



# Inspection Report

**Dave Tomlinson**

**Property Address:**  
2254 Assumption Road



**Paul Galvin Residential Home Inspections**

**Jesse Gregory & Paul Galvin**



## **Table of Contents**

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Roofing](#)

[2 Exterior](#)

[3 Structural Components](#)

[4 Insulation and Ventilation](#)

[5 Electrical System](#)

[6 Heating / Central Air Conditioning](#)

[7 Plumbing System](#)

[8 Interiors](#)

[9 Garage](#)

[Invoice](#)

<b>Date:</b> 2024-01-17	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 2254 Assumption Road	<b>Customer:</b> Dave Tomlinson	<b>Real Estate Professional:</b> Dave Tomlinson Royal Lepage

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Vendor

**Type of building:**  
Single Family (2 story)

**Temperature:**  
Below 32

**Weather:**  
Cloudy

**Ground/Soil surface condition:**  
Snow covered

**Rain in last 3 days:**  
No

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Roof Covering:**  
Asphalt shingles

**Viewed roof covering from:**  
Ground  
Snow covered

### Items

#### 1.0 ROOF COVERINGS

**Comments:** Inspected

The entire roof surface appears to be asphalt shingles. The roof was snow covered at the time of the inspection. Therefore no exact comment can be made on it's condition or life expectancy. However the very small area of shingles that could be seen appear to be newer.



1.0 Picture 1



1.0 Picture 2

#### 1.1 FLASHINGS

**Comments:** Inspected

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

It is very important to ensure that all downspout extensions are always on and draining well away from the house. This is important in keeping water away from the house and out of the basement.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

#### Siding Material:

Brick  
Wood siding

#### Soffits and Fascia:

Aluminum

#### Exterior Entry Doors:

Steel

#### Driveway:

snow/ ice covered

#### Appurtenance:

Front porch

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

**Comments:** Inspected

The wall surfaces are a combination of brick and wood siding. These wall surfaces are in good overall condition and free from unusual damage or wear.

#### 2.1 Exterior Foundation

**Comments:** Inspected

There is a very minor exterior foundation crack at the right side of the garage. This is quite typical and not a structural concern.



2.1 Picture 1

#### 2.2 DOORS (Exterior)

**Comments:** Inspected

#### 2.3 WINDOWS

**Comments:** Inspected

#### 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:** Inspected

#### 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Comments:** Inspected

It is very important to keep an eye on the grading around the house to ensure a positive slope away. If needed any low areas should be raised up to slope away from the house. This is very important in keeping

water away from the house and out of the basement.

## **2.6 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### Styles & Materials

##### Foundation:

Poured concrete

##### Columns or Piers:

Supporting Walls

##### Method used to observe attic:

From entry

##### Floor Structure:

Engineered floor joists

##### Roof Structure:

Engineered wood trusses

##### Roof Sheathing:

Plywood

##### Wall Structure:

Wood Frame

##### Roof-Type:

Gable

##### Floor Sheathing:

Aspenite/OSB

#### Items

#### 3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

(1) Structurally the house appears to be in good overall condition. All visible framing members appear to be adequately sized and free from damage or wear. There were no signs of any unusual settlement or shifting.

(2) There were no signs of any moisture entry into the basement. I would not anticipate any real concerns under normal conditions but I cannot offer any guarantee of a dry basement. Attention must always be paid to grading, downspouts and the exterior flow of water.

#### 3.1 WALLS (Structural)

**Comments:** Inspected

#### 3.2 COLUMNS OR PIERS

**Comments:** Inspected

#### 3.3 FLOORS (Structural)

**Comments:** Inspected

#### 3.4 CEILINGS (structural)

**Comments:** Inspected

#### 3.5 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Attic Insulation:

Fiberglass Batt

### Dryer Power Source:

220 Electric

### Styles & Materials

#### Ventilation:

Roof Pot Vents  
Soffit Vents

#### Dryer Vent:

Metal

#### Exhaust Fans:

Bathrooms  
Kitchen exhaust

### Items

#### 4.0 INSULATION IN ATTIC

**Comments:** Inspected

The attic contains fiberglass batt insulation. This insulation appears to be well placed and installed in adequate amounts.



4.0 Picture 1

#### 4.1 VAPOR RETARDERS

**Comments:** Inspected

#### 4.2 VENTILATION OF ATTIC

**Comments:** Inspected

Ventilation is achieved through the use of soffit vents and roof pot vents. Ventilation appears to be adequate with no signs of moisture build up or related damage.

#### 4.3 Wall insulation main and upper levels

**Comments:** Inspected

The insulation in the exterior walls appears to be fiberglass batt.

#### 4.4 Insulation basement exterior walls

**Comments:** Inspected

The insulation in the exterior basement walls appears to be fiberglass batt.

#### 4.5 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Electrical Service Conductors:

Copper  
Underground

### Electric Panel Manufacturer:

FEDERAL PIONEER

### Styles & Materials

#### Panel capacity:

200 AMP

#### Panel Type:

Circuit breakers

#### Branch wire 15 and 20 AMP:

Copper

### Items

#### 5.0 SERVICE ENTRANCE

**Comments:** Inspected

#### 5.1 Service Box

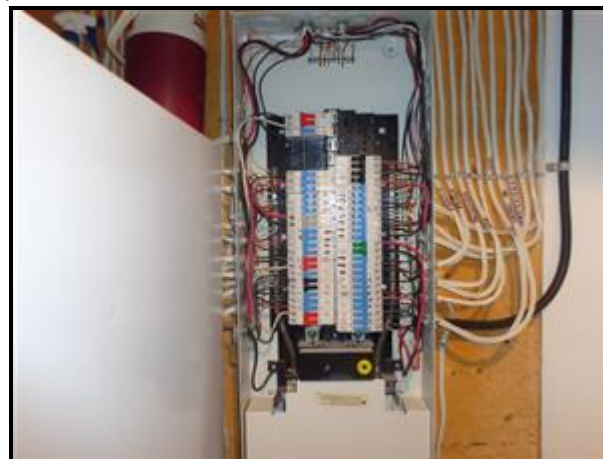
**Comments:** Inspected

The main electrical service is 200 amp.

#### 5.2 Service Panel

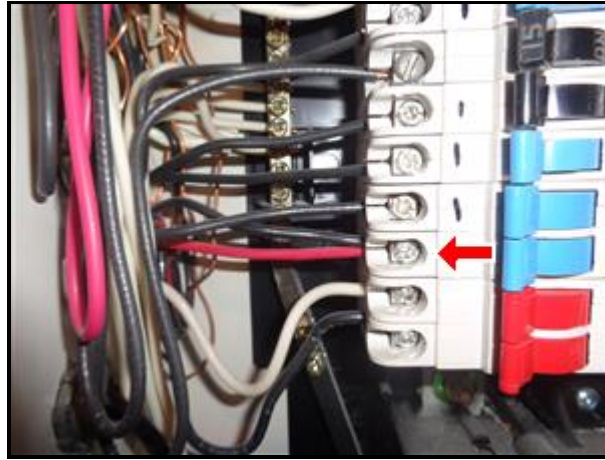
**Comments:** Inspected

(1) The main electrical panel was inspected and found to be installed properly and wired correctly. All of the proper sized breakers were present.



5.2 Picture 1

(2) There appeared to be one double tap in the panel. This is a minor concern. This can easily be corrected by adding a breaker if needed.



5.2 Picture 2

**5.3 Branch Circuit Wiring**

**Comments:** Inspected

**5.4 Receptacles**

**Comments:** Inspected

All of the accessible receptacles were tested and found to be grounded and wired correctly.

**5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

(1) I was not able to locate a GFCI for the jet tub. The jets should not be used until one is located or added.

(2) The GFCI receptacles should be tested on a regular basis (monthly).

**5.6 Switches**

**Comments:** Inspected

**5.7 Lights**

**Comments:** Inspected

**5.8 Cover plates**

**Comments:** Inspected

**5.9 Wires**

**Comments:** Inspected

**5.10 LOCATION OF MAIN PANEL**

**Comments:** Inspected

Basement

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Forced Air

**Size of Furnace:**

66000 BTU

**Heat System Brand:**

LENNOX

**Types of Fireplaces:**

Gas Fireplace

**Cooling Equipment Energy Source:**

Electricity

**Age of AC unit:**

2022

**Energy Source:**

Gas

**Filter Size:**

16x25

**Number of Heat Systems (excluding wood):**

One

**Operable Fireplaces:**

One

**Central Air Manufacturer:**

LENNOX

**Age of Furnace:**

2022

**Filter Type:**

Disposable

**Ductwork:**

Non-Insulated

**Cooling Equipment Type:**

Air conditioner unit

**Number of AC Only Units:**

One

### Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected

- (1) The furnace was tested and inspected and found to be installed properly and working well. All the necessary safety features were present.
- (2) The furnace filter should be changed on a regular basis.



6.0 Picture 1

#### 6.1 Heating Failure Probability

**Comments:** Inspected

Low (based on typical life expectancy)

#### 6.2 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 6.3 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 6.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

**6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

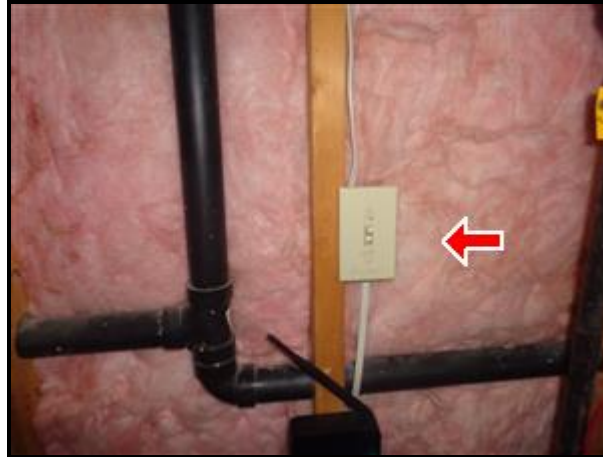
**6.6 CHIMNEYS AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Comments:** Inspected

**6.7 Furnace Shutoff Location**

**Comments:** Inspected

In the basement beside the furnace.



6.7 Picture 1

**6.8 GAS/LP FIRELOGS AND FIREPLACES**

**Comments:** Inspected

(1) The basement gas fireplace was not tested at time of the inspection. The present owner indicated this is not operational. I understand a service technician has been contacted to repair.

(2) The gas fireplace glass will get very hot and could pose a safety/ burn hazard. Care should be taken especially with children.

**6.9 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Inspected

The AC could not be tested due to the colder outside temperature. Therefore no exact comment can be made on its operation or condition.

**6.10 Failure Probability**

**Comments:** Inspected

Low (based on typical life expectancy)

**6.11 NORMAL OPERATING CONTROLS**

**Comments:** Not Inspected

**6.12 Heat Recovery Ventilator**

**Comments:** Inspected

(1) The heat recovery ventilator located in the basement is a mechanical device that exchanges stale indoor air with fresh outdoor air. Heat is transferred from the outgoing air to incoming air by passing the two air streams through a heat exchange core. Stale air is removed from the cold air return and then fresh air from outside is delivered to the cold air return closer to the furnace. This fresh air is then delivered to the house through the furnace ductwork. This device controls air quality and condensation levels in a well sealed house. This is controlled by a humidistat located beside the thermostat.



6.12 Picture 1

(2) The heat recovery ventilator filters including the outside fresh air intake screen will require cleaning on a regular basis (see manufacturers recommendations). The outside fresh air intake appeared to be dirty. This can be cleaned for better efficiency.



6.12 Picture 2

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

#### Water Source:

Well

#### Plumbing Water Distribution (inside home):

Copper

#### Manufacturer:

GSW

#### Water Filters:

Softener

#### Plumbing Waste:

ABS plastic

#### Water Heater Location:

Basement

#### Plumbing Water Supply (into home):

Plastic

#### Water Heater Power Source:

Electric

#### Water Heater Age:

2001

### Items

#### 7.0 General Plumbing

**Comments:** Inspected

All visible aspects of plumbing system were tested and inspected and found to be installed properly and working well. All of the necessary traps and shut offs were present.

#### 7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 7.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

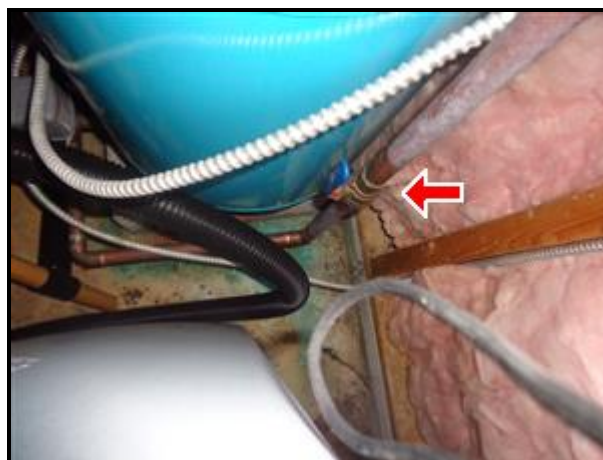
#### 7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

#### 7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

At pressure tank.



7.4 Picture 1

#### 7.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

#### 7.6 Bathtubs

**Comments:** Inspected

#### 7.7 Sinks

**Comments:** Inspected

#### 7.8 Faucets

**Comments:** Inspected

#### 7.9 Toilet

**Comments:** Inspected

#### 7.10 Laundry tub

**Comments:** Inspected

#### 7.11 Shower stall

**Comments:** Inspected

The basement shower curb could use for some more grout or caulking to ensure a water tight seal.



7.11 Picture 1

#### 7.12 SUMP PUMP

**Comments:** Inspected

The sump pump should be tested on a regular basis to ensure its proper operation.



7.12 Picture 1

#### 7.13 Sewage ejector

**Comments:** Inspected

There is a sewage ejector in the basement bathroom. This is used to pump the sewage/grey water from the lower bathroom and bar sink up to the septic outlet.



7.13 Picture 1

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

#### Ceiling Materials:

Drywall

#### Wall Material:

Drywall

#### Window types:

Casement

Fixed

Double-hung

### Items

#### 8.0 General Interior

**Comments:** Inspected

The interior of the house is in good overall condition. There were no signs of any unusual damage or wear.

#### 8.1 CEILINGS

**Comments:** Inspected

#### 8.2 WALLS

**Comments:** Inspected

#### 8.3 FLOORS

**Comments:** Inspected

#### 8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

#### 8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 8.6 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 8.7 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 8.8 Handrails and Guards

**Comments:** Inspected

#### 8.9 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

**Comments:** Inspected

The smoke detectors and carbon monoxide detectors should be tested on a regular basis.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Garage

### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Metal

**Auto-opener manufacturer:**  
Craftsman

### Items

#### 9.0 General Garage

**Comments:** Inspected

There appeared to be some fiberglass batt in the garage attic.



9.0 Picture 1

#### 9.1 GARAGE CEILINGS

**Comments:** Inspected

#### 9.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

**Comments:** Inspected

#### 9.3 GARAGE FLOOR

**Comments:** Inspected

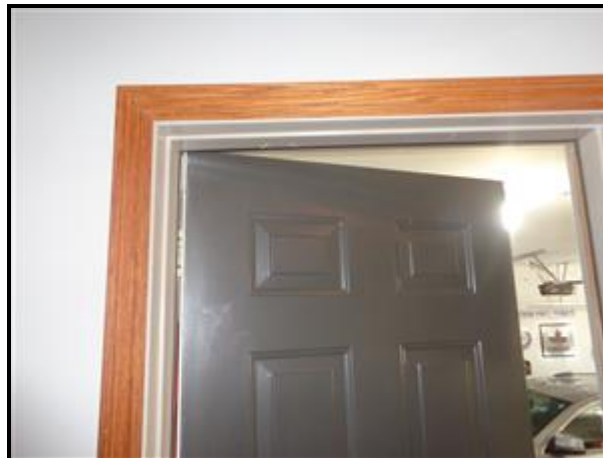
#### 9.4 GARAGE DOOR (S)

**Comments:** Inspected

#### 9.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

**Comments:** Inspected

Technically there should be a self-closing device on the door from the garage to the house.



9.5 Picture 1

#### 9.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

**Comments:** Inspected

**9.7 Garage Wiring**

**Comments:** Inspected

**9.8 Guards and handrails**

**Comments:** Inspected

The garage railing does not meet the present code for safety. This could pose a safety / fall hazard. Care should be taken particularly with children or a proper railing should be installed.



9.8 Picture 1

**9.9 Garage Roof**

**Comments:** Inspected

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Paul Galvin Residential Home Inspections



# INVOICE

**Paul Galvin Residential Home Inspections**

**Inspection Date:** 2024-01-17

**Report ID:**

**Inspected By:** Jesse Gregory & Paul Galvin

Customer Info:	Inspection Property:
<p>Dave Tomlinson</p> <p><b>Customer's Real Estate Professional:</b> Dave Tomlinson Royal Lepage</p>	<p>2254 Assumption Road</p>

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Single Family Dwelling	350.00	1	350.00

**Tax \$45.50**

**Total Price \$395.50**

**Payment Method:**

**Payment Status:**

**Note:**