

Property Inspections Unlimited Inc.



123 Example Crt
Anytown, ON K0A 2Z0

Prepared for: Mr & Mrs

Prepared by: Property Inspections Unlimited Inc.
PO Box 964
Richmond, ON K0A 2Z0



09/16/2018

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09/16/2018

Invoice

Invoice # **826**
Inspector Name: **Lee Ralph**
Company Name: **Property Inspections Unlimited Inc.**
Address: **PO Box 964**
City, Province: **Richmond ON**

Client Name: **Mr Ralph**
Property Address: **123 Example Crt**
City, Province, Postal Code: **Anytown, ON K0A 2Z0**

Services Performed: Amount Due:

Home Inspection	500.00
HST #80761 6586	65.00
Total	\$565.00

Paid by: Cash Personal Cheque E-Transfer Debit **Paid in Full. Thank you.**

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your property. If you have any questions about your inspection, please call us at 613-266-3845.

09/16/2018

Inspection Agreement

Inspector Name: Lee Ralph
Company Name: Property Inspections Unlimited Inc.
Address: PO Box 964
City, Province: Richmond ON

Client Name: Mr Ralph
Property Address: 123 Example Crt
City, Province, Postal Code: Anytown, ON K0A 2Z0

The client understands that this Home Inspection is only a visual review of readily accessible areas.

The Standards of Practice used meet those prescribed by the Professional Home & Property Inspectors of Canada. No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party.

The client understands, accepts and agrees that Property Inspections Unlimited does not, impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property.

All disputes arising out of or in connection with this Agreement, or in respect of any legal relationship associated with or derived from this Agreement, shall be finally resolved by arbitration pursuant to the National Arbitration Rules of the ADR Institute of Canada, Inc. The place of arbitration shall be Ottawa ON, Canada and the language of the arbitration shall be English. Election to submit any claim to arbitration must be given, in writing, to Property Inspections Unlimited within one (1) year of the Home Inspection. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. Our liability shall in no case exceed five times the amount of the fee charged.

Property Inspections Unlimited expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report. The client may wish to obtain other type of inspections, such as mold, air quality or environmental inspections that are not addressed in the Home Inspection Report. If thermal imaging equipment is used in the inspection process the client accepts and acknowledges that a complete thermal inspection of the home has not been performed but rather only certain areas.

Property Inspections Unlimited does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

It is specifically and expressly agreed that the client shall give written notice of any claim against the company immediately upon discovery of any alleged defect. In the event that the defect is not reported to the company within 10 days of discovery, company shall have no responsibility or liability whatsoever. In the event that the client repairs, or replaces the alleged deficiency, before the company is given reasonable opportunity to inspect the defect the client shall be deemed to have waived any claim against the company.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.
Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.

Inspector: Lee Ralph

Signature(s): _____

Inspection Date: _____



09/16/2018

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

PROPERTY INFORMATION

Property Address: **123 Example Crt**
City: **Anytown** Province: **ON** Postal Code: **K0A 2Z0**

CLIENT INFORMATION

Client Name: **Mr Ralph**
Phone: **0**
E-Mail: **EMAIL**

INSPECTION COMPANY

Inspector Name **Lee Ralph**
Company Name **Property Inspections Unlimited Inc.**
Inspection Company Address: **PO Box 964**
City: **Richmond** Province: **ON** Postal Code: **K0A 2Z0**
Phone: **613-266-3845**
E-Mail: **info@piunlimited.ca**
File Number: **826**
Amount Received: **565.00**

CONDITIONS

Others Present: **Buyer's Agent, Buyers and Buyers Father** Property Occupied: **Occupied**
Estimated Age: **24 years** Entrance Faces: **North**
Inspection Date: **09/16/2018**
Start Time: **1:35pm** End Time: **4:45pm**
Electric On: Yes No Not Applicable
Gas/Oil On: Yes No Not Applicable
Water On: Yes No Not Applicable
Temperature: **18C**
Weather: **Sunny** Soil Conditions: **Dry**
Space Below Grade: **Basement**
Building Type: **Single family home** Garage: **Attached**

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General Information (Continued)

Sewage Disposal: **City** How Verified: **Visual**

Water Source: **City** How Verified: **Visual**

Additions/Modifications: **None**

Permits Obtained: **N/A** How Verified: **N/A**

Scope of Inspection

All recommendations and/or referrals within this Inspection Report for repair, replacement, and/or evaluation stated in the specific sections of this report are recommended to be completed by specifically licensed contractors with respect to the individual component being addressed for repair, replacement or evaluation prior to the close of escrow.

Homes built prior to 1980 may have asbestos containing materials that are concealed from the inspector view eg; inside wall or floor cavities. These areas are beyond the scope of the inspection.

The summary is not the entire report. The complete report may include additional information of concern to the buyer. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms. Stored items restrict viewing of all closet interior and sink areas.

Based on the nature of the findings, every effort has been made to provide a comprehensive overview relative to this structure. However, minor details may have been inadvertently overlooked. We sincerely regret any inconvenience these oversights may cause.

Lots and Grounds

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. **Driveway: Asphalt - -Typical cracks and settlement present in driveway, recommend seal cracks to prevent further deterioration.**

2. **Walks / Steps: Interlock Brick**

3. **Porch: -Wood Construction, Masonry - -Trim at bottom of west porch posts has wood rot present. Recommend repairs by a qualified contractor.**



4. **Patio: Patio Stone - -Rear patio is sloping toward house foundation with low spots present. -Recommend repairs by a qualified contractor.**



09/16/2018

Lots and Grounds (Continued)

5. **Grading:** Negative slope - -Appears grading at rear of home east side is sloping toward house foundation. This can collect water around home. Recommend repairs by a qualified contractor to ensure grade slopes away from home.



6. **Vegetation:** Shrubs, Trees

7. **Window Wells:** Reviewed

8. **Fences:** Wood - -Fence is leaning in several areas, repairs will be required in near future.



Exterior

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

All Exterior Surface

1. **Type:** Brick veneer, Vinyl siding - -Caulking seal needed around dryer vent piece on east side wall to prevent water and pest entry.
-Caulking seal required at bottom corners of one plastic vent on east side wall.
-Siding and J trim are not fitting properly on east side of front porch upper wall.

-Wood trim above and below upper level front windows has rot present. Recommend replacement by a qualified contractor.



2. **Trim:** Vinyl, Wood

3. **Door Bell:** Hard wired

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Exterior (Continued)

4. **Entry Doors: Metal** - -Small amount of wood rot present in bottom of east side door frame.



5. **Patio Door: Wood sliding** - -Paint and caulking seal needed around patio door.
-Screen does not slide well.
-Patio door will need replacement in near future due to age and condition.



6. **Windows: Wood** - -All wood window portions require scrape, paint and caulking review to extend life.
-Recommend replacement of all wood windows in near future due to age and condition.



7. **Window Screens: Vinyl mesh**

8. **Basement Windows: Reviewed** - -Vinyl has been chewed in top right of east basement window by a rodent. Seal needed along the top of this window. Recommend repairs by a qualified contractor.

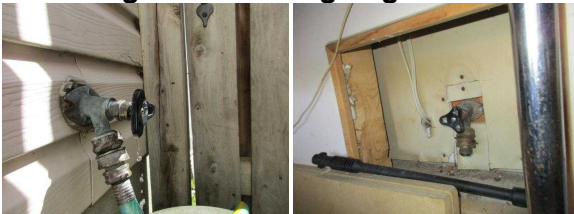


9. **Exterior Lighting: Surface mount**

10. **Exterior Electric Outlets: 110 VAC GFCI** - -Main GFCI reset outlet is in garage for exterior.

11. **Hose Bibs: Gate** - -West side faucet is leaking at hand when in use and must be cranked hard to fully shut off. Recommend repairs by a qualified plumbing contractor.

-Cannot get a hose on garage faucet due to wall framing.



12. **Gas Meter: West Wall**

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Exterior Foundation

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

1. Foundation Type: **-Poured Concrete**
2. Foundation Condition: **Vertical Cracking** - - One vertical crack present in east foundation wall of home below basement window. Crack appears to be typical settlement, recommend parping coat repair above grade only at this time. Note: Further repairs may be required in future if water entry occurs at this crack location.



Air Conditioning

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

-Rear AC System

1. A/C System Operation: **Appears serviceable**
2. Condensate Removal: **Plastic tubing**
3. Exterior Unit: **Pad mounted** - -Typical life span of exterior unit is 15-20 years.

-Exterior unit is not level, this can affect operation and damage unit. Recommend repairs by a qualified HVAC contractor.



4. Manufacturer: **Trane**
5. Area Served: **Whole building** Approximate Age: **5 years**
6. Fuel Type: **Electric**
7. Type: **Central A/C** Capacity: **2 Ton**
8. Visible Coil: **-Reviewed**
9. Refrigerant Lines: **Serviceable condition**
10. Electrical Disconnect: **Breaker disconnect**

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Roof

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Main Roof Surface

1. Method of Inspection: **-Walked**

2. **Material: Asphalt shingle** - **-Several shingles across upper front section are not adhered well due due to tar paper under lower tabs.**
-Roofing nails on upper cap and one on front roof face require caulking seal to prevent water entry.

-Starter shingle is not aligned well at lower front east roof edge, the overlap of upper shingles lines up with gap in starter strip shingle. These are typically staggered better and could cause a leak. Recommend caulking seal of gaps between starter strip shingles. Recommend repairs by a qualified roofing contractor.



3. Type: **Hip and Valley**

4. Approximate Age: **2-3 years**

5. **Flashing: -Metal**

6. **Soffits: -Vented Metal**

7. **Valleys: Metal**

8. **Plumbing Vents: ABS**

9. **Gutters: Aluminum**

10. **Downspouts: Aluminum**

11. **Leader/Extension: Extensions Required** - **-Ensure downspout extension / leaders extend 4-6 feet away from house foundation.**

-Recommend downspout extensions be installed across lower front roof shingles from upper downspout to prevent wear on roof shingles. Recommend repairs by a qualified contractor.

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Roof (Continued)

Leader/Extension: (continued)



Chimney

12. Chimney: **Framed**



13. Flue/Flue Cap: **Metal**



14. Chimney Flashing: **Metal**

Garage/Carport

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ANPNI M D

Front Garage

1. Type of Structure: **Attached Car Spaces: 2**

2. Garage Doors: **Metal** - -Dent damage present at center, does not appear to be affecting operation.

3. Door Opener: **-Operated**

4. Roof: **Asphalt shingle** - -Recommend roof vent be installed in garage roof to improve attic air flow. Recommend repairs by a qualified roofing contractor.



5. Service Doors: **Metal**

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Garage/Carport (Continued)

6. **Ceiling/Walls: -Reviewed - -Wall has been framed in front original rear wall of garage. Opening present for faucet must be sealed to prevent air entering home. -A rodent was seen entering this opening and large amounts of poop present on floor in garage. Recommend professional pest control. -Wall area needs repair and air seal at right of steps. -Drywall has moisture damage and mould in west side where garage foundation is covered over. Recommend repairs by a qualified contractor.**

-Stairs at house entrance door are unsafe. Recommend replacement by a qualified contractor.



7. **Floor/Foundation: Poured concrete - - Typical cracks and wear in concrete, recommend seal cracks to prevent further deterioration.**
8. **Electrical: 110 VAC - -Live wiring abandon on east wall. -Electric baseboard heater on west wall is badly damaged. Recommend replace or removal. Recommend repairs by a qualified electrical contractor for safety.**



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Attic

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A N P N I M D

Main Attic

1. Method of Inspection: **Physical Entry**

2. **Unable to Inspect: 20%** - It is typical that a portion of attic cannot be viewed due to insulation cover.

-Recommend access be gained to garage attic area.

3. **Roof Framing: Truss** - **-One cracked wood truss member over master bedroom door in attic area. Recommend repairs by a qualified contractor.**



4. **Sheathing: OSB**

5. **Ventilation: Roof and soffit vents** - **-Blocker insulation is missing in front east corner of attic allowing insulation to fall into soffit area. Recommend repairs by a qualified contractor.**



6. **Insulation: Loose Fill Fiberglass**

7. **Insulation Depth: 10"-12"**



8. **Electrical: - No access - Unable to inspect all electrical components due to insulation cover.**

9. **Bathroom Fan Venting: -No access**

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Structure

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A N P N I M D

1. **Structure Type: Wood frame**
2. **Foundation: Limited access - -Majority of foundation walls are finished on interior and not accessible. No signs of water entry present at this time.**

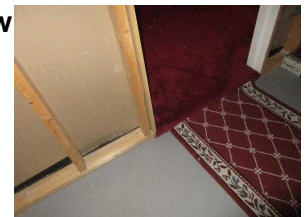
-Cold storage area vents are blocked with insulation and must remain open.



3. **Differential Movement:**
4. **Beams: Steel I-Beam**
5. **Bearing Walls: Frame**
6. **Joists/Trusses: -Dimensional Lumber**
7. **Piers/Posts: Steel posts**
8. **Floor/Slab: Poured slab - -Recommend patch hole in basement floor beside furnace for older AC drain.**



9. **Stairs/Handrails: Wood stairs with wood handrails**
10. **Subfloor: Wood - -Does not appear to be plastic moisture barrier below wood framing. Recommend further review and repairs to prevent moisture issues with wood floor.**
-Trip hazard present in floor at bottom of basement stairs.



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Electrical

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

1. Service Size Amps: **100 Volts: 120-240 VAC**
2. Service: **-Underground - -No access to entrance cables for safety reasons.**
3. 120 VAC Branch Circuits: **Copper**
4. 240 VAC Branch Circuits: **Copper**
5. Conductor Type: **Non-metallic sheathed cable**
6. Ground: **Plumbing ground**
7. Smoke Detectors: **Present - -A CO detector must always be installed in the home for safety.**

-Older smoke detectors present in home require replacement for safety. Smoke alarms should be installed on every level and near sleeping areas. Recommend install by a qualified electrical contractor.



Basement Electric Panel

8. Maximum Capacity: **100 Amps**
9. Type: **Westinghouse - -Breaker label has fallen off panel.**
10. Breakers: **-Appear Acceptable**
11. Is the panel bonded? Yes No



Plumbing

-Private well and septic system are not part of this inspection. Recommend professional inspections be performed.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

1. Service Line: **Copper**
2. Main Water Shutoff: **Basement**
3. Water Lines: **Polybutelene - -History of problems with poly B piping in the US in mid 1980's. No signs of leaks or other problems during inspection.**
4. Drain Pipes: **ABS**
5. Service Caps: **Accessible**
6. Vent Pipes: **ABS**

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Plumbing (Continued)

7. Gas Service Lines: **Metal**

Basement Water Heater

8. Water Heater Operation: **Functional at time of inspection - Expected life span of water heater is 15 years.**



9. Manufacturer: **Rheem**

10. Type: **Natural gas Capacity: 50 Gal.**

11. Approximate Age: **9 years Area Served: Whole building**

12. Flue Pipe: **Metal**

13. TPRV and Drain Tube: **Plastic**

Heating System

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Basement Heating System

1. Heating System Operation: **Appears functional - Life expectancy of this furnace is 15-20 years if maintained properly.**

Recommend annual service and cleaning by a professional HVAC company to extend the life of the furnace.

-HRV system does not appear to be working during inspection. Recommend repairs by a qualified HVAC contractor.



2. Manufacturer: **Trane**

3. Type: **Forced air Capacity: 80,000 BTU**

4. Area Served: **Whole building Approximate Age: 7 years**

5. Fuel Type: **Natural gas**

6. Heat Exchanger: **No Access**

7. Blower Fan/Filter: **Direct drive with disposable filter**

8. Distribution: **Metal duct - Recommend radon gas testing be performed in home by a qualified contractor for safety. Radon gas can collect in any home and is harmful to occupants at higher levels.**

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Heating System (Continued)

- 9. Draft Control: **Mechanical**
- 10. Flue Pipe: **S636**
- 11. Thermostats: **Programmable**
- 12. Tank Location: **N/A**
- 13. Suspected Asbestos: **No**

Basement

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A N P N I M D

Main Basement

- 1. Unable to Inspect: **50%** - - Majority of basement walls and framing are finished and not accessible.
No signs of water damage or entry present.
- 2. Ceilings/Walls: **-Reviewed - -High moisture readings taken in drywall ceiling below main floor powder room toilet. Recommend repairs by a qualified contractor.**
- 3. Floor: **Carpet**
- 4. Floor Drain: **Surface drain**
- 5. Doors: **-Reviewed**
- 6. Windows: **Reviewed**
- 7. Electrical: **110 VAC**
- 8. HVAC Source: **Heating system register**
- 9. Vapor Barrier: **-Limited access**
- 10. Insulation: **-Limited access - -Appears rodent issues are present in east basement finished wall areas and possibly ceiling. Insulation levels along top of wall appear to be disturbed. -Poop and holes found in insulation and floor around cold storage area. -Poop and damaged insulation found in several header areas of basement unfinished walls. Recommend further evaluation and measures of entire home by a qualified pest control contractor.**



- 11. Ventilation: **Vents, Windows**

09/16/2018

Fireplace/Wood Stove

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ANPNI M D

Main Level Fireplace

1. Type: **Wood burning**
2. Fireplace Construction: **-Metal - - Recommend WETT inspection and cleaning be performed prior to purchase for safety.**

-Use caution around fireplace with small children.



Bathroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Ensuite Bathroom

1. Ceiling: **Reviewed**
2. Walls: **Reviewed**
3. Floor: **Reviewed**
4. Doors: **Reviewed**
5. Windows: **Wood - -Will not open, recommend repairs or replacement by a qualified contractor.**



6. Electrical: **110 VAC GFCI**
7. Counter/Cabinet: **Reviewed**
8. Sink/Basin: **Reviewed**
9. Faucets/Traps: **Reviewed**
10. Tub/Surround: **-Reviewed**
11. Shower/Surround: **-Reviewed - -Recommend shower head be changed to type that casts water straight down, this will prevent excess water on enclosure.**



12. Toilets: **Reviewed**
13. HVAC Source: **Heating system register**

09/16/2018

Bathroom (Continued)

14. Ventilation: **Electric ventilation fan**

Upstairs Main Bathroom

15. Ceiling: **Reviewed**

16. Walls: **Reviewed**

17. Floor: **Reviewed**

18. Doors: **Reviewed**

19. Windows: **Wood - -Will not open, recommend repairs or replacement by a qualified contractor.**



20. Electrical: **110 VAC GFCI**

21. Counter/Cabinet: **Reviewed**

22. Sink/Basin: **Reviewed**

23. Faucets/Traps: **Reviewed**

24. Tub/Surround: **-Reviewed**

25. Toilets: **Reviewed**

26. HVAC Source: **Heating system register**

27. Ventilation: **Electric ventilation fan**

Main Floor Half Bathroom

28. Ceiling: **Reviewed**

29. Walls: **Reviewed**

30. Floor: **Reviewed**

31. Doors: **Reviewed**

32. Electrical: **110 VAC GFCI - - This bathroom has the GFCI reset outlet for all bathrooms in the home.**

33. Counter/Cabinet: **Reviewed**

34. Sink/Basin: **Reviewed**

35. Faucets/Traps: **Reviewed**

36. Toilets: **Repair Required - - High moisture readings taken around toilet on floor. Water leaking into basement ceiling. Recommend repairs by a qualified plumbing contractor.**



37. HVAC Source: **Heating system register**

38. Ventilation: **Electric ventilation fan**



09/16/2018

Kitchen

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Main Floor Kitchen

1. **Cooking Appliances: Reviewed**
2. **Ventilator: -Vents To Exterior**
3. **Disposal:**
4. **Dishwasher: -Requires Repair - -Roller for upper rack is damaged. Dishwasher is ver noisy. Recommend replacement.**



5. **Air Gap Present?** Yes No
6. **Refrigerator: Reviewed**
7. **Sink: Reviewed**
8. **Electrical: 110 VAC**
9. **Plumbing/Fixtures: -Reviewed**
10. **Counter Tops: Reviewed**
11. **Cabinets: Reviewed**
12. **Ceiling: Reviewed**
13. **Walls: Reviewed**



14. **Floor: Reviewed**
15. **Windows: Wood - -Will not open, recommend repairs or replacement by a qualified contractor.**
16. **HVAC Source: Heating system register**



09/16/2018

Bedroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Upstairs Bedrooms Bedroom

1. Closet: **Reviewed**
2. Ceiling: **Reviewed**
3. Walls: **Reviewed**
4. Floor: **Reviewed**
5. Doors: **Reviewed**
6. Windows: **Wood - -Will not open, recommend repairs or replacement by a qualified contractor.**

-Only windows that did open in the home were the two upper front bedroom windows. All others were stuck shut.



7. Electrical: **110 VAC**
8. HVAC Source: **Heating system register**

Living Space

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

-Main Floor Living Space

1. Closet: **Reviewed**
2. Ceiling: **Reviewed**
3. Walls: **Reviewed**
4. Floor: **Reviewed**
5. Doors: **Reviewed**
6. Windows: **Wood - -Will not open, recommend repairs or replacement by a qualified contractor.**



7. Electrical: **110 VAC**
8. HVAC Source: **Heating system register**

09/16/2018

Laundry Room/Area

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Main Floor Laundry Room/Area

1. **Finishes: -Reviewed**
2. **HVAC Source: Heating system register**
3. **Laundry Tub: PVC - -Cold water tap trap seal primer portion is not connected to drain proper, recommend repairs to keep floor drain trap primed.
-Cold water tap is leaking water from valve packing near handle when water running. Recommend repairs by a qualified plumbing contractor.**



4. **Laundry Tub Drain: ABS**
5. **Washer Hose Bib: Gate valves**
6. **Washer and Dryer Electrical: 110-240 VAC**
7. **Dryer Vent: Limited Access - -No air flow from exterior dryer vent piece when dryer is in use. Ducting is concealed in drop finished in basement. -Recommend repairs by a qualified contractor.**



8. **Washer Drain: Wall mounted drain**

09/16/2018

Marginal 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 complete report.

Lots and Grounds

1. **Porch: -Wood Construction, Masonry - -Trim at bottom of west porch posts has wood rot present. Recommend repairs by a qualified contractor.**
2. **Patio: Patio Stone - -Rear patio is sloping toward house foundation with low spots present. -Recommend repairs by a qualified contractor.**
3. **Grading: Negative slope - -Appears grading at rear of home east side is sloping toward house foundation. This can collect water around home. Recommend repairs by a qualified contractor to ensure grade slopes away from home.**
4. **Fences: Wood - -Fence is leaning in several areas, repairs will be required in near future.**

Exterior

5. **All Exterior Surface Type: Brick veneer, Vinyl siding - -Caulking seal needed around dryer vent piece on east side wall to prevent water and pest entry. -Caulking seal required at bottom corners of one plastic vent on east side wall. -Siding and J trim are not fitting properly on east side of front porch upper wall. -Wood trim above and below upper level front windows has rot present. Recommend replacement by a qualified contractor.**
6. **Entry Doors: Metal - -Small amount of wood rot present in bottom of east side door frame.**
7. **Patio Door: Wood sliding - -Paint and caulking seal needed around patio door. -Screen does not slide well. -Patio door will need replacement in near future due to age and condition.**
8. **Windows: Wood - -All wood window portions require scrape, paint and caulking review to extend life. -Recommend replacement of all wood windows in near future due to age and condition.**
9. **Basement Windows: Reviewed - -Vinyl has been chewed in top right of east basement window by a rodent. Seal needed along the top of this window. Recommend repairs by a qualified contractor.**
10. **Hose Bibs: Gate - -West side faucet is leaking at hand when in use and must be cranked hard to fully shut off. Recommend repairs by a qualified plumbing contractor. -Cannot get a hose on garage faucet due to wall framing.**

Exterior Foundation

11. **Foundation Condition: Vertical Cracking - - One vertical crack present in east foundation wall of home below basement window. Crack appears to be typical settlement, recommend parging coat repair above grade only at this time. Note: Further repairs may be required in future if water entry occurs at this crack location.**

Air Conditioning

12. **-Rear AC System Exterior Unit: Pad mounted - -Typical life span of exterior unit is 15-20 years. -Exterior unit is not level, this can affect operation and damage unit. Recommend repairs by a qualified HVAC contractor.**

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Marginal Summary (Continued)

Roof

13. **Main Roof Surface Material: Asphalt shingle** - -Several shingles across upper front section are not adhered well due due to tar paper under lower tabs.
-Roofing nails on upper cap and one on front roof face require caulking seal to prevent water entry.
- Starter shingle is not aligned well at lower front east roof edge, the overlap of upper shingles lines up with gap in starter strip shingle. These are typically staggered better and could cause a leak.
Recommend caulking seal of gaps between starter strip shingles.
Recommend repairs by a qualified roofing contractor.

Garage/Carport

14. **Front Garage Garage Doors: Metal** - -Dent damage present at center, does not appear to be affecting operation.
15. **Front Garage Roof: Asphalt shingle** - -Recommend roof vent be installed in garage roof to improve attic air flow. Recommend repairs by a qualified roofing contractor.
16. **Front Garage Floor/Foundation: Poured concrete** - - Typical cracks and wear in concrete, recommend seal cracks to prevent further deterioration.

Attic

17. **Main Attic Unable to Inspect: 20%** - It is typical that a portion of attic cannot be viewed due to insulation cover.
- Recommend access be gained to garage attic area.
18. **Main Attic Ventilation: Roof and soffit vents** - -Blocker insulation is missing in front east corner of attic allowing insulation to fall into soffit area. Recommend repairs by a qualified contractor.
19. **Main Attic Electrical: - No access** - Unable to inspect all electrical components due to insulation cover.

Structure

20. **Foundation: Limited access** - -Majority of foundation walls are finished on interior and not accessible. No signs of water entry present at this time.
- Cold storage area vents are blocked with insulation and must remain open.
21. **Floor/Slab: Poured slab** - -Recommend patch hole in basement floor beside furnace for older AC drain.
22. **Subfloor: Wood** - -Does not appear to be plastic moisture barrier below wood framing. Recommend further review and repairs to prevent moisture issues with wood floor.
-Trip hazard present in floor at bottom of basement stairs.

Electrical

23. **Smoke Detectors: Present** - -A CO detector must always be installed in the home for safety.
- Older smoke detectors present in home require replacement for safety. Smoke alarms should be installed on every level and near sleeping areas. Recommend install by a qualified electrical contractor.
24. **Basement Electric Panel Type: Westinghouse** - -Breaker label has fallen off panel.

Heating System

25. **Basement Heating System Heating System Operation: Appears functional** - Life expectancy of this furnace is 15-20 years if maintained properly.

Recommend annual service and cleaning by a professional HVAC company to extend the life of the

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Marginal Summary (Continued)

Heating System Operation: (continued)
furnace.

-HRV system does not appear to be working during inspection. Recommend repairs by a qualified HVAC contractor.

26. **Basement Heating System Distribution: Metal duct** - Recommend radon gas testing be performed in home by a qualified contractor for safety. Radon gas can collect in any home and is harmful to occupants at higher levels.

Basement

27. **Main Basement Unable to Inspect: 50%** - Majority of basement walls and framing are finished and not accessible.
No signs of water damage or entry present.

Fireplace/Wood Stove

28. **Main Level Fireplace Construction: -Metal** - Recommend WETT inspection and cleaning be performed prior to purchase for safety.

-Use caution around fireplace with small children.

Bathroom

29. **Ensuite Bathroom Windows: Wood** - Will not open, recommend repairs or replacement by a qualified contractor.
30. **Ensuite Bathroom Shower/Surround: -Reviewed** - Recommend shower head be changed to type that casts water straight down, this will prevent excess water on enclosure.
31. **Upstairs Main Bathroom Windows: Wood** - Will not open, recommend repairs or replacement by a qualified contractor.

Kitchen

32. **Main Floor Kitchen Dishwasher: -Requires Repair** - Roller for upper rack is damaged. Dishwasher is very noisy. Recommend replacement.
33. **Main Floor Kitchen Windows: Wood** - Will not open, recommend repairs or replacement by a qualified contractor.

Living Space

34. **-Main Floor Living Space Windows: Wood** - Will not open, recommend repairs or replacement by a qualified contractor.

Laundry Room/Area

35. **Main Floor Laundry Room/Area Laundry Tub: PVC** - Cold water tap trap seal primer portion is not connected to drain properly, recommend repairs to keep floor drain trap primed.
-Cold water tap is leaking water from valve packing near handle when water running. Recommend repairs by a qualified plumbing contractor.

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Defective 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 complete report.

Roof

1. **Leader/Extension: Extensions Required** - **-Ensure downspout extension / leaders extend 4-6 feet away from house foundation.**

-Recommend downspout extensions be installed across lower front roof shingles from upper downspout to prevent wear on roof shingles. Recommend repairs by a qualified contractor.

Garage/Carport

2. **Front Garage Ceiling/Walls: -Reviewed** - **-Wall has been framed in front original rear wall of garage. Opening present for faucet must be sealed to prevent air entering home.**
-A rodent was seen entering this opening and large amounts of poop present on floor in garage. Recommend professional pest control.
-Wall area needs repair and air seal at right of steps.
-Drywall has moisture damage and mould in west side where garage foundation is covered over. Recommend repairs by a qualified contractor.
3. **Front Garage Electrical: 110 VAC** - **-Live wiring abandon on east wall.**
-Electric baseboard heater on west wall is badly damaged. Recommend replace or removal. Recommend repairs by a qualified electrical contractor for safety.

-Stairs at house entrance door are unsafe. Recommend replacement by a qualified contractor.

Attic

4. **Main Attic Roof Framing: Truss** - **-One cracked wood truss member over master bedroom door in attic area. Recommend repairs by a qualified contractor.**

Basement

5. **Main Basement Ceilings/Walls: -Reviewed** - **-High moisture readings taken in drywall ceiling below main floor powder room toilet. Recommend repairs by a qualified contractor.**
6. **Main Basement Insulation: -Limited access** - **-Appears rodent issues are present in east basement finished wall areas and possibly ceiling. Insulation levels along top of wall appear to be disturbed.**
-Poop and holes found in insulation and floor around cold storage area.
-Poop and damaged insulation found in several header areas of basement unfinished walls. Recommend further evaluation and measures of entire home by a qualified pest control contractor.

Bathroom

7. **Main Floor Half Bathroom Toilets: Repair Required** - **- High moisture readings taken around toilet on floor. Water leaking into basement ceiling. Recommend repairs by a qualified plumbing contractor.**

Bedroom

8. **Upstairs Bedrooms Bedroom Windows: Wood** - **-Will not open, recommend repairs or replacement by a qualified contractor.**

-Only windows that did open in the home were the two upper front bedroom windows. All others were



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Defective Summary (Continued)

Windows: (continued)

stuck shut.

Laundry Room/Area

9. Main Floor Laundry Room/Area Dryer Vent: Limited Access - -No air flow from exterior dryer vent piece when dryer is in use. Ducting is concealed in drop finished in basement. -Recommend repairs by a qualified contractor.