Inspection Report

Al Teshuba

Property Address:
2349 Trappers
Windsor ON

Mailloux Home Inspections

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Date: 2025-03-06	**Time:** 4:00	**Report ID:** 030601
Property: 2349 Trappers 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:
Bi-level, Raised Ranch

AGE OF HOME:
24 Years

TYPE OF INSPECTION:
Pre-Inspection

STATUS OF HOME:
Occupied

WEATHER:
Clear

PEOPLE PRESENT:
Listing Agent

TEMPERATURE:
0C

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:
7 Years
8 Years

DESIGN LIFE:
20 to 30 years

INSPECTION METHOD:
Walked On

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

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

1.0 Normal wear noted for age, no visible defects.

1.1 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.

1.1 Picture 1

1.1 Picture 2

1.1 Picture 3

1.1 Picture 4

1.1 Picture 5

1.1 Picture 6

1.1 Picture 7

1.1 Picture 8

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:
Brick and Vinyl

PORCHES/DECKS:
Porch: Concrete Slab
Wood Frame Deck w/ Wood Flooring
Rear of House

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

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2.4

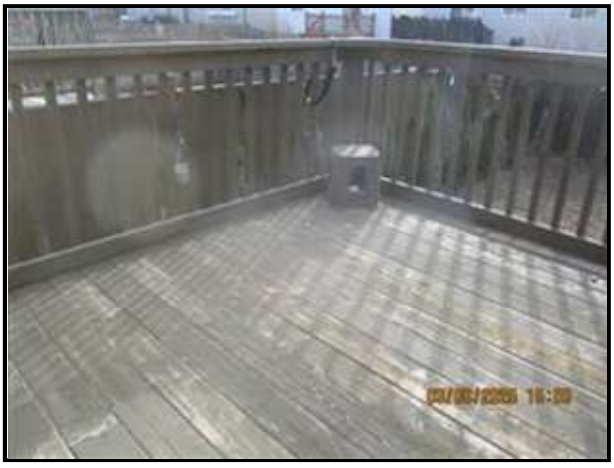
2.4 Picture 1

2.4 Picture 2

2.5 Old deck in typical condition for its age. There are some decking boards that are deteriorated and are in need of replacement. As decking is removed, it may reveal other damaged/decayed components.

As a rule, the decking will deteriorate more quickly and the framing will remain less affected by the elements. There was no sign of deterioration to the exposed framing.

2.5 Picture 1



2.5 Picture 2

2.5 Picture 3

2.5 Picture 4

2.5 Picture 5

2.6 Old stairs. See deck comments.

2.7 Old railing. See deck comments.

2.7 Picture 1

2.7 Picture 2

2.8 Some small cracks noted with no apparent structural affect. It should be noted that any opening has the potential for leakage and a greater emphasis on water management outside, including roof drainage systems, is required to help prevent seepage. It is not unusual for a poured concrete foundation to have some small cracks.

2.8 Picture 1

2.8 Picture 2

2.9 GFCI 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.

The receptacle in the rear was installed poorly and the junction box was not covered and the ground not connected properly.. This receptacle may have GFCI protecting from the receptacle in the front of the house. When the receptacle in front is replaced, check for GFCI protection in this receptacle. If not, update the receptacle to GFCI.

2.9 Picture 1

2.10 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

PATIOS:
Type: Concrete

WALKWAYS/DRIVEWAYS:
Walks: Concrete
Driveway: Pavers

		S	F	D	NA	NI
3.0	PATIO(S)	X				
3.1	WALKWAYS	X				
3.2	DRIVEWAY	X				
3.3	GROUND SLOPE AT FOUNDATION	X				
3.4	SITE GRADING	X				
3.5	SUB-GRADE ENTRYWAY	X				

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3.1

3.1 Picture 1

3.1 Picture 2

3.2

3.2 Picture 1

3.5 Be sure to keep the drain open. Accumulating leaves and/or debris can affect the drainage and cause the water to build up over the door opening. This is common maintenance for a basement walkout.

3.5 Picture 1

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 sil/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: Attached
Construction: Wood Frame

GARAGE ATTIC:
Insp. Method: From Entrance
Type: None (Industry Standard)

HOUSE/GARAGE WALL:
Finish at House: Drywall Ceiling and Wall
Door at House: Solid Door w/ Self-closer

SPECIAL LIMITATIONS:
Vehicle(s) in Garage
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	ATTIC VENTILATION	X				
4.5	WALLS / CEILINGS	X				
4.6	SIDING	X				
4.7	VEHICLE DOOR(S)	X				
4.8	DOOR OPERATOR(S)	X				
4.9	ELECTRIC / GFCI	X				
4.10	HOUSE / SERVICE DOOR(S)	X				

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4.0 Refer to comments in the Main Roofing Section.

4.5

4.5 Picture 1

4.5 Picture 2

4.8

4.8 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: Exposed Framing
Entrance: Ceiling Hatch
Insp. Method: From Entrance Area

ROOF CONSTRUCTION:
Framing: Wood Trusses
Deck: Aspenite

INSULATION:
Form: Blown-in
Type: Cellulose
Est. Average: 6 to 8 Inches

VENTILATION PROVISIONS:
Location: Roof and Soffits

		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				

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5.0

5.0 Picture 1

5.0 Picture 2

5.0 Picture 3

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:	Main Floor:	VENTILATOR(S):
Women's Room	Main Floor	Exhaust Fan

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

S F D NA NI

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

6.3.A .

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). Lower Level 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:
Lower Level

VENTILATOR(S):
Ceiling Exhaust Fan

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

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

6.0.B Signs of prior leaks at the connections, although no sign of current leakage.

6.0.B Picture 1

6.2.B Water temperature setting was difficult to operated. Handle moved through the hot water settings, but did not move all the way to cold.

6.3.B 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.

6.7.B Ground wire in not properly connected somewhere in the circuit.

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(A). Main Floor 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:
Exhaust Fan

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

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

7.3.A 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.

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.

7(B). Lower Level 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:
None - Window only

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

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

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

PREDOMINANT FLOORS:
Wood Frame

PREDOMINANT WINDOWS:
Mixed Windows Styles w/Insulated Glass

FIREPLACES/STOVES:
Metal Gas Fireplace
In Living Room

		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	GAS FIREPLACE	X				

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

8.5 Almost all double glaze units have lost their seal; correct as desired/required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

8.8

8.8 Picture 1

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

BASEMENT AREA(S):
Location: Full House
Style: Finished Area(s)

FOUNDATION WALLS/ PIERS:
Concrete Walls

FLOOR STRUCTURE:
Floor Framing: Wood Joists
Beams: Steel I-beam
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=Serviceable, F=Fair, D=Defective, NA=Not Applicable, NI=Not Inspected

9.0 Basement mostly covered in finish materials. All comments and ratings are related to visible sections only.

9.1 Covered in finish materials and not visible for inspection.

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):
Type: Submersible
Location: Basement

SPECIAL LIMITATIONS:
Storage/Belongings
Finish Materials

		S	F	D	NA	NI
10.0	EXTERIOR FEATURES / WATER INTRUSION FACTORS	X				
10.1	INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION	X				
10.2	SUMP PUMP		X			
10.3	10.25 BACKWATER VALVE				X	
10.4	PICTURES OF OUTSIDE BASEMENT WALLS					
		S	F	D	NA	NI

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

10.0 Maintenance tip: 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.

10.2 (1) Older, heavily corroded pump that operated without difficulty. Replace as needed.

10.2 Picture 1

(2) Consider adding a backup system or, at a minimum, an alarm above the sump pump to warn of sump pump failure.

A backup pump needs to have an alternate source of power and there are 2 widely used backup pumps. There is a battery backup system as well as a water jet system utilizing the water pressure in the municipal water supply line. Each are effective and each have their good and bad qualities. Research to determine the type of backup you would prefer.

10.3 There was no backwater valve found at time of inspection. These are devices that are installed in the basement floor to help prevent water backing up into the basement when the streets flood. Installation of these devices in homes with basements has increased dramatically over the past few years as heavy rains and localized flooding have become more prominent. Past history may not be a reliable source of information as these storms can affect large or small areas and future issues cannot be forecasted with any accuracy.

10.4

10.4 Picture 1

10.4 Picture 2

10.4 Picture 3

10.4 Picture 4

10.4 Picture 5

10.4 Picture 6

10.4 Picture 7

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: Underground
Est. Service Capacity: 120/240 Volts; 100 Amps
Type Service Feeder: Indeterminate
Est. Feeder Capacity: 100 Amps

DISTRIBUTION PANEL:
-------- TYPE PANEL -------
Est. Capacity: 100 Amps
Main Disconnect: 100 Amps
Location: Basement

PANEL CIRCUITS:
120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire

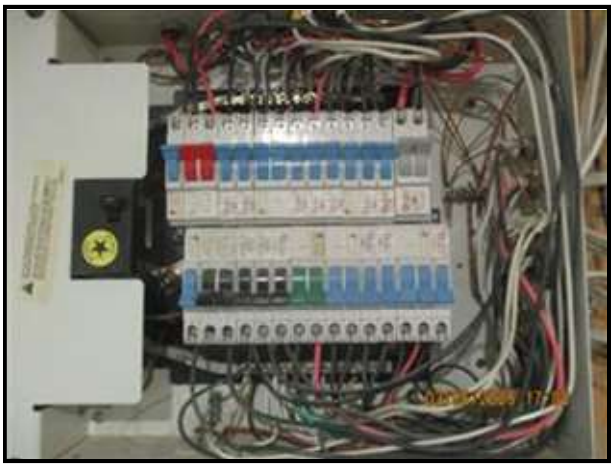
CIRCUIT-INTERRUPTERS:
GFCI: At Receptacle Outlets
AFCI: None Observed

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

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 All receptacles randomly checked tested positive for ground and had proper polarity.

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:
Armstrong

SYSTEM LOCATION:
Back Yard

ESTIMATED AGE:
25 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=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.

DO NOT attempt to test the air conditioner until temperatures are above 20 degrees celsius (70 F) and stay at this level for some time. Starting an air conditioner in cold temperatures will damage the compressor. Consult an HVAC contractor if you for complete directions if required.

12.1 Some rusting of the exterior housing noted which is not unusual for the age.

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

13.0 (1) Maintenance Tip:

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 develope 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

13.0 Picture 2

(2) Rust noted inside the cabinet from a prior leak in the condensate lines, either from the furnace or the air conditioner. There was no sign of any current leakage, although routine servicing is required periodically to clear condensate lines. Failure to drain condensate properly can result in hidden damage to the unit.

Note: This is a very common maintenance issue with a high efficient furnace, It is not unusual to have a condensate leak and HVAC contractors are used to making these repairs.

(3) Older unit, although operated without any difficulty for the inspection. Older units can exceed their design life, although these units are more prone to higher maintenance costs and will eventually require replacement. Annual maintenance by a qualified heating contractor is recommended. Carbon monoxide detectors should be installed on each floor of the house as a precaution. Consider upgrading to a more energy efficient system.

Many of the larger HVAC companies have maintenance programs that cover routine service and repairs. Often times this can be beneficial with old furnaces and air conditioners. Consider looking into these services as an option.

13.4 Note: The venting material for high efficient furnaces recently changed to a new grade of plastic piping (System 636). Every new furnace will need to have this material installed. As long as there is no defect in the current material, nothing will need to be done until the furnace is replaced.

13.5 Rating downgraded for age.

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:
Crossed-Link Poly (IPEX)

DRAIN/WASTE LINES:
Plastic (ABS)

LOCATION OF SHUT-OFFS:
Water: Near the Hot water Tank
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	LAUNDRY SINK	X				

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

14.0

14.0 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 exists, 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:
Wall-mounted Tankless

BRAND:
Navien

ESTIMATED CAPACITY:
No Storage Capacity

ESTIMATED AGE:
5 to 10 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=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 that about 120° F (49° C) for 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.