PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Trish Mutch

PROPERTY INSPECTED:

1175 Forest Trail Place
Oakville, ON L6M 3H7

Date of Inspection: 06/05/2026

Inspection No. 141168-1948

COMPANY:

2295504 Ontario Inc.

A Pillar To Post Authorized Franchise

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INSPECTOR:

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REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

4.0 ROOFING SYSTEM

4.2 Sloped Surface(s)

4.2.4 Asphalt shingles are premium quality, estimated to be 15- 20 years old, middle of life cycle and in satisfactory condition.
Typical life expectancy is 25+ years.

5.0 ATTIC

5.2 Attic General Comments

5.2.2 Truss frames are solid, Sheathing was dry & without noticeable stains, insulation has decent levels with uniform coverage and the attic overall is in satisfactory condition.

7.0 STRUCTURE

7.2 Foundation

7.2.3 Concrete foundation was concealed, had normal moisture readings, no signs of seepage, nor efflorescence or water stains, and is in satisfactory condition.

8.0 ELECTRICAL SYSTEM

8.6 Distribution Panel(s)

8.6.2 200 amp Distribution panel has room for expansion, has breakers, grounded copper wiring, showing no scorching or burn marks, professionally installed and is in satisfactory condition.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.3 AC / Heat Pump System(s)

9.3.3 Lennox AC unit has 2.5 ton cooling, 6 years old,middle of life cycle, and is in satisfactory condition.
Typical life expectancy is around 15 - 20 years.

9.4 Forced Air Furnace(s)

9.4.2 Lennox Hi Eff furnace has 88,000 BTU / Hr Input, is 8 years old, middle of life cycle and was functioning at time of inspection.
Typical life expectancy is around 20 years.

9.5 Electric Heating System(s)

9.5.2 An electric baseboard heater was present in the south bedroom. As tested, the unit was functional.

10.0 PLUMBING SYSTEM

10.3 Water Main

10.3.2 Estimated 3/4” Copper supply line to the meter, is located in basement utility room.
*Main shutoff for all water throughout the home is the flat yellow handle. Be sure to keep clear access in case of internal water emergencies.

10.4 Distribution Piping

10.4.3 Predominately Copper piping throughout, with some Pex piping that was visible in utility room.
Copper was present underneath sinks.

10.5 Water Heating Equipment

10.5.2 Rheem Hot Water tank has 75 gallon volume, is 5 years old, middle of life cycle and was functional at time of inspection.
Typical life expectancy is 10 - 12 years.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 A visual maintenance inspection was conducted today. This is not an exhaustive, detailed inspection but rather a general inspection on the key maintenance items; roof, chimney, exterior, windows, landscaping, mechanicals such as hot water tank, furnace and air conditioning. All observations are based on what was visual at the time of inspection. This inspection is not a warranty or guarantee and it should be noted that conditions can quickly change in a short period of time.
No warranty, guarantee or insurance by Pillar to Post is expressed or implied. The report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas accessible at the time of inspection. No destructive testing or dismantling of components is performed.
Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

1.2 Scope of Inspection

1.2.1 You are advised to seek 2 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report.
We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

1.2.2 Today's inspection has been conducted in accordance to the CSA Standards of Practice. Please refer to the CSA Standards included in your inspection binder for full Scope and code of ethics.

1.2.3 A visual property inspection is a reasonable effort to disclose the condition of the property on the day and time of the inspection. The inspection is only "visual" and not forensic.
The Home Inspection is NOT a building code compliance inspection.
Various construction codes are revised and changed regularly. Components that require repair or alteration may require replacement and/or upgrading to meet current building, gas or electrical code installation requirements and may have associated costs.

1.3 Approximate Year Built

1.3.1 The Home is estimated to be built in: 1991

1.4 Inspection / Site Conditions

- Sunny

1.4.1 Temperature: 24 degrees

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 The general landscape such as grading and surface water drainage was inspected.

2.1.2 When trying to minimize basement leakage, it is always best to be proactive and slope grades away from the house. Maintain positive slope away from the house.

2.1.3 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

2.1.4 Best to be proactive and slope grades away from the house. Maintain positive slope away from the house.

2.2 Walkway(s)

- Concrete

2.2.1 The walkway(s) were inspected and no significant deficiencies were observed.

2.3 Driveway(s)

- Concrete

2.3.1 Driveway(s) were inspected.

2.3.2 The concrete driveway is in satisfactory condition overall. One spot shows some lift and some small areas were vegetation is growing in between slots of the concrete was noted but regular maintenance is recommended.

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 5 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts the discharge and drains or trees that carry or divert water away from the foundation.
Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way the surface water is managed. Standing puddles near the house, or foundation are to be avoided.
We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

3.2 Foundation Surface

☑ Concrete

3.2.1 The foundation surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

3.3 Wall Surface

☑ Brick veneer

3.3.1 The wall surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

3.3.2 Vines and vegetation may damage the wall surface. Maintain, trim or remove as necessary.

3.4 Eaves / Fascia / Soffit

- Aluminium

3.4.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed, unless otherwise stated.

3.5 Windows

- Thermal
- Vinyl

3.5.1 Representative number Inspected

3.5.2 Inspect seal/caulking around window and door frames annually for deterioration. Any cracking or gaps can allow rain (especially if wind-driven) to penetrate through the exterior wall. Repair or re-caulk as required.

3.5.3 The caulking around some of the window(s) is cracked, missing or deteriorated. Recaulk all windows where required to maintain a weather-resistant seal and prevent water damage to structure and interior finishes.

3.6 Exterior Doors

- Metal

3.6.1 The doors were inspected and no significant deficiencies were observed, unless otherwise stated.

3.7 Porch(es)

- Concrete
- Stone

3.7.1 The porch(es) were inspected and no significant deficiencies were observed, unless otherwise stated.

3.8 Deck(s)

- Concrete
- Pavers
- Stone

3.8.1 The deck(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

4.0 ROOFING SYSTEM

4.1 Roofing Inspection Method

- Binoculars / Ground Level
- Drone

4.1.1 Visually Inspected

4.2 Sloped Surface(s)

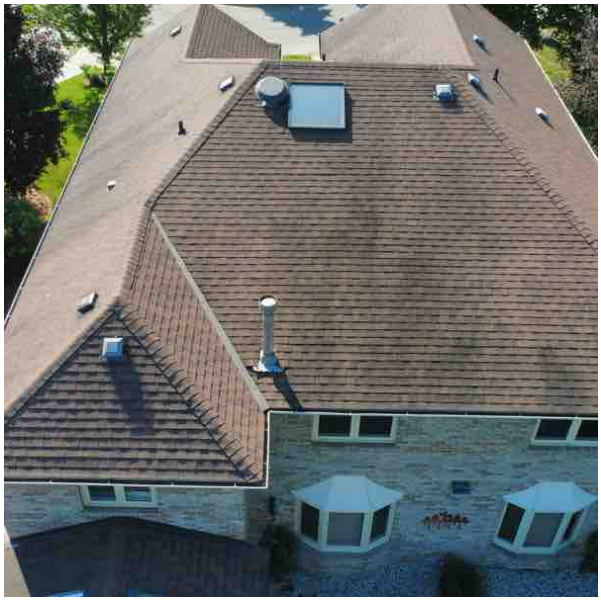
- Asphalt shingles

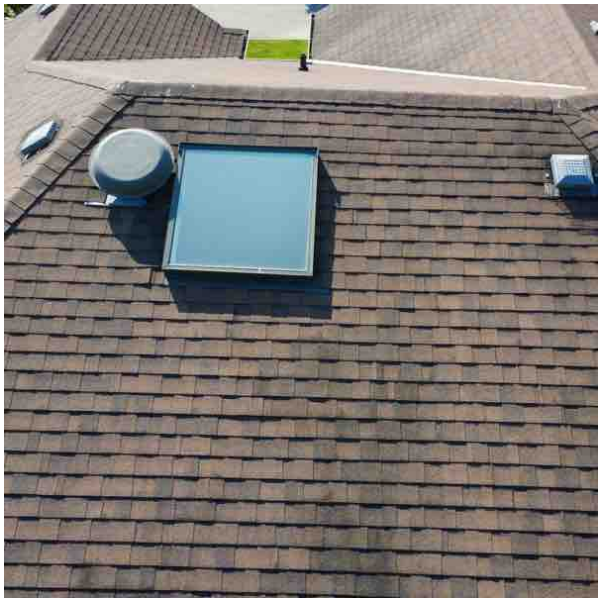
4.2.1 The sloped surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

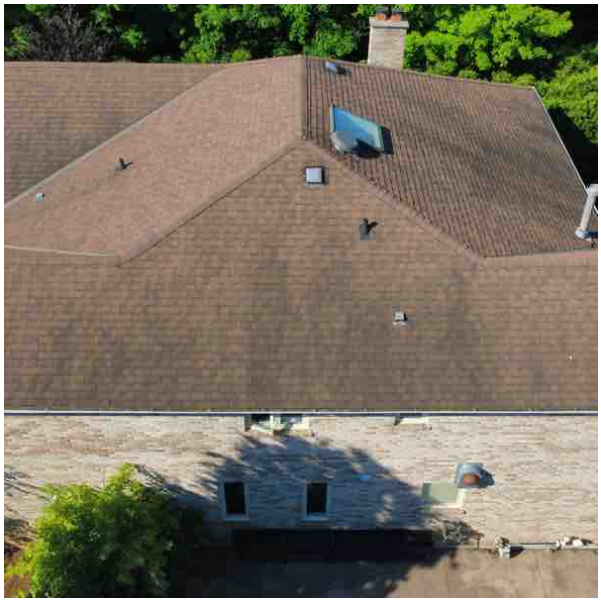
4.2.2 Anticipate that a roofing system exposed to the weather and elements will have to be maintained on an on-going basis in order to continue performing as designed.
As roofing material ages, the probability of weather related damage and leakage increases. Be vigilant for loose shingles, age-related deterioration, and wind and rodent damage. Take note that south or west facing shingles and darker coloured shingles generally have a shorter life expectancy than lighter coloured shingles, and that as shingles age and dry out, roofs are more prone to wind and weather related damage and subsequent leakage. It is recommended a qualified roofer review all roofing components.

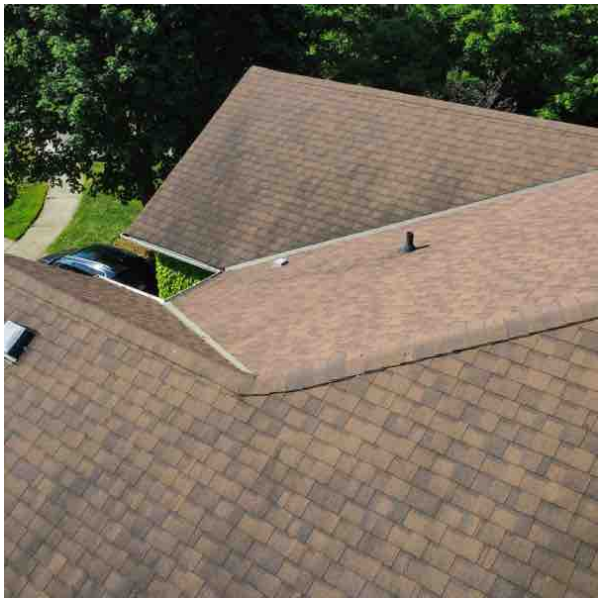
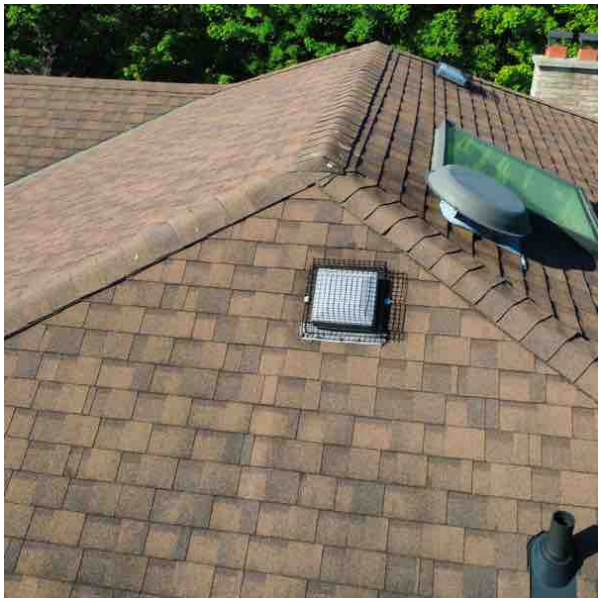
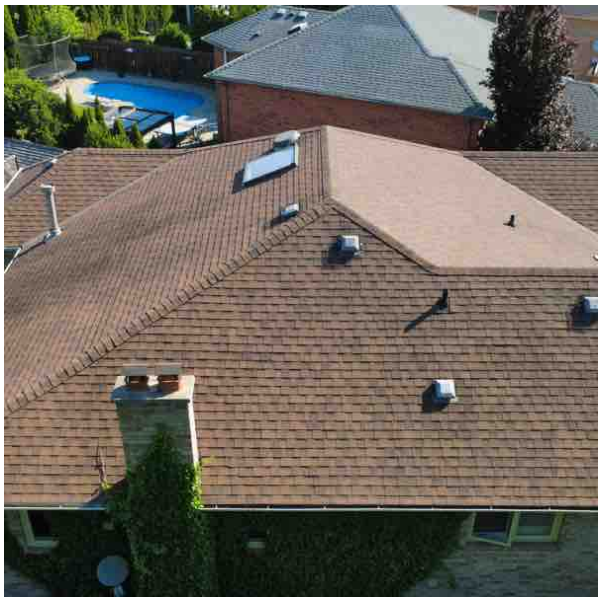
4.2.3 We do our best to inspect the roof within the time frame allotted. We inspect the roof covering, drainage systems, the flashing, the chimney, skylights and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufactures specifications or construction codes.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond our scope of inspection.
We are not professional roofers. Feel free to hire one prior to closing. It is recommended to have a qualified roofer review all components and will provide greater detail and potential warranty on their service, prior to closing.

4.2.4 **Asphalt shingles are premium quality, estimated to be 15- 20 years old, middle of life cycle and in satisfactory condition.**
Typical life expectancy is 25+ years.






4.3 Flashings

- ✓ Chimney
- ✓ Plumbing stack
- ✓ Skylight
- ✓ Valley

4.3.1 The flashings were inspected and no significant deficiencies were observed, unless otherwise stated.

4.4 Roof Drainage

- ✓ Above Ground
- ✓ Aluminum

4.4.1 Roof Drainage Inspected

4.5 Chimney(s)

- ✓ Masonry
- ✓ Metal

4.5.1 Chimney(s) inspected

4.5.2 The masonry chimney and metal chimney were in satisfactory condition.

4.6 Skylight(s)

4.6.1 The skylight(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

4.6.2 Monitor skylights frequently for signs of leakage. Skylights are susceptible to water penetration.

5.0 ATTIC

5.1 Limitations

- △ Insulation Levels

5.2 Attic General Comments

- ✓ Attic inspected from the hatch area.

5.2.1 Inspected

5.2.2 **Truss frames are solid, Sheathing was dry & without noticeable stains, insulation has decent levels with uniform coverage and the attic overall is in satisfactory condition.**

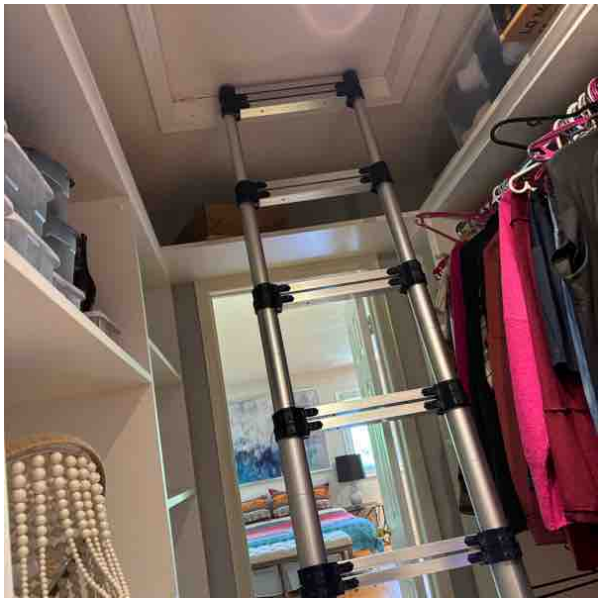





5.3 Attic Access

- ☑ Bedroom closet
- ☑ Ceiling Hatch

5.3.1 Attic access is via the ceiling hatch located in the bedroom closet.



5.4 Insulation

- ☑ Fiberglass

5.4.1 Loose fill insulation has uniform coverage and decent levels. Estimated R32 thermal value.

5.5 Ventilation

- ☑ Roof vents

5.5.1 The ventilation was inspected.

5.6 Vapor Barrier

- ☑ Plastic

5.6.1 Inspected for Presence

5.7 Sheathing

- ☑ Wood

5.7.1 The sheathing was inspected

5.7.2 Plywood sheathing is dry, without noticeable stains and is in satisfactory condition.

6.0 GARAGE / CARPORT

6.1 Limitations

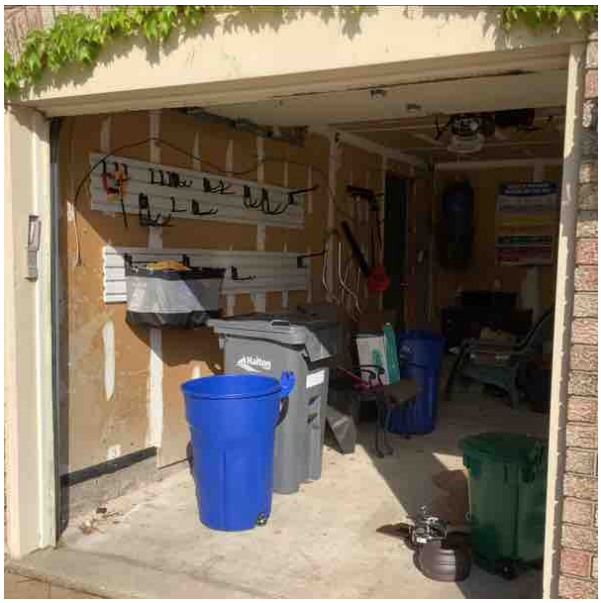
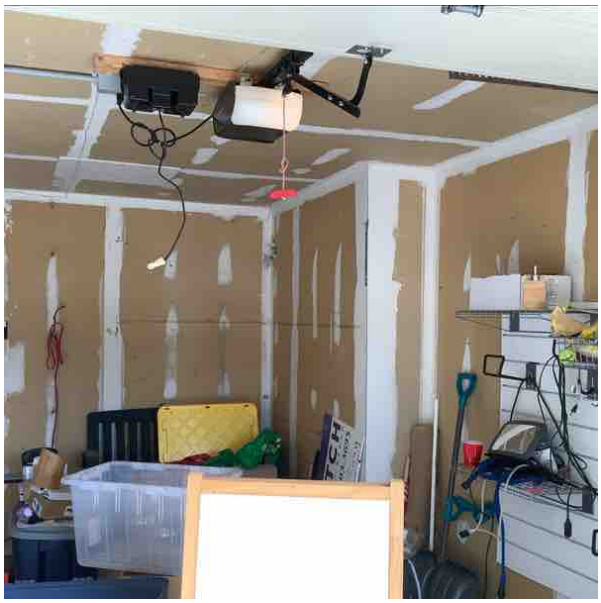
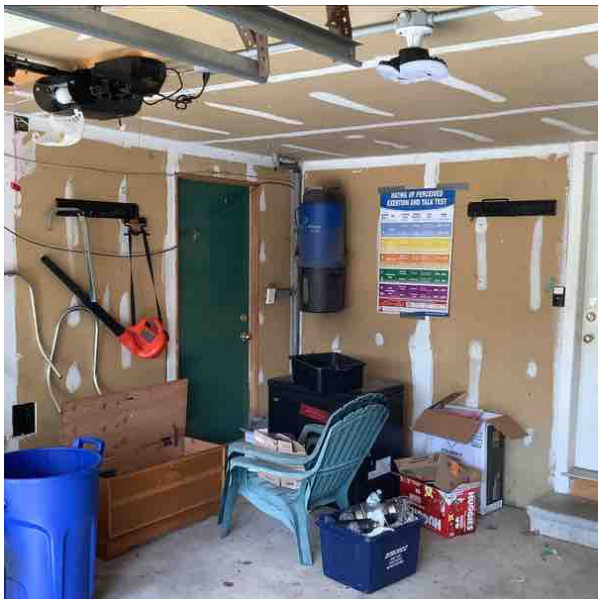
- △ Partially Concealed
- △ Storage Items

6.2 Garage General Comments

6.2.1 Inspected

6.2.2 Garage General Photos.




6.3 Structure

- Concrete
- Wood frame

6.3.1 The structure was inspected and no significant deficiencies were observed, unless otherwise stated.

6.4 Interior Access Door(s)

- Fire rated

6.4.1 The interior access door(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

6.4.2 The garage access door does not have an automatic closing mechanism. Recommend installing one for fire/gas barrier safety.

6.5 Exterior Access Door(s)

- Metal

6.5.1 The exterior access door(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

6.6 Vehicle Door(s)

- Automatic
- Insulated
- Overhead

6.6.1 The vehicle door(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

6.7 Vehicle Door Opener(s)

- Automatic-belt drive
- Photo electric sensors

6.7.1 The vehicle door opener(s) were inspected.

6.7.2 Both Automatic belt drives and eye sensors were functional.

6.8 Floor

- Concrete

6.8.1 The floor was inspected.

6.9 Wall

- Drywall / Plaster

6.9.1 The walls were inspected.

6.10 Ceiling

- Drywall / Plaster

6.10.1 The ceiling was inspected and no significant deficiencies were observed, unless otherwise stated.

7.0 STRUCTURE

7.1 Limitations

- Concealed
- Drywall
- Finished Basement
- Partially Concealed

7.2 Foundation

- Concrete

7.2.1 The foundation was inspected and no signiciant deficiencies were observed, unless otherwise stated.

7.2.2 Almost every basement leaks under the right conditions. Based on a one time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during the inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters & downspouts, and ground sloping towards the house often cause basement leakage problems.
What to do if your basement leaks:
1. Ensure gutters and downspouts carry roof run-off away from home
2. If problems persist, slope the ground (including walkways, patio and driveways) to direct water away from the home.
3. If the problem is not resolved and the foundation is poured concrete, seal and leaking cracks and form-tie holes from the inside.
4. As a last resort, damnproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile (warning high cost).

7.2.3 **Concrete foundation was concealed, had normal moisture readings, no signs of seepage, nor efflorescence or water stains, and is in satisfactory condition.**



7.2.4 Finished interior walls were dry at time of inspection when tested with moisture meter.

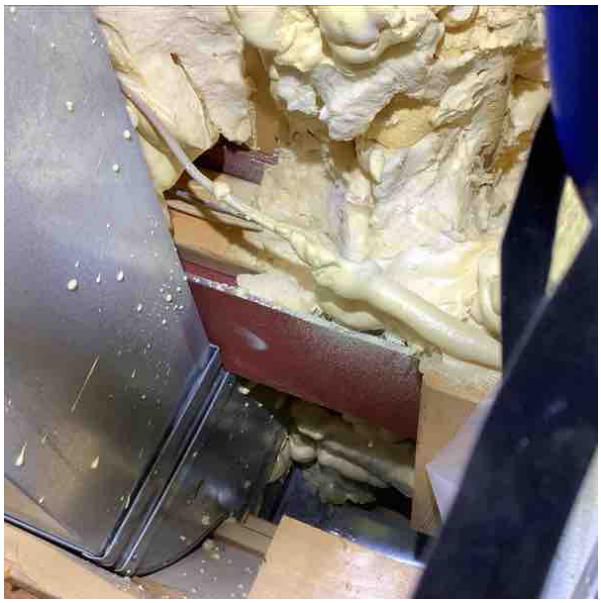
7.2.5 Foundation is concealed by finished walls preventing full assessment.

7.3 Support - Post / Beam / Column

Metal beam support

7.3.1 Inspected

7.3.2 A steel beam was visible in the utility room and a post in the middle of the basement, but all other structure is concealed behind finish materials.

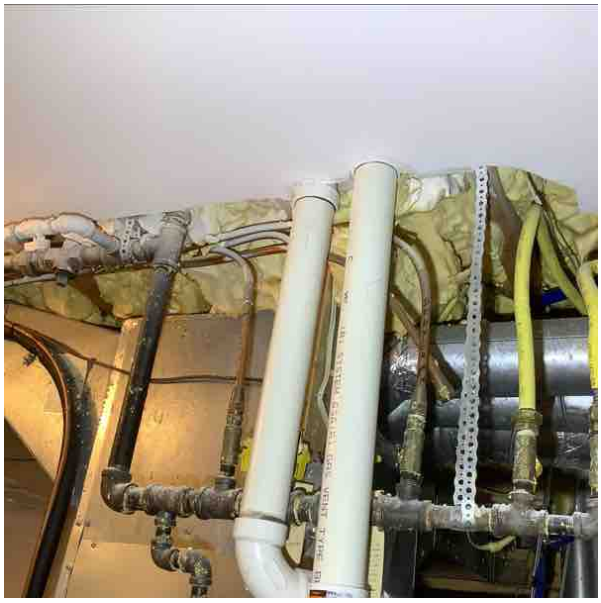


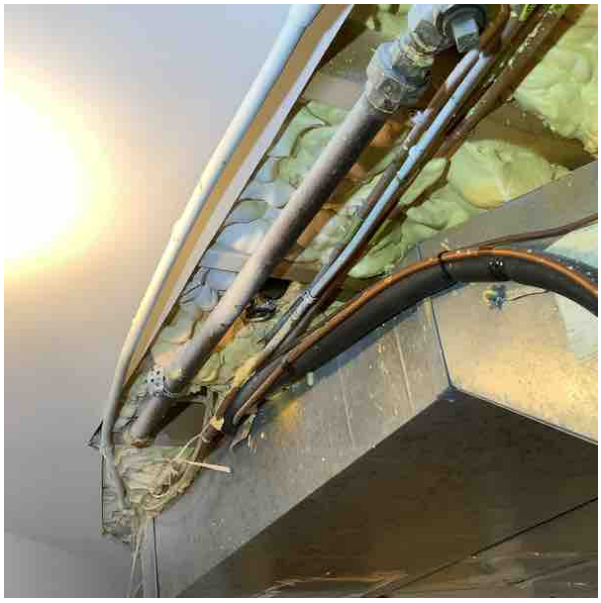
7.4 Floor Structure

Wood - dimensional lumber.

7.4.1 The floor structure was inspected and no significant deficiencies were observed, unless otherwise stated.

7.4.2 Solid wood floor joists were visible in the basement utility room.





7.5 Wall Structure

Wood frame

7.5.1 The wall structure was inspected and no significant deficiencies were observed, unless otherwise stated.

8.0 ELECTRICAL SYSTEM

8.1 Limitations

Path Concealed

8.2 Electrical General Comments

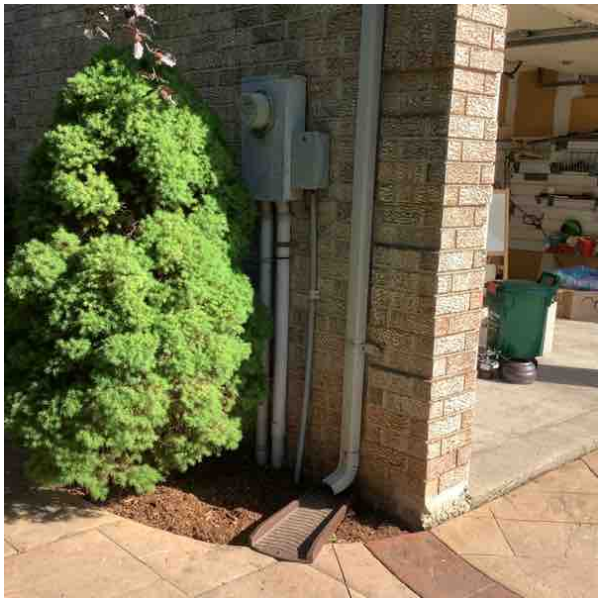
8.2.1 If we feel that is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and overcurrent protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Receptacles already in use with plugged in items are not inspected. Receptacles with poor access due to storage items or furniture are not inspected. Therefore it is essential that any recommendations that we make for correction should be completed before closing.
As we are not certified electricians, it is recommended to hire an ESA certified electrician prior to closing. An electrician could reveal other problems or recommend additional repairs upon further investigation.

8.3 Service Entrance

Electrical service to the home is by underground cables.

8.3.1 The service entrance was inspected and no significant deficiencies were observed, unless otherwise stated.

8.3.2 Underground service entrance cables to a meter located outside at SW corner.



8.4 Service Size

- 200 Amps

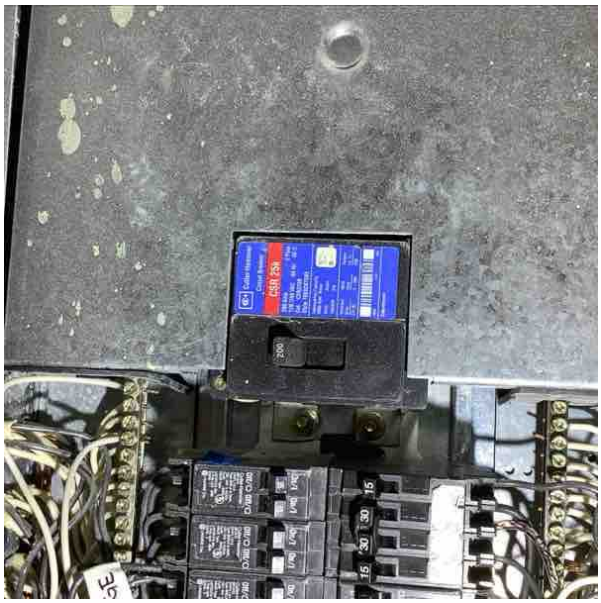
8.4.1 The service size was inspected and no significant deficiencies were observed, unless otherwise stated.

8.5 Main Disconnect(s)

- At top of Panel
- The main electrical disconnect is in the basement.
- Breaker

8.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.5.2 The main disconnect for the electricity going into the distribution panel, is the 200 amp breaker, located at the top of the panel.

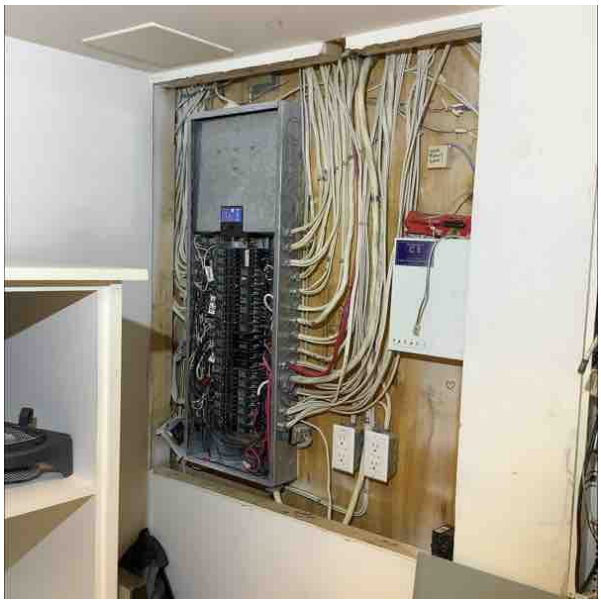
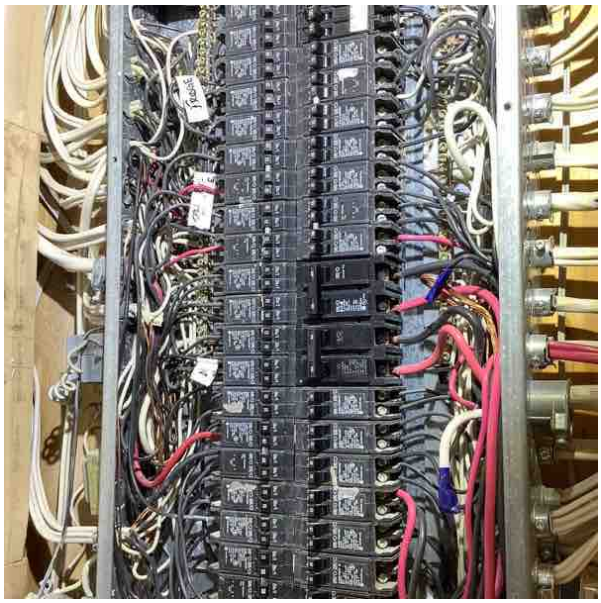
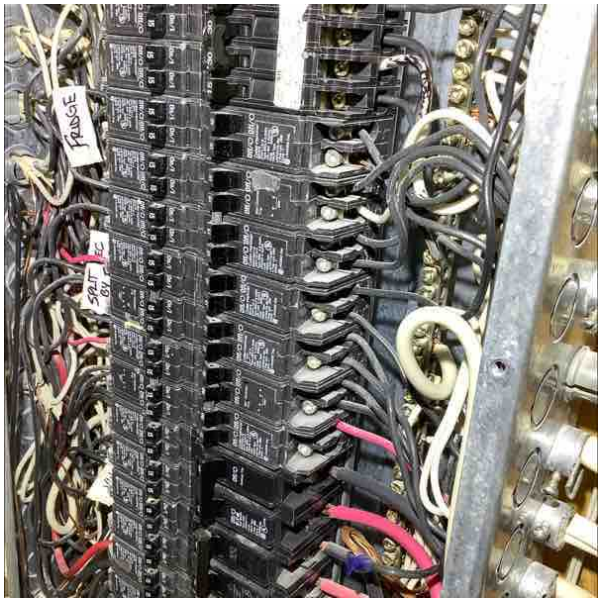


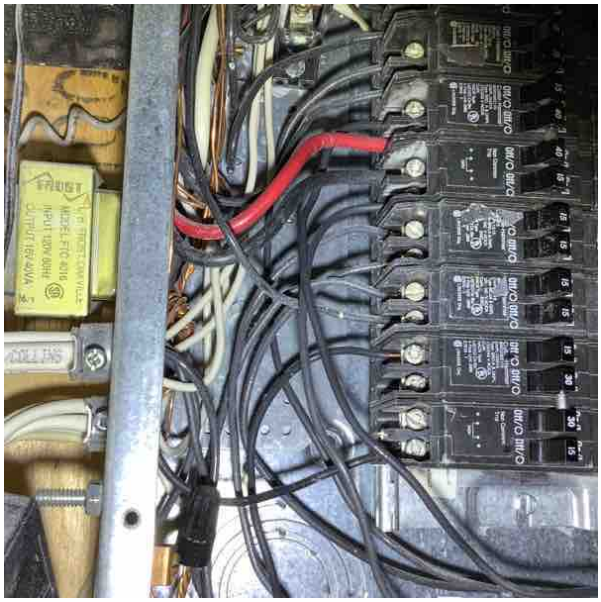
8.6 Distribution Panel(s)

- Electrical panel located in basement

8.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.6.2 **200 amp Distribution panel has room for expansion, has breakers, grounded copper wiring, showing no scorching or burn marks, professionally installed and is in satisfactory condition.**



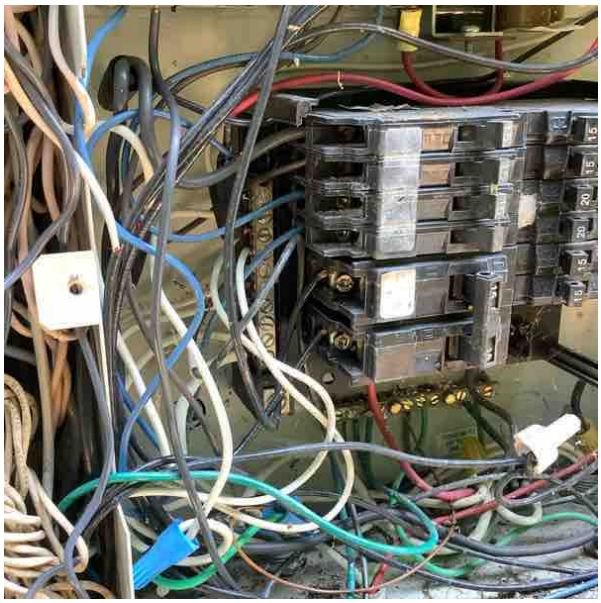
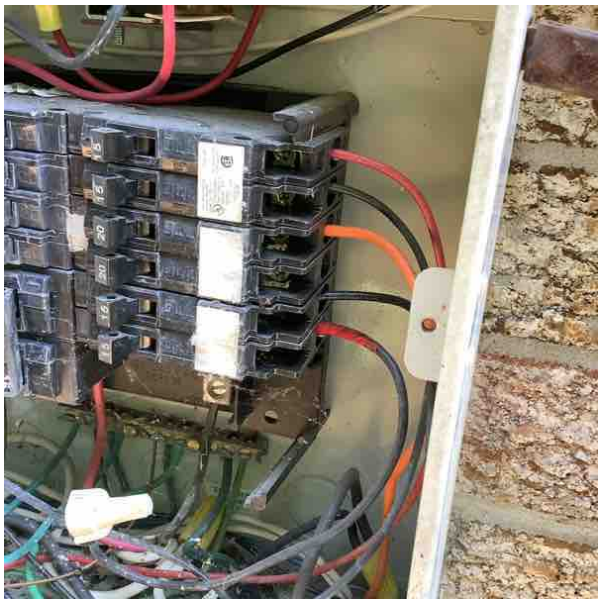
8.7 Sub-Panel(s)

- ☑ Breakers
- ☑ Outside

8.7.1 The sub-panel(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.7.2 60 amp Sub panel, has breakers, copper wiring and is in satisfactory condition.



8.8 Grounding

- ☑ Grounded at water main.

8.8.1 The grounding was inspected

8.9 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring

8.9.1 The branch circuit wiring was inspected and no significant deficiencies were observed, unless otherwise stated.

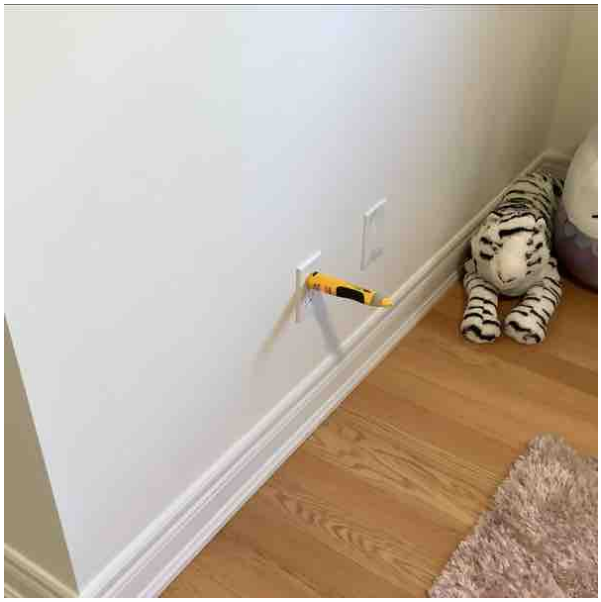
8.9.2 Nylon sheathed grounded copper wiring was visible around the panel.

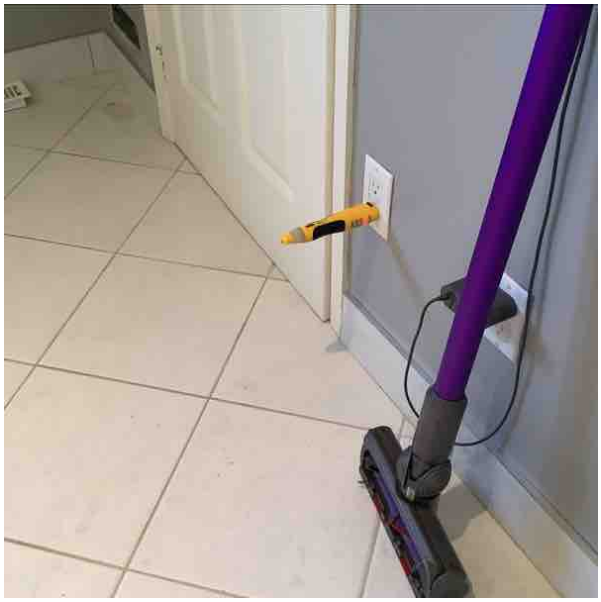
8.10 Receptacles

- Grounded
- Three pronged receptacles

8.10.1 Representative Number Tested

8.10.2 During the inspection, some electrical deficiencies were identified. Examples of these conditions are noted below. An ESA certified electrician is recommended to correct these conditions and may discover other issues that also require correction.
Ungrounded 3 prong receptacle
One bedroom receptacle had reverse polarity.





8.11 Lighting / Ceiling Fan(s)

8.11.1 A representative number of the lighting / ceiling fan(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.11.2 Representative number tested

8.11.3 The odd light bulb did not function and some lights were flickering. Recommend a handyman first try changing the affected bulbs and then if needed to have a qualified electrician repair.

8.12 GFCI Devices

- Bathroom(s)
- Exterior
- Kitchen(s)

8.13 AFCI Devices

- None

8.13.1 New electrical standards require AFCI circuits for all bedrooms. Recommend to consider adding AFCI breaker(s) for improved electrical safety.

8.14 Smoke Alarms

8.14.1 Present

8.14.2 The smoke alarms were inspected

8.14.3 Smoke alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.15 Carbon Monoxide Alarms

8.15.1 The carbon monoxide alarms were inspected

8.15.2 Present

8.15.3 Carbon monoxide alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing carbon monoxide alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Thermostat(s)

- Programmable

9.1.1 The thermostat(s) were operated for primary function and worked as intended, unless otherwise stated.

9.1.2 Programable thermostat is located on the main floor wall nearest the laundry room.

9.2 Energy Source(s)

- Electricity
- Natural Gas

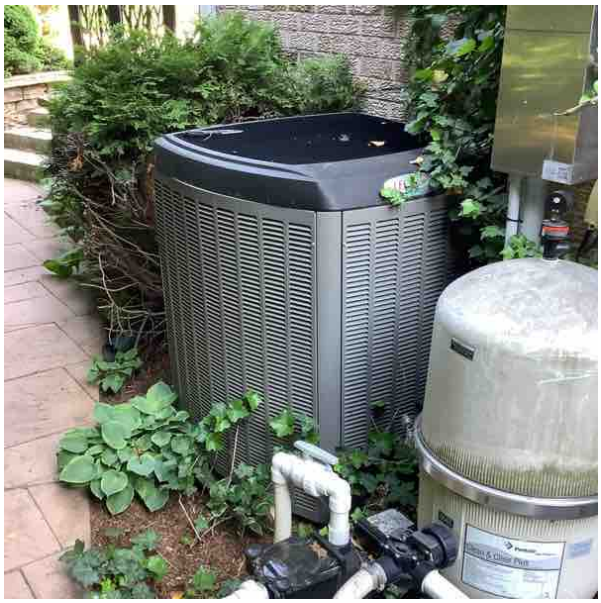
9.3 AC / Heat Pump System(s)

- Air Conditioning System
- Central Air Conditioner

9.3.1 AC unit / Heat Pump Inspected

9.3.2 For protection / insurance/ piece of mind, recommend a HIP (Home Insurance program) with the supplier as additional protection. These plans can include annual servicing/ maintenance of furnace, AC and even plumbing.
What Are Protection and Maintenance Plans?
A protection plan is like insurance for your furnace, air conditioner or boiler. The plan covers parts and labour costs for any necessary HVAC equipment repairs.

9.3.3 **Lennox AC unit has 2.5 ton cooling, 6 years old,middle of life cycle, and is in satisfactory condition.**
Typical life expectancy is around 15 - 20 years.



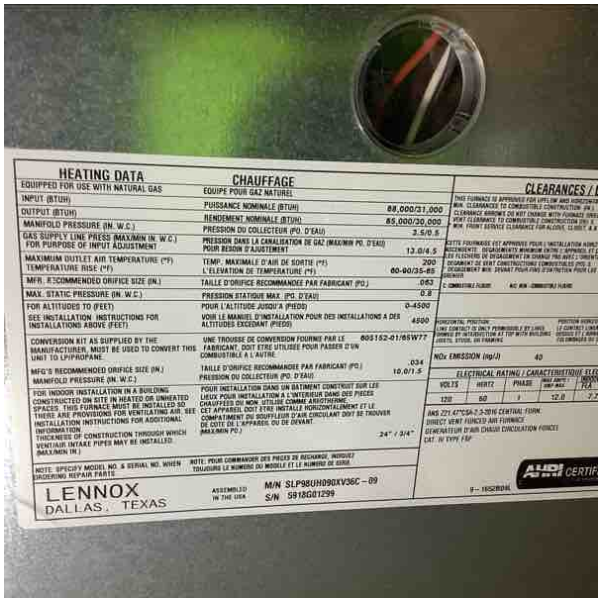
9.3.4 While it was functional, recommend a HVAC technician service the unit annually to maintain performance and prolong service life.

9.4 Forced Air Furnace(s)

- High Efficiency

9.4.1 The forced air furnace(s) were operated for primary function and worked as intended.

9.4.2 **Lennox Hi Eff furnace has 88,000 BTU / Hr Input, is 8 years old, middle of life cycle and was functioning at time of inspection.**
Typical life expectancy is around 20 years.



9.4.3 While it is functional, recommend a HVAC technician service the unit annually to maintain performance and prolong service life.

9.5 Electric Heating System(s)

Baseboard

9.5.1 Representative number of the electrical heating system(s) were operated for primary function and worked as intended.

9.5.2 **An electric baseboard heater was present in the south bedroom. As tested, the unit was functional.**

9.6 Combustion/Venting

Sealed combustion

9.6.1 The combustion air was inspected and no significant deficiencies were observed.

9.6.2 The venting was inspected and no significant deficiencies were observed.

9.6.3 Gas vent piping (White) has the combustion air coming from the outside and the exhaust discharging to the exterior.

9.7 Distribution System(s)

- Ducts and registers

9.7.1 The distribution system(s) were inspected and no significant deficiencies were observed.

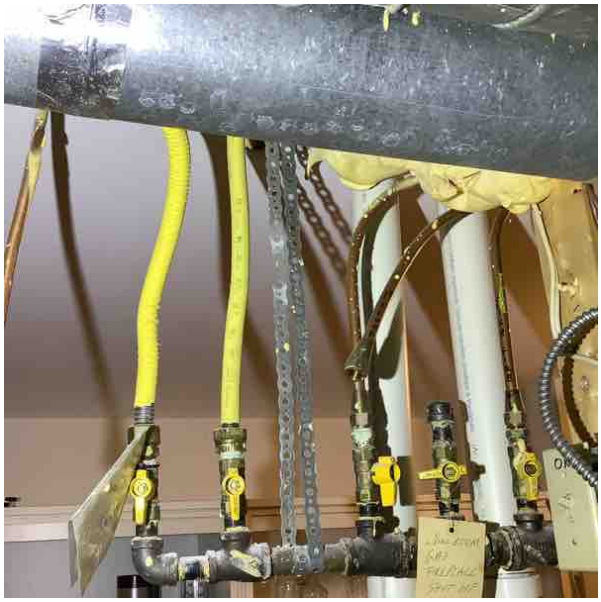
9.8 Natural Gas Piping

- Hardflex
- Iron Pipe

9.8.1 The natural gas piping was inspected and no significant deficiencies were observed.

9.8.2 The flat yellow handle is the shut off for the natural gas going into the furnace.

9.8.3 The flat yellow handle is the shut off for the natural gas going into the hot water tank.



9.9 Filter

Disposable media

9.9.1 The filter(s) were inspected and no significant deficiencies were observed.

9.9.2 Disposable filter size is 20 x 25 x 5. Recommend to change once every 3 months or as per manufacture instructions.

10.0 PLUMBING SYSTEM

10.1 Limitations

The exterior hose bibs could not be operated as they are winterized.

10.2 Plumbing General Comments

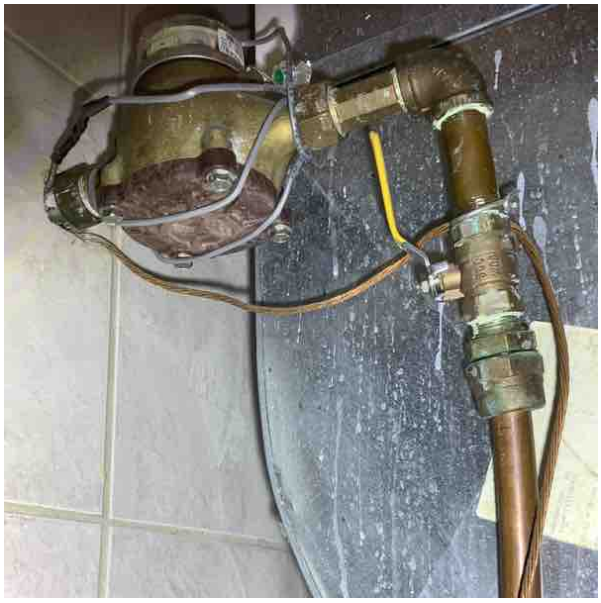
10.2.1 Most bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at most (if not all) fixtures. Readily visible water supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. He simply look for active leaks, which is quite limited by our short time in the property.
As we are not professional plumbers, feel free to hire one prior to closing.

10.3 Water Main

- Water main is copper pipe.
- Main water shut-off valve is in the basement.

10.3.1 Inspected the visible portion of the house water main.

10.3.2 **Estimated 3/4” Copper supply line to the meter, is located in basement utility room. *Main shutoff for all water throughout the home is the flat yellow handle. Be sure to keep clear access in case of internal water emergencies.**



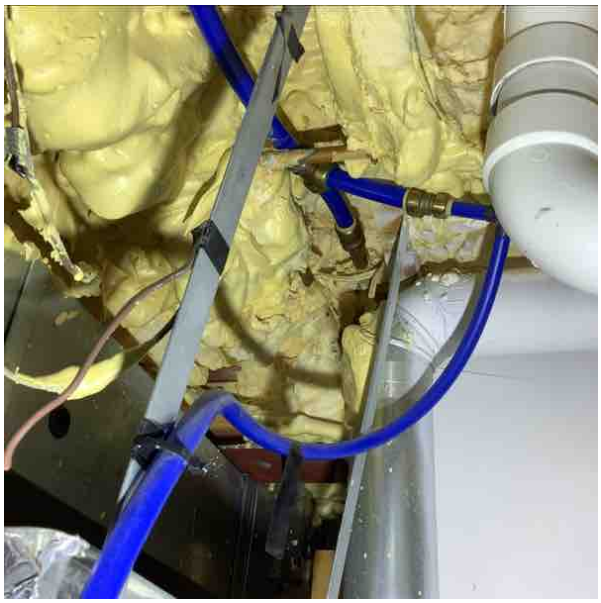
10.4 Distribution Piping

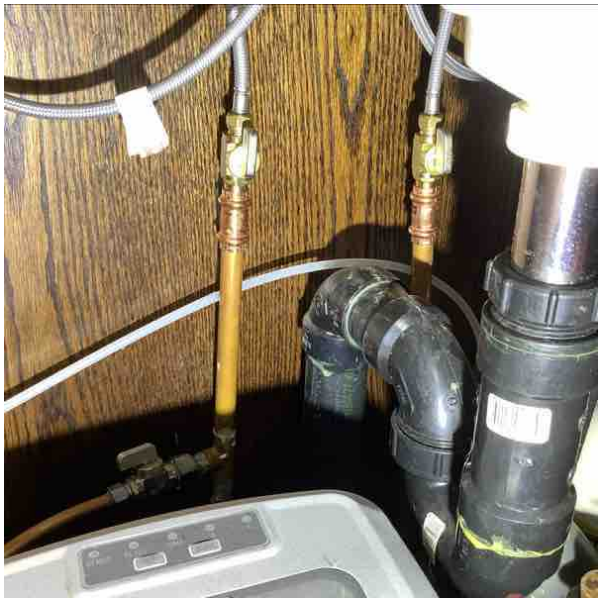
- Interior water supply pipes are copper.
- PEX

10.4.1 The visible portions of the water distribution piping was inspected.

10.4.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.4.3 **Predominately Copper piping throughout, with some Pex piping that was visible in utility room. Copper was present underneath sinks.**



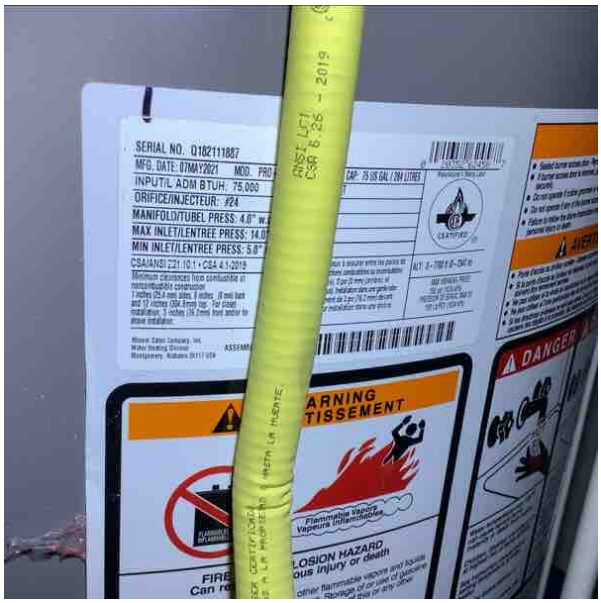


10.5 Water Heating Equipment

- Fuel source is natural gas.
- Water heater is located in the basement

10.5.1 The water heating equipment was inspected and no signiciant deficiencies were observed.

10.5.2 **Rheem Hot Water tank has 75 gallon volume, is 5 years old, middle of life cycle and was functional at time of inspection.**
Typical life expectancy is 10 - 12 years.



10.6 Water Heater Venting

- Power vented

10.6.1 The combustion and venting of the water heating equipment was inspected.

10.6.2 The water heater venting was inspected and no signiciant deficiencies were observed.

10.6.3 Power vented to the exterior.

10.7 Hose Bib(s)

10.7.1 The exterior hose bibs were inspected but not operated.

10.7.2 Shut Off not Verified

10.8 Fixtures / Faucets

- Functional
- No Leaks Found

10.8.1 Faucets operated.

10.9 Sink(s)

- Functional
- No Leaks Found

10.9.1 The sinks were operated and functioned as intended.

10.10 Toilet(s)

- Functioning as Intended
- Secured to Floor

10.10.1 The toilet(s) were operated and functioned as intended.

10.11 Tub(s) / Shower(s)

- Functional
- No Leaks Found

10.11.1 The tub(s) / shower(s) were operated and functioned as intended.

10.11.2 Master bedroom shower was not tested as unable to test the water without getting wet.

11.0 INTERIOR

11.1 Floors

- Area Rug
- Ceramic
- Hardwood
- Laminate / Wood

11.1.1 The floors were inspected and no significant deficiencies were observed.

11.2 Walls / Ceilings

- Drywall

11.2.1 The ceilings were inspected and no significant deficiencies were observed.

11.2.2 The walls were inspected and no significant deficiencies were observed.

11.2.3 Imperfections and blemishes noted. Considered to be cosmetic in nature.

11.3 Windows

- Thermal
- Vinyl

11.3.1 Representative number Inspected

11.3.2 Many windows appear to be updated over the originals, estimated to be around 20 years old, functional, and in satisfactory condition.

11.3.3 West bedroom window is out of place and has a small gap at the bottom right corner. Recommend a qualified contractor repair.

11.4 Doors

- Wood

11.4.1 Representative Number Tested

11.5 Stairs / Railings / Guardrails

- Wood

11.5.1 The stairs, handrail(s) and guardrail(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

12.0 FIREPLACE(S)

12.1 Wood Burning Fireplace(s)

- Masonry

12.1.1 The wood-burning fireplace(s) were inspected visually and no significant deficiencies were observed in the readily-accessible components. Inspection by a fireplace specialist is recommended to evalute the functionality and safety of the entire system.

12.1.2 The wood-burning fireplace is present, however was not operated / tested and the functionality / safety was not determined. A qualified wood heating technician should assess the fireplace to determine functionality and compliance with modern safety standards.

12.2 Gas Insert(s)

12.2.1 Not Tested

12.2.2 Gas fireplaces were present, however was not operated / tested and the functionality / safety was not determined. Recommend to verify function with the homeowner.

13.0 APPLIANCES

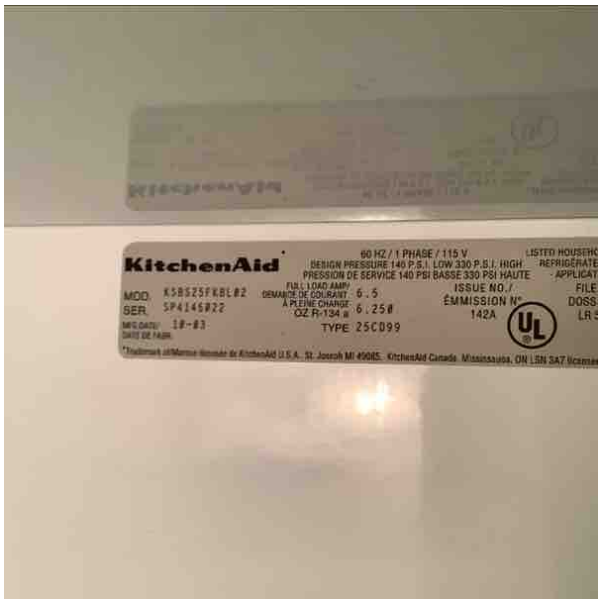
13.1 Refrigerator

Functional

13.1.1 The refrigerator(s) were operated for primary function and worked as intended.

13.1.2 LG refrigerator & freezer were tested and found to be functional.
Water feature was tested but was not functional, recommend a handyman or qualified contractor connect / repair.

13.1.3 Basement Kitchen Aid refrigerator & freezer were tested and found to be functional.
Water & ice features were tested, but neither were functional.



13.2 Ranges / Ovens / Cooktops

Cooktop

13.2.1 The cooktop(s) were operated for primary function and worked as intended.

13.2.2 Oven not tested on a full cycle

13.2.3 The oven(s) were operated for primary function and worked as intended.

13.2.4 Wolf natural gas cooktop was tested and all 5 elements were functional.
Oven was tested, and the heating coil was functional.

13.3 Range Hood

- Vented Outside

13.3.1 The range hood(s) were operated for primary function and worked as intended.

13.3.2 Thermador Range hood was tested and both fan and light features were functional.

13.4 Dishwasher

- Built-in
- No Leaks Found

13.4.1 Not Tested

13.4.2 Kitchen Aid dishwasher was present, responded to operating controls but only tested on a rinse cycle.

13.4.3 Basement Maytag dishwasher was present, responded to operating controls but not tested on a cycle.

13.5 Microwave Oven

Built-in

13.5.1 The microwave oven(s) were operated for primary function and worked as intended.

13.5.2 Kitchen Aid microwave was tested and found to be functional.

13.6 Clothes Washer

Front loader

13.6.1 Not Tested

13.6.2 Whirpool washer responded to operating controls but not tested on a cycle.

13.7 Clothes Dryer

Electric

13.7.1 The clothes dryer(s) were operated for primary function and worked as intended.

13.7.2 Not tested on a full cycle

13.7.3 Whirpool dryer responded to operating controls, was tested, and the heating coil was functional.

14.0 SWIMMING POOL / SPA / HOTTUB

14.1 Pool / Spa General Comments

14.1.1 A pool is present, but was not inspected. Recommend a qualified pool technician review the pool, deck & components (ex liner, decking, filter, pump, etc..).

15.0 GENERAL COMMENTS ABOUT THIS INSPECTION

15.1 Limitations

15.1.1 Conclusion:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.