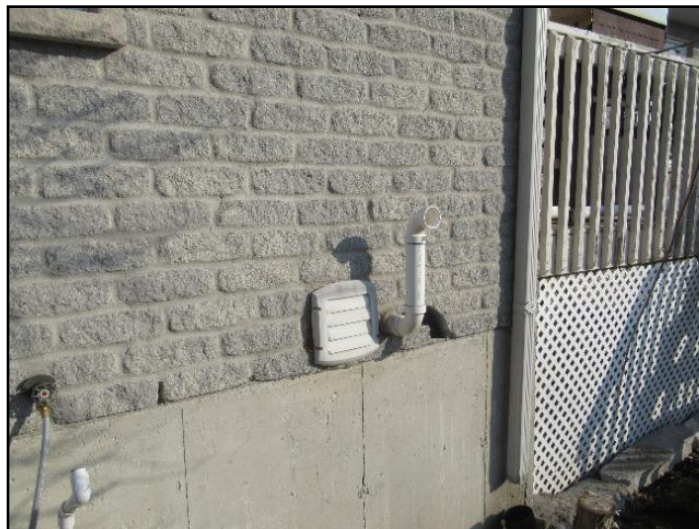
21. Electrical disconnect

**Failure probability:** • Low

**Air filter:** • Disposable • 16" x 25" • 1" thick

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented



22. Sidewall vented

**Fireplace/stove:**

- Gas fireplace



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Napoleon

Model number: GD27-N Serial number: 035408



23. Gas fireplace

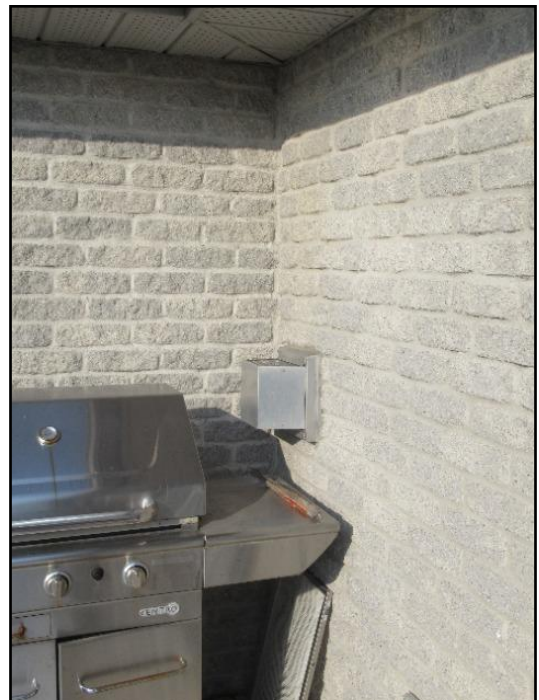
• Gas fireplace

Napoleon

Model number: GD27-N Serial number: 035403



24. Gas fireplace



25. Sidewall vented

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**Chimney/vent:** • Sidewall venting

**Humidifiers:**

- Trickle/cascade type humidifier



26. Trickle/cascade type humidifier

**Mechanical ventilation system for building:**

- Heat recovery ventilator (HRV)

Lennox

Model number: 150SDPRNC2KT Serial number: 061900000079539



27. Heat recovery ventilator (HRV)

**Condensate system:** • Discharges into sump

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## Limitations

**Inspection prevented/limited by:** • Storage

**Safety devices:** • Not tested as part of a building inspection

**Fireplace/wood stove:**

- Connection to chimney not inspected
- Turned off

Basement

**Heat exchanger:** • Not visible

**Not included as part of a building inspection:** • Interiors of vent systems, flues, and chimneys • Humidifiers and dehumidifiers • Heat/energy recovery systems

## Recommendations

### GAS FURNACE \ Mechanical air filter

**11. Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item



**28. Replace - regular maintenance**

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## GAS FURNACE \ Humidifier

**12. Condition:** • Clean pad/mesh - regular maintenance

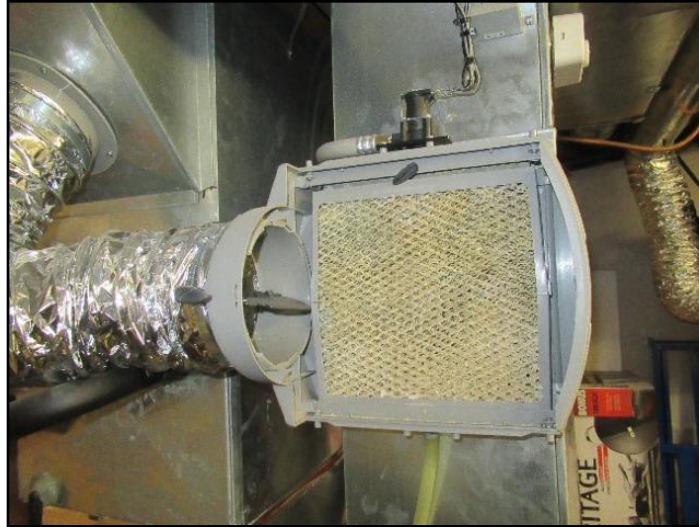
**Implication(s):** Equipment not operating properly

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item



*29. Clean pad/mesh - regular maintenance*

## HEAT RECOVERY VENTILATOR \ Heat exchanger cores

**13. Condition:** • Clean core - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item



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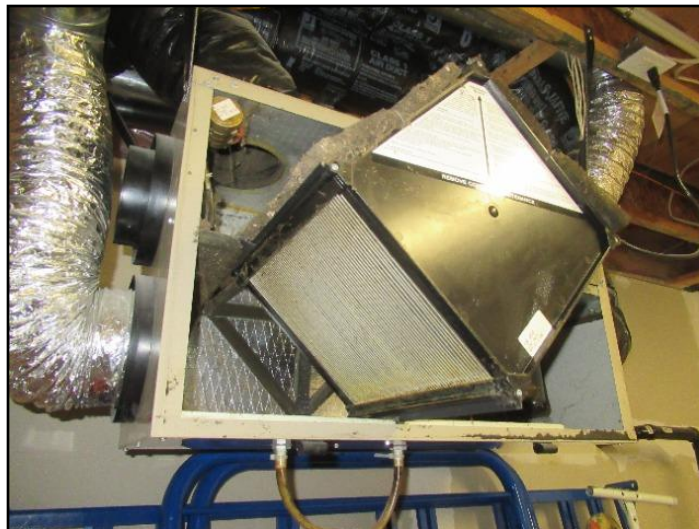
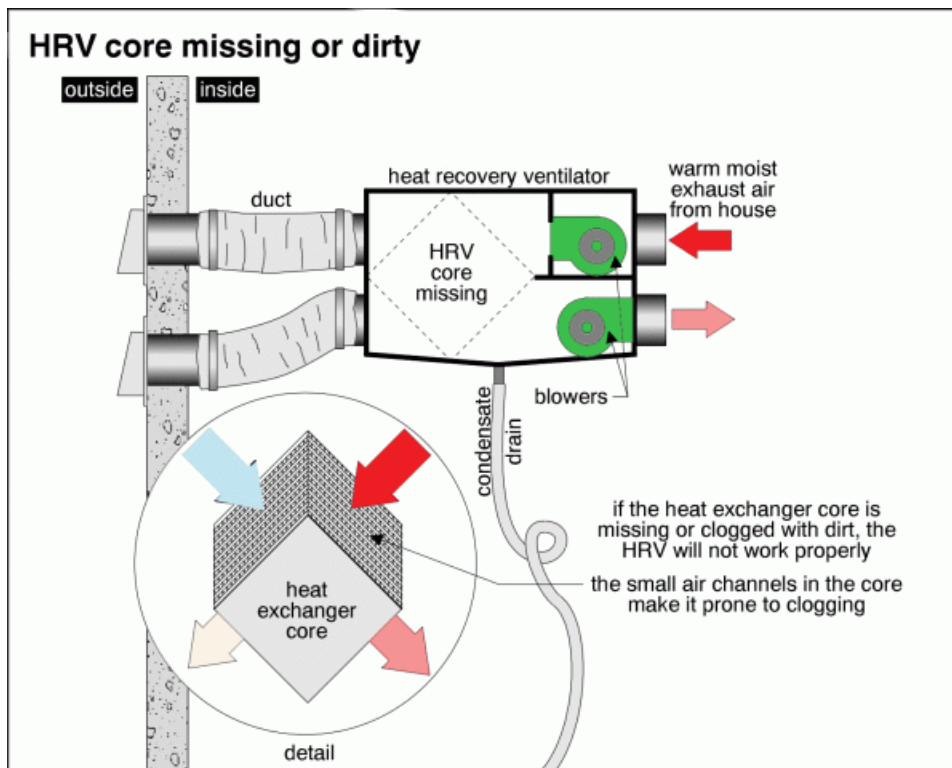
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30. Clean core - regular maintenance

## HEAT RECOVERY VENTILATOR \ Filters

**14. Condition:** • Clean filters - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

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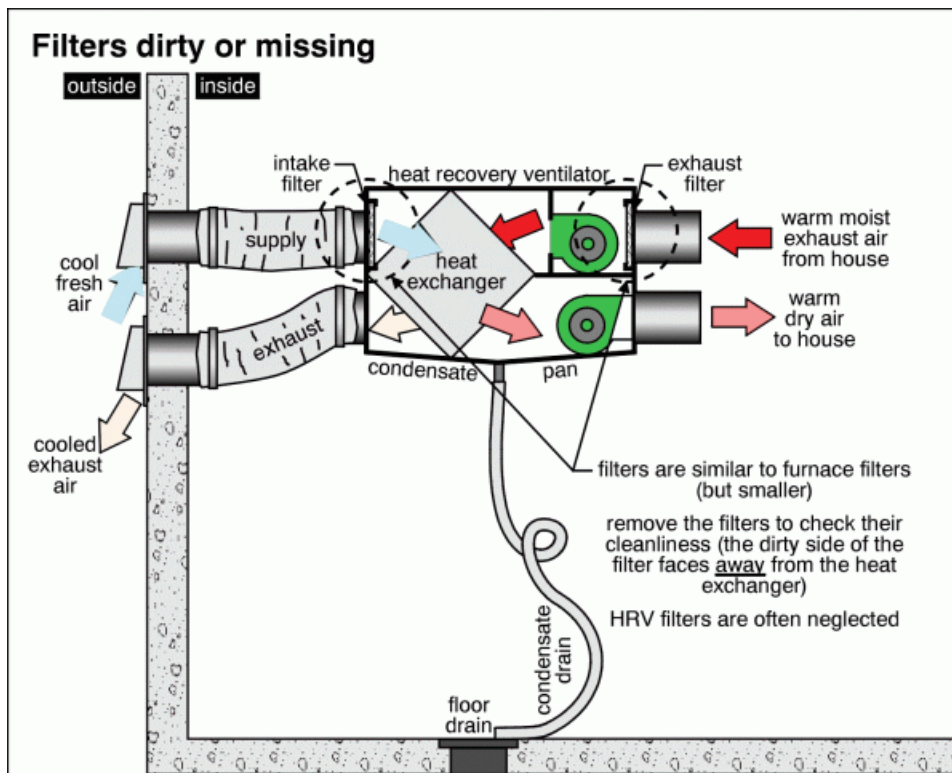
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**Cost:** Regular maintenance item



31. Clean filters - regular maintenance

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Air cooled



32. Air cooled

### Manufacturer:

- Goodman

Model number: GSX160241FF Serial number: 1611042710

Cooling capacity: • 24,000 BTU/hr • 2 Tons

Compressor type: • Electric

Compressor approximate age: • 7 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

Condensate system: • Discharges into sump

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## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Not part of a home inspection:** • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

## Recommendations

### RECOMMENDATIONS \ Overview

**15. Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

# INSULATION AND VENTILATION

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

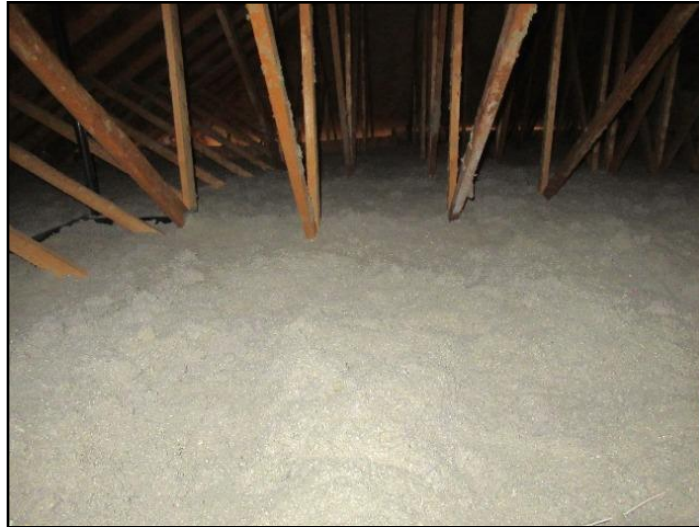
INTERIOR

REFERENCE

## Description

### Attic/roof insulation material:

- Cellulose



33. Cellulose

### Attic/roof insulation amount/value:

- R-28
- 7 inches



34. 7 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined



# INSULATION AND VENTILATION

54 Emerald Court, Belleville, ON March 21, 2023

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**Wall air/vapor barrier:** • Not determined

**Foundation wall insulation material:** • Not determined

**Foundation wall insulation amount/value:** • Not determined

**Foundation wall air/vapor barrier:** • Not determined

## Limitations

**Inspection limited/prevented by lack of access to:** • Wall space

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Recommendations

### ATTIC/ROOF \ Insulation

**16. Condition:** • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

# PLUMBING

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## Description

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • Copper

**Main water shut off valve at the:**

- Utility room



35. Main water shut off

**Water flow and pressure:** • Typical for neighborhood

**Water heater type:**

- Tankless/On demand



36. Tankless/On demand

- Rental

**Water heater location:** • Utility room

**Water heater fuel/energy source:** • Gas

**Water heater exhaust venting method:** • Direct vent • Induced draft

**Water heater manufacturer:**

- Rinnai

*Model number: RL75i Serial number: HK. CA-135694*

**Water heater approximate age:** • 6 years

**Water heater typical life expectancy:** • 12 -15 years

**Water heater failure probability:** • Low

**Hot water temperature (Generally accepted safe temp. is 120° F):**

- 120° F



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37. 120° F

## Waste disposal system:

- Septic system



38. Septic system

## Waste and vent piping in building: • ABS plastic

### Pumps:

- Solid waste pump (ejector pump)

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39. Solid waste pump (ejector pump)

- Sump pump



40. Sump pump

**Floor drain location:** • Near water heater

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**Gas piping material:** • Steel • CSST (Corrugated Stainless Steel Tubing)

**Main gas shut off valve location:**

• Utility room



41. Main fuel shut off

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**Inspection limited/prevented by:** • Storage

**Fixtures not tested/not in service:** • Exterior hose bibb • Whirlpool bath

**Items excluded from a building inspection:** • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Performance of floor drains • Pool

**Not included as part of a building inspection:** • Washing machine connections

## Recommendations

### WASTE PLUMBING \ Sump pump

**17. Condition:** • Discharge pipe problems

Leak

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Rear elevation

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**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



**42.** *Discharge pipe problems*

# INTERIOR

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## Description

**Major floor finishes:** • Carpet • Hardwood • Laminate • Ceramic

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Plaster/drywall

**Windows:** • Fixed • Sliders • Casement • Vinyl

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Sliding glass • Metal-clad • Garage door - metal

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo • Central vacuum

**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Recirculating type • HRV

**Bathroom ventilation:** • Heat Recovery Ventilator

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings

**Not tested/not in service:**

- Range
- Oven
- Microwave
- Dishwasher
- Central vacuum
- Garbage disposal

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43. Garbage disposal

**Not included as part of a building inspection:** • Perimeter drainage tile around foundation, if any

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Appliances are not inspected as part of a building inspection

**Percent of foundation not visible:** • 90 %

## Recommendations

### RECOMMENDATIONS \ Overview

**18. Condition:** • No interior recommendations are offered as a result of this inspection.

**END OF REPORT**



The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS