



Inspection Report

Al Teshuba

Property Address:

1748 Bernard
Windsor ON



Mailloux Home Inspections

**Paul Mailloux
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Windsor ON
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Table of Contents

Cover Page 1
Table of Contents 2
Intro Page..... 3
1 ROOFING 6
2 EXTERIOR ELEMENTS 10
3 SITE ELEMENTS 13
4 GARAGE..... 15
5 ATTIC 18
6(A) Main Floor Bath 20
6(B) Basement Bath 21
7 KITCHEN 22
8 INTERIOR ELEMENTS 23
9 FOUNDATION / SUBSTRUCTURE 25
10 FOUNDATION AREA WATER
PENETRATION 27
11 ELECTRIC SYSTEM 29
12 COOLING SYSTEM 31
13 HEATING SYSTEM 33
14 PLUMBING SYSTEM 35
15 HOT WATER SUPPLY 37

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Property: 1748 Bernard Windsor ON	Customer: Al Teshuba	Real Estate Professional:

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the **Basic Home Inspection Agreement** and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology was used to report conditions observed during the inspection. Additional terms may also be used in the report:

SERVICEABLE - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

DEFECTIVE - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design,

and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on **MOLD/MICROBIAL ELEMENTS** below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future including aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection does not include any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for general guidance purposes only. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated design life is presented solely as a guide. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report should be addressed prior to closing.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is not a substitute for Seller Disclosure. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection does not include evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage. **ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection does not include the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic. Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact (www.doe.gov).

Pictures in Report - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

DESCRIPTION:

1 1/2 Story

AGE OF HOME:

75 +/- years

TYPE OF INSPECTION:

Pre-Inspection

STATUS OF HOME:

Occupied

WEATHER:

Clear

PEOPLE PRESENT:

Listing Agent

TEMPERATURE:

5C

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

Styles & Materials

ROOF STYLE:

Steep Slope

MATERIAL:

Asphalt Shingle

ESTIMATED AGE:

5 to 10 Years

DESIGN LIFE:

20 to 25 years

INSPECTION METHOD:

Ladder at Eaves
Adjacent Surface

SPECIAL LIMITATIONS:

Height and Design

ROOF COVERING 2:

Type: Flat/Minimal Slope
Material: Metal
Location: Rear
Est. Age: 7 to 10 years
Design Life: 25-40 Years

		S	F	D	NA	NI
1.0	ROOFING	X				
1.1	ROOFING #2	X				
1.2	EXPOSED FLASHING	X				
1.3	PLUMBING STACKS	X				
1.4	VENTILATION COVERS		X			
1.5	RAIN GUTTERS / EAVESTROUGHES		X			
1.6	DOWNSPOUTS / ROOF DRAINS	X				
1.7	FASCIA / SOFFITS	X				

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

1.0



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6



1.0 Picture 7

1.1 No visible defects on metal roofing in the rear.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

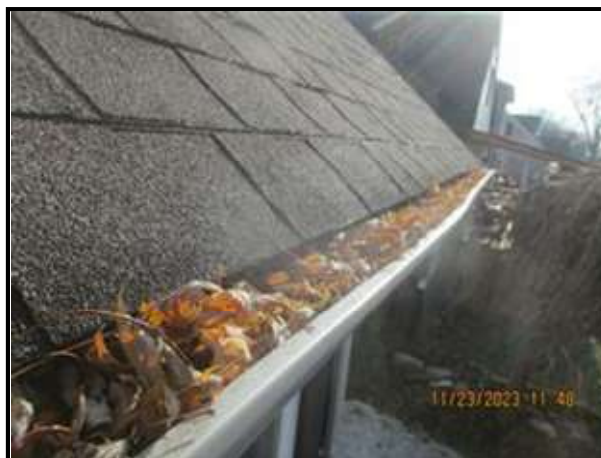
1.2 While there were no visible defects, initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. Ensure all flashings at chimneys, rooftop vents and plumbing stacks are checked on a regular basis and properly sealed to prevent leakage and deterioration to roof sheathing.

1.4 Minimal venting. Adding more roof vents along the top section will improve the air circulation in the attic and help prolong the life of the roofing materials as well as improve the ability to cool the 2nd floor in the warmer months.

1.5 Gutters in the front are currently clogged with leaves and debris which requires cleaning to operate properly. Failure to clean the gutters can result in water backing up and possibly seeping in behind, causing hidden damage. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.



1.5 Picture 1



1.5 Picture 2

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

SIDING:

Vinyl Lapped

PORCHES/DECK(S):

Masonry/Concrete Porch
 Front of House
 Wood Frame Deck w/ Wood Flooring
 Rear of House

		S	F	D	NA	NI
2.0	SIDING	X				
2.1	WINDOWS	X				
2.2	ENTRY DOORS	X				
2.3	PORCH(ES)	X				
2.4	DECK(S)	X				
2.5	STAIRS / STOOPS	X				
2.6	RAILINGS		X			
2.7	FOUNDATION SURFACE	X				
2.8	ELECTRIC / GFCI			X		
2.9	EXTERIOR FAUCETS					X

S F D NA NI

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2.3



2.3 Picture 1

2.4 Deck was surrounded with skirting and visible from the top only. Unable to assess the framing.



2.4 Picture 1



2.4 Picture 2

2.6 Handrails for steps only and no railing noted on the front porch. Height of the porch would suggest a railing is required for added safety. Consider adding a railing with vertical supports having less than a 4" gap to help prevent small children being trapped and injured.

2.8 (1) GFCI on the north side did not trip when tested and requires replacement for safety. This is a relatively inexpensive device, although it is important for safety. These devices, especially when installed outdoors, can become rusted and inoperable over time. Periodic testing of the GFCI will keep the moving parts free and will extend the overall life of the product, although replace will be required periodically.

(2) Some outdoor receptacles are not currently GFCI protected, which is common for a house of this age. Recommend replacing all outdoor receptacles to GFCI protection with weatherproof covers for improved safety.

2.9 Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated

lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

WALKWAYS/DRIVEWAYS:

Walks: Concrete
 Driveway: Concrete

		S	F	D	NA	NI
3.0	WALKWAYS	X				
3.1	DRIVEWAY	X				
3.2	GROUND SLOPE AT FOUNDATION			X		
3.3	SITE GRADING			X		

S F D NA NI

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3.1 Some cracks and patched areas typical of older materials.



3.1 Picture 1

3.2 Generally flat grading near the foundation.

3.3 With exception of the front, the area is generally flat with little provision for grading. This increases the importance of having a good roof drainage system to carry roof water away from the foundation to reduce the risk of seepage. Water seepage may still be a concern during times of heavy rainfall.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.



Styles & Materials

GARAGE DESCRIPTION:

Type: Detached
Construction: Masonry

SPECIAL LIMITATIONS:

Storage/Belongings

		S	F	D	NA	NI
4.0	ROOFING	X				
4.1	EXPOSED FRAMING	X				
4.2	FLOOR SLAB					X
4.3	FOUNDATION	X				
4.4	SIDING	X				
4.5	VEHICLE DOOR(S)	X				
4.6	DOOR OPERATOR(S)				X	
4.7	ELECTRIC / GFCI	X				
4.8	HOUSE / SERVICE DOOR(S)	X				

S F D NA NI

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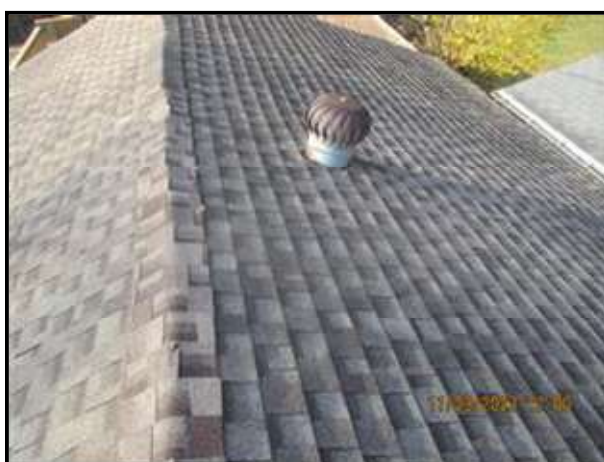
4.0 Refer to comments in the Main Roofing Section.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3

4.1 Note: The garage was full of storage at time of inspection. Inspection was limited to viewing everything from a distance at the door openings.

4.2 Covered

4.3 No visible signs of failure/movement

4.6 Manual opening only. consider installing an automatic garage door opener, if desired.

4.7



4.7 Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

ATTIC:

Style: Multiple Areas
 Style: Exposed Framing
 Style: Finished Area(s)

ROOF CONSTRUCTION:

Framing: Wood Rafter
 Deck: Wood Boards

INSULATION:

Form: Mixed Types/Materials
 Type: Fiberglass
 Est. Average: 4 to 6 Inches
 Est. Average: 10+/- Inches

VENTILATION PROVISIONS:

Location: Roof Vents

SPECIAL LIMITATIONS:

Finished Areas
 Deep Insulation Cover

		S	F	D	NA	NI
5.0	ROOF FRAMING	X				
5.1	ROOF DECK / SHEATHING	X				
5.2	VENTILATION PROVISIONS		X			
5.3	INSULATION		X			

S F D NA NI

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5.0



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4

5.2 These houses were not designed with good attic ventilation in mind. Restricted soffit venting is reducing the ability to create the required air exchange. Any improvements to create soffit venting will improve air exchange which will help extend the life of the roofing materials as well as reduce the risk of ice damming.

There is a new product, that is similar to a ridge vent and installed along the bottom of the roof to replace soffit venting in older homes where it is difficult to create soffit venting. This is a good alternative when soffit venting is not possible.

5.3 Varying levels of insulation in the different exposed areas of attic space.

There is a good deal of insulation in the upper attic area. Adequate insulation noted behind the finished walls in the lower area although adding more insulation in this area will improve energy efficiency. Be sure to not cover the soffit vents.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

6(A). Main Floor Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:
Full Bath

Main Floor:
Main Floor

VENTILATOR(S):
Ceiling Exhaust Fan

		S	F	D	NA	NI
6.0.A	SINK(S)	X				
6.1.A	TOILET		X			
6.2.A	BATHTUB	X				
6.3.A	STALL SHOWER	X				
6.4.A	SURROUND / ENCLOSURE		X			
6.5.A	FLOOR(ING)	X				
6.6.A	WALLS / CEILING	X				
6.7.A	VENTILATOR	X				
6.8.A	JETTED BATH					X
6.9.A	ELECTRIC / GFCI	X				

S F D NA NI

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6.1.A This is the older version of the low flush toilets. These units do not have the force associated with the newer toilets. Toilet was functional, although upgrade as desired.

6.4.A (1) Tests with a moisture meter did not detect any signs of high moisture levels in the tiled walls and all walls felt firm when pressed.

(2) Caulking is worn, loose and missing in places. Remove and replace caulking, as routine maintenance, to help prevent seepage and possible hidden damage. Conditions behind the tile are indeterminate.

6.8.A Jetted baths are not included in a standard home inspection although the tub was started quickly to verify the jets were operational.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

6(B). Basement Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:

Half Bath

Main Floor:

Basement

VENTILATOR(S):

Ceiling Exhaust Fan

		S	F	D	NA	NI
6.0.B	SINK(S)	X				
6.1.B	TOILET	X				
6.2.B	FLOOR(ING)		X			
6.3.B	WALLS / CEILING				X	
6.4.B	VENTILATOR	X				
6.5.B	ELECTRIC / GFCI		X			

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

6.2.B Currently concrete floor without a finish flooring

6.3.B This is merely a toilet and sink currently sharing space with the laundry area.

6.5.B Incomplete. Basement wiring is currently a work in progress with some of the connections still needed to complete the work.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

Styles & Materials

VENTILATOR:

Recirculating

		S	F	D	NA	NI
7.0	PLUMBING / SINK		X			
7.1	FLOOR	X				
7.2	WALLS / CEILING	X				
7.3	ELECTRIC / GFCI	X				
7.4	VENTILATOR	X				
7.5	CABINETRY	X				
7.6	COUNTERTOP	X				

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

7.0 Sink drains very slowly. Cause not determined. Try a drain cleaning product. If unsuccessful, a plumber may be required to improve drainage. If venting is an issue, an internal vent may be needed in the drain line. This is a relatively inexpensive upgrade for sinks with poor drainage due to lack of necessary venting.

7.3 Receptacles near the sink are not GFCI protected which is not unusual for the age of the house; recommend upgrading receptacle to GFCI protection for added safety. This is a relatively new change and there are not many homes with this protection already in place. Upgrading does not only mean changing the receptacle, but also the wiring. This is a good upgrade to perform if renovations are performed in the kitchen. There are new split GFCI receptacles that can be used to perform the upgrade with the existing wiring, although these receptacles are very expensive compared to regular GFCIs.

7.4 Recirculating vent.

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

Styles & Materials

PREDOMINANT WALLS & CEILINGS:

Wood Frame w/ Drywall and Plaster

PREDOMINANT FLOORS:

Wood Frame

PREDOMINANT WINDOWS:

Mixed Windows Styles w/Insulated Glass

		S	F	D	NA	NI
8.0	CEILINGS	X				
8.1	WALLS	X				
8.2	FLOORS (FRAMED)	X				
8.3	STAIRS	X				
8.4	RAILINGS	X				
8.5	WINDOWS	X				
8.6	ROOM DOORS	X				
8.7	SLIDER/PATIO DOORS	X				
8.8	SMOKE ALARM TEST			X		
8.9	CARBON MONOXIDE DETECTORS			X		

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

8.8 No working smoke detectors noted on some floors. Note: It is mandatory in Ontario to have smoke alarms on every floor. It is also mandatory to have carbon monoxide detectors on all floors and outside the sleeping areas. Note: some of these items may be in place at time of inspection, although plug in models may be taken when the current home owner leaves. Check for these items when moving in and add as required.

8.9 No working co detectors noted on some floors. Note: It is mandatory in Ontario to have at least one CO detector and on every floor and outside the sleeping areas. Note: some of these items may be in place at time of inspection, although plug in models may be taken when the current home owner leaves. Check for these items when moving in and add as required.

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or

moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

Styles & Materials

CONSTRUCTION TYPE:

Basement and Crawlspc

BASEMENT AREA(S):

Location: Part of House
Style: Finished Area(s)

CRAWLSPACE AREAS:

Style: Open Pier
Location: Under Addition
Inspec. Method: Partial Entry

**FOUNDATION WALLS/
PIERS:**

Concrete Walls

FLOOR STRUCTURE:

Floor Framing: Wood Joists
Beams: Built-up Wood
Beam Support: Covered with Finish Materials

**INSULATION/VAPOR
RETARDERS:**

Not Determinable - Finished Walls

SPECIAL LIMITATIONS:

Finish Materials

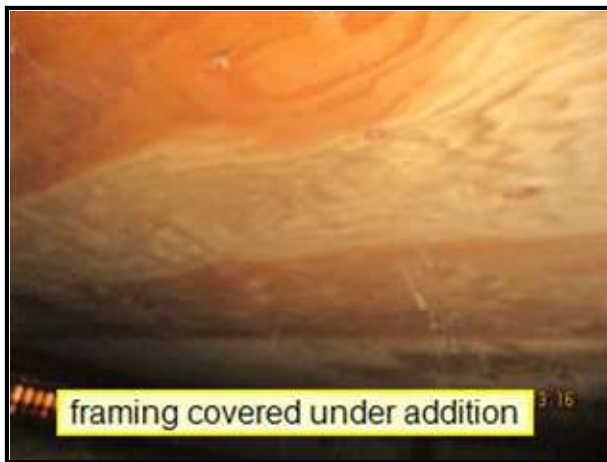
		S	F	D	NA	NI
9.0	FOUNDATION WALLS	X				
9.1	PIERS / COLUMNS					X
9.2	FLOOR FRAMING	X				
9.3	MAIN BEAM(S)					X
9.4	BASEMENT FLOOR (SLAB)	X				
9.5	STAIRS / RAILINGS	X				

S F D NA NI

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9.1 Covered in finish materials and not visible for inspection.

9.2 Note: All framing in the crawl space area was completely enclosed and not visible for inspection.



9.2 Picture 1



9.2 Picture 2



9.2 Picture 3

9.3 Covered with finish materials and not visible for inspection.

9.5 Although extending the railing to the top of the stairs is recommended for improved safety.

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

10. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are generally limited to visible conditions at readily accessible at-grade/subgrade areas of the house, as specifically listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

AREAS AT GRADE/SUBGRADE:

Basement

SUMP PUMP(S):

Not Observed

SPECIAL LIMITATIONS:

Finish Materials
Recent Work/Refinishing

		S	F	D	NA	NI
10.0	EXTERIOR FEATURES / WATER INTRUSION FACTORS		X			
10.1	INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION	X				
10.2	PICTURES OF OUTSIDE BASEMENT WALLS					

S F D NA NI

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10.0 Any improvements made to exterior drainage and grading along foundation will minimize excess water close to the structure. Maintaining a good roof drainage system takes roof water away from the foundation and helps prevent ponding. Removing water from the edge of the foundation will reduce the risk of seepage in the future.

10.1 (1) No signs of ongoing leakage issues noted at time of inspection. Recommend check owner disclosure for prior history.

(2) Tests with a moisture meter along all outside finished walls did not detect any signs of high moisture levels anywhere. Although this is not a conclusive test, it does provide an opportunity to detect any moisture that might be present and not visible at the time of the inspection.

(3) The basement walls have been recently drywalled. This may have been done to clean up the house before selling, although the fresh materials cover the history of any leakage issues.

(4) If all outdoor improvements are made and water seepage becomes a concern, it will be necessary to have an internal drainage system installed by a basement contractor. These systems can cover the entire basement area, but can also be installed in problem areas only. These systems are generally very effective and should come with a long term guarantee. These systems do not have to be installed for the entire house and can be located in the problematic areas only. Internal repairs are much more affordable than exterior solutions.

10.2



10.2 Picture 1



10.2 Picture 2



10.2 Picture 3

NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

11. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

Styles & Materials

HOUSE SERVICE:

Service Line: Overhead
 Est. Service Capacity: 120/240 Volts; 200 Amps
 Type Service Feeder: Indeterminate
 Est. Feeder Capacity: 200 Amps

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
 Est. Capacity: 200 Amps
 Main Disconnect: 200 Amps
 Location: Basement

PANEL CIRCUITS:

120 Volt Circuits: Copper Wire
 240 Volt Circuits: Copper Wire

CIRCUIT-INTERRUPTERS:

GFCI: At Receptacle Outlets
 AFCI: Noted in Panel

		S	F	D	NA	NI
11.0	SERVICE / ENTRANCE LINE	X				
11.1	SERVICE GROUNDING PROVISIONS	X				
11.2	MAIN DISCONNECT(S)					X
11.3	DISTRIBUTION PANEL	X				
11.4	DEVICES		X			
11.5	WIRING / CONDUCTORS		X			

S F D NA NI

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11.2 Access to the main service entry and breaker are separately enclosed. This enclosure cannot be safely removed without turning off the power to the entire house. This is generally an area with a low occurrence of defects. If there are any concerns, this portion of the panel should be inspected by a certified electrician before removing conditions.

11.3



11.3 Picture 1

11.4 Mixture of grounded and ungrounded 3 prong receptacles throughout. Add ground wires to each ungrounded device by replacing the wiring, or convert to GFCI receptacles for added protection from shocks. a GFCI will give shock protection, although does not provide the full protection of a grounded circuit. Equipment used in these devices are still prone to damage in the event of an electrical surge. Adding a whole house surge protector in the panel will help prevent damage from spikes in the voltage.

11.5 Mixture of grounded and ungrounded wiring throughout the house. Ungrounded wiring was installed in all homes prior to 1960. Recommend eventual upgrade to all grounded wiring.

Note: The basement was a work in progress at time of inspection. Wiring was roughed-in although there were a limited number of receptacles and light switches fully completed.

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

12. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

Styles & Materials

TYPE SYSTEM:
Electric Central Air Conditioning

BRAND:
Gibson

SYSTEM LOCATION:
Back Yard

ESTIMATED AGE:
18 Years

DESIGN LIFE:
15 to 20 years

GENERAL DISTRIBUTION:
Ducted System w/Room Supply Outlets

SPECIAL LIMITATIONS:
Cold Weather

		S	F	D	NA	NI
12.0	COOLING SYSTEM					X
12.1	OUTDOOR UNIT	X				
12.2	CONDENSATE PROVISIONS	X				

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

12.0 The unit was not operated due to temperatures below the safe operating range. Check with owner on prior history before removal of conditions.

12.1



12.1 Picture 1

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or

leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

13. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. The heat exchanger is the most critical component of the heating system although is not readily visible and therefore cannot be fully evaluated withing the scope of a standard home inspection.** Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

Styles & Materials

TYPE SYSTEM:
Natural Gas, Warm Air

BRAND:
Armstrong

SYSTEM LOCATION:
Basement

ESTIMATED AGE:
6 Years

DESIGN LIFE:
15 to 20 Years

GENERAL DISTRIBUTION:
Ducted w/Registers

		S	F	D	NA	NI
13.0	HEATING UNIT	X				
13.1	BURNERS	X				
13.2	FUEL LINE AT UNIT	X				
13.3	COMBUSTION AIR PROVISIONS	X				
13.4	VENT CONNECTOR	X				
13.5	BLOWER	X				
13.6	DISTRIBUTION SYSTEM		X			
13.7	THERMOSTAT	X				

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

13.0 High efficiency heating units operate at lower exhaust temperatures; therefore, proper venting and condensate drainage provisions are critical to service life and function. Each unit's requirements vary and cannot be readily assessed during a standard inspection. Clogged condensate lines are a common occurrence with a high efficient unit. While there may not have been any signs of an existing condensate leak at the time of inspection, this can develop with normal use. Check inside the cabinet door when changing or replacing filters as discussed during the inspection and have any condensate leak addressed immediately by a qualified HVAC contractor.



13.0 Picture 1

13.6 There are no return air ducts on the 2nd floor. This will result in uneven heating/cooling on the 2nd floor. For homes of this time period, it was not a standard to have return air on the 2nd floor. This can be retrofitted into the house as an improvement to the existing system.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

14. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/ solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

Styles & Materials

WATER SUPPLY PIPING:

Predominantly
Copper

DRAIN/WASTE LINES:

Plastic (PVC/ABS)

LOCATION OF SHUT-OFFS:

Water: Basement Front Wall
Gas: At Meter

		S	F	D	NA	NI
14.0	WATER PIPING	X				
14.1	WATER FLOW AT FIXTURES	X				
14.2	DRAIN / WASTE PIPING	X				
14.3	FIXTURE DRAINAGE	X				
14.4	INTERIOR WASTEWATER PUMP					X

S F D NA NI

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14.0 All visible piping in the house was copper or newer plastic piping.



14.0 Picture 1

14.2 All visible drain pipes were updated to plastic.

14.4 There was a waste pump in the basement that appears to be abandoned. Unable to find anything that drained into this pit. The drain pipes are newer ABS and it is suspected this has eliminated the need for a waste pump.



14.4 Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

15. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

HOT WATER SUPPLY:

Direct Heated, Natural Gas

BRAND:

Bradford White

ESTIMATED CAPACITY:

150 Litres

ESTIMATED AGE:

6 Years

DESIGN LIFE:

12 to 15 years

LOCATION:

Basement

		S	F	D	NA	NI
15.0	WATER HEATER	X				
15.1	VENT CONNECTOR	X				
15.2	GAS / FUEL LINES AT UNIT	X				
15.3	SAFETY VALVE PROVISIONS	X				

S F D NA NI

S=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

15.0 Rental tank noted. Problems with the tank or any required modifications should be reported to Reliance at 866-735-4262.

NOTE: Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

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