

Property Inspections Unlimited Inc.



123 Anywhere St
Bestown, ON K0A 2A0

Prepared for: Jon Doe

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

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Invoice

Invoice # 1217

Inspector Name: Lee Ralph

Company Name: Property Inspections Unlimited Inc.

Address: PO Box 964

City, Province: Richmond ON

Client Name: John Doe

Property Address: 123 Anywhere St

City, Province, Postal Code: Bestown, ON K0A 2A0

Services Performed: Amount Due:

Home Inspection	550.00
HST #80761 6586	71.50
Total	\$621.50

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.

Inspection Agreement

BETWEEN

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

AND

Client Name: John Doe
Property Address: 123 Anywhere St
City, Province, Postal Code: Bestown, ON K0A 2A0

A. TERMS AND CONDITIONS (THE INSPECTION AGREEMENT IS INCLUDED IN PAGES 3 TO 5 OF THIS REPORT. PLEASE READ CAREFULLY BEFORE SIGNING**)**

1. In agreeing to proceed with the inspection of the property identified above, the Client has carefully read, understood, and accepted this Agreement.
2. The Client has been afforded advance notification to review this contract before agreeing to authorize PIU to proceed with this inspection. Notification methods include one or more of the following: this contract was forwarded to The Client either in e-mail or FAX format; the contract was mailed to the Client; The Client has been advised that this Agreement was available for the Client to review at the web site of PIU (www.propertyinspectionsunlimited.com); advertising media indicated services provided would be conducted under contract and the described means of reviewing the Agreement.
3. The inspection of the property identified above is subject to the following Terms and Conditions:
 - a. The inspection by PIU will be performed in accordance with the ASHI 'Standards of Practice' as adopted by the Professional Home & Property Inspectors of Canada.
 - b. The inspection will be attended by and will be under the direction of a Home Inspector in good standing and having membership in the Professional Home and Property Inspectors of Canada.
 - c. An Inspection Report ("Report") will be provided within 24 hours after the conclusion of the inspection. This Report will be based on a limited visual inspection of the readily accessible aspects of the building.
 - d. The Report reflects the Home Inspector's opinion of the present observable condition of the subject property at the date and time of inspection.
 - e. This inspection and the resulting Report does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
 - f. The inspection and Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the inspection nor the Report are substitutes for any real estate transfer disclosures which may be required by law.
4. **The Client agrees to pay the fee specified in the "Invoice" page of this Report.**
5. The Client acknowledges the inspection was scheduled for the date noted above.

Inspection Agreement (Continued)

B.SCOPE OF INSPECTION

1. **VISUAL INSPECTION.** This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. PIU will not undertake any excavation, disassembly, or removal of obstructions and will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present PIU with restrictions in examining specific home elements or components.

2. **LIMITED ASSESSMENT.** The home inspection will provide the Client with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. Some property components will be inspected on a random sampling of like items (i.e., electrical outlets, windows, doors, etc.). Therefore, not every defect may be identified. The PIU inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items. If thermal imaging equipment is used in the course of the property inspection, the Client acknowledges and accepts that a complete thermal inspection of the property has not been performed but rather on certain target areas.

3. **CONTEXT OF INSPECTION.** This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, the PIU inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

4. **NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION.** Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by the PIU inspector are not conducted in the context of Code or By-Law compliance inspections. The Client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or By-Law requirements.

5. **ENVIRONMENTAL AND AIR QUALITY CONCERNS.** The Client specifically acknowledges that a property inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; radon; lead; urea formaldehyde; mould; mildew; fungus; odours; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide. The Client agrees to hold PIU and the PIU Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions.

6. **NO THIRD-PARTY BENEFICIARIES.** The inspection and Report are performed and prepared for the sole and exclusive use of the Client. No other person or entity may rely on the Report issued pursuant to this Agreement. Nothing in this Agreement shall confer any rights upon any person or entity that is not a party to this Agreement except as expressly provided herein. In the event any person not party to this Agreement makes any claim against PIU or the PIU Inspector arising out of services performed by PIU under this Agreement, the Client agrees to indemnify, defend and hold harmless PIU and the PIU Inspector from any and all damages, expenses, costs, and legal fees arising from such a claim.


7. **NOTICE, STATUTE OF LIMITATIONS, AND ARBITRATION.** The Client agrees that any claim for negligence, breach of contract or otherwise, be made in writing and reported to PIU within ten (10) business days of discovery. The Client further agrees to allow PIU the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before the Client or the Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. The Client understands and agrees that any failure to notify PIU as stated above shall constitute a waiver of any and all claims the Client may have against PIU. The parties agree that all disputes arising in relation to this Agreement, the inspection itself, or the resulting Report shall be referred to and resolved by binding arbitration pursuant to the provisions of the National Arbitration Rules of the ADR institute of Canada, Inc. Election to submit any claim to arbitration must be given, in writing, to PIU within one (1) year of the property inspection. The parties agree further that they will not appeal the award of the Arbitrator on a question of law, on a question of fact, on a question of mixed law and fact, or any other basis, whatsoever. In the event the Client fails to prove any adverse claims against PIU, the Client agrees to pay all legal costs, expenses, and fees of PIU in defending said claims.

Inspection Agreement (Continued)

8. ENTIRE AGREEMENT. This Agreement, including any Schedules hereto and documents and certificates delivered pursuant hereto, are intended by the Parties to and do constitute the Entire Agreement of the Parties with respect to the transactions contemplated by this Agreement. This Agreement supersedes any and all prior understandings, written or oral, between the Parties, and this Agreement may not be amended, modified, or waived orally, but only by an instrument in writing signed by the Party against whom enforcement of the amendment, modification or waiver is sought.

9. GOVERNING LAW & SEVERABILITY. This Agreement shall be governed by Ontario law. If any provision of this Agreement is held to be unenforceable for any reason, it shall be adjusted rather than voided, if possible, in order to achieve the intent of the Parties to this Agreement to the fullest extent possible. In any event, all other provisions of this Agreement shall be deemed valid and enforceable to the fullest extent possible.

By signing below, the parties acknowledge they have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above.

Lee Ralph 

Client Signature(s): _____

Date: Oct 3, 2017

General Information

PROPERTY INFORMATION

Property Address: **123 Anywhere St**
City: **Bestown** Province: **ON** Postal Code: **K0A 2A0**

CLIENT INFORMATION

Client Name: **John Doe**
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: **1217**
Amount Received: **536.75**

CONDITIONS

Others Present: **Buyer's Agent** Property Occupied: **Vacant**
Estimated Age: **100 years** Entrance Faces: **South**
Inspection Date: **10/03/2017**
Start Time: **9:00am** End Time: **12:40pm**
Electric On: Yes No Not Applicable
Gas/Oil On: Yes No Not Applicable
Water On: Yes No Not Applicable
Temperature: **12C**
Weather: **Sunny** Soil Conditions: **Dry**
Space Below Grade: **Basement**
Building Type: **Single family home** Garage: **Detached**
Sewage Disposal: **Septic** How Verified: **Visual**
Water Source: **Well** How Verified: **Visual**
Additions/Modifications: **Rear Section**
Permits Obtained: **Unknown** How Verified: **Not Verified**

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.

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.

ANPNI M D

Lots and Grounds

Limitations of Inspection:

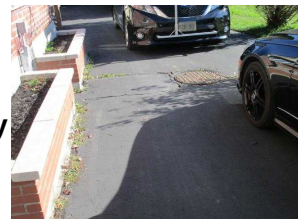
The inspection is not intended to address or include any geological conditions, site stability, environmental, or subsurface interference or drainage information. For information concerning these conditions, a geological or geotechnical engineer should be consulted. Decks, porches and some additions are often built close to the ground where there may be limited or no viewing. These areas should be accessed in the future to determine if there is positive drainage and provide repairs/correction if necessary. In all cases where a tree(s) is located in the vicinity of the sewer line a video inspection of the sewer lateral is recommended. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. The exterior inspection also does not include or report on seasonal accessories.

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

ANPNI M D

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

-Appears well is located below driveway, recommend further review by a qualified well water technician.



2. **Walks / Steps: Concrete, Wood**

3. **Porch: Reviewed - -Porch roof metal portions require paint and tar seal to prevent water entry. Recommend repairs by a qualified roofing contractor.**

-Limited access below front porch to view support system.



4. **Deck: Wood - -Support posts are not adequate and have rot at bottom.**

-Guard rail required around deck for safety.

Recommend repairs by a qualified contractor for safety.



5. **Grading: Reviewed**

6. **Vegetation: Shrubs, Trees**

Exterior

Limitations of Inspection:

The inspection is not intended to address or include any geological conditions, site stability, environmental, or subsurface interference or drainage information. For information concerning these conditions, a geological or geotechnical engineer should be consulted. Decks, porches and some additions are often built close to the ground where there may be limited or no viewing. These areas should be accessed in the future to determine if there is positive drainage and provide repairs/correction if necessary. In all cases where a tree(s) is located in the vicinity of the sewer line a video inspection of the sewer lateral is recommended. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. The exterior inspection also does not include or report on seasonal accessories.

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A NPNI M D

All Exterior Surface

1. **Type: Vinyl siding, Brick - -Brick and masonry repairs required below rear living room window and at top of rear wall above lower roof peak.**
-General mortar joint and masonry repairs required around the home as part of regular maintenance.
Recommend repairs by a qualified masonry contractor.

-Cracked and damaged vinyl siding below main south entrance door.



2. **Trim: Metal, Vinyl, Wood - -Caulking review and seal required around all window and door trim as gaps are present.**



3. **Entry Doors: Metal, Wood**
4. **Windows: Vinyl and Wood**
5. **Window Screens: Missing - -Several window screens are missing.**

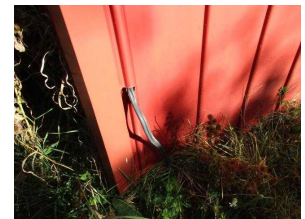
A NPNI M D

Exterior (Continued)

- 6. Basement Windows: **Wood** - - Older wood basement windows are quite weathered with rot present and should be replaced.



- 7. Exterior Lighting: **Surface mount**
- 8. Exterior Electric Outlets: **110 VAC GFCI**
- 9. Exterior Electrical: **110 VAC** - -**Electrical supply to rear shed is not safely installed. Recommend removal by a qualified electrical contractor.**



- 10. Hose Bibs: **Gate, -Frost Free Type** - -**Water piping on south wall is split, replacement required.**



Exposed Areas Exterior Foundation

- 11. Foundation Type: **Stone, Unknown**
- 12. Foundation Condition: **Limited access** - -**Parging coat repairs needed along bottom edges of rear foundation to prevent damage to foam insulation.**

-Could not determine type of foundation for rear addition, no access to interior and fully covered over on exterior.



Air Conditioning

Limitations of Inspection:

Air conditioning equipment is evaluated for functional operation at the time of the inspection only. No life expectancy can be conclusively expressed. The system is not operated if the exterior temperature is below 16 degrees Celsius as this may cause damage to the components. The inspection does not include balancing or sizing of the system. The inspection covers only the visible components of the system. Hidden problems may exist that are not identified in this report.

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ANPNI M D

-North AC System

1. Manufacturer: **York**
2. Area Served: **Majority of building** Approximate Age: **10 years**
3. Fuel Type: **Electric**
4. Type: **Central A/C** Capacity: **2.5 Ton**
5. A/C System Operation: **Appears serviceable**
6. Condensate Removal: **Plastic tubing**
7. Exterior Unit: **Pad mounted - -Large dent present in right side of unit. Does not appear to be affecting operation.**

-Typical life span of exterior unit is 15-20 years.



8. Visible Coil: **-Reviewed**
9. Refrigerant Lines: **Serviceable condition**
10. Electrical Disconnect: **Breaker disconnect**

Outbuilding

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A NP NI M D

Rear Outbuilding

- Exterior Surface: **Metal**
- Roof: **Metal** - **-Roof is sagging in center, improper support for roof. Recommend repairs of shed structure or total removal for safety.**
- Structure Type: **Wood framing with rafters** - **-Wood structure is sitting in the soil, wood rot likely in bottom.**
- Electrical: **110 VAC** - **-Not installed properly. Recommend removal.**



Roof

Limitations of Inspection:

Should they exist, the following are items that are NOT included in this inspection: antennae, interiors of flues or chimneys which are not readily accessible; Chimney flue inspection limited due to height. The inspection covers only the visible portion of the flue. During winter months significant information may not be available due to snow cover.

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ANPNI M D

Main Roof Surface

1. Method of Inspection: **Ground level, Camera Pole**
2. Type: **Gable & Valley**
3. Approximate Age: **40-50 years**

ANPNI M D

4. **Material: Metal** - -Portion of upper metal roof is raised at front south valley and at rear lower edge north of chimney. Recommend repairs by a qualified roofing contractor.

-Metal roof coverings require fastening and small hole seal review to prevent wind damage and water entry.

-Metal roof will require paint protection in 3-5 years time.



Lower Rear Roof Surface

5. Method of Inspection: **Ladder at eaves**
6. Type: **Gable & Valley**
7. Approximate Age: **15-20 years**

ANPNI M D

8. **Material: Metal**



Roof (Continued)

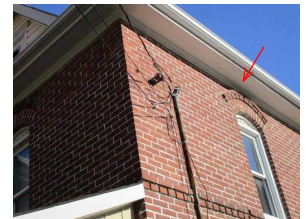
Widows Peak, Lower Front Roof Surface

9. Method of Inspection: **-Walked, Ground level, Camera Pole**
 10. Type: **Low Slope**
 11. Approximate Age: **10 years, 2-3 years**
 ANPNI M D

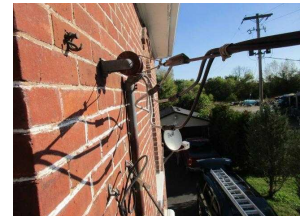
12. **Material: Rolled Asphalt Membrane - -Life expectancy of this material is likely approx 10 years from date of install.**



13. **Flashing: -Metal**
 14. **Soffits: -Vented Metal, Wood Board - -Suggest install metal vented soffit to reduce maintenance.**



15. **Valleys: Metal**
 16. **Plumbing Vents: ABS**
 17. **Electrical Mast: Surface mount - -Main electrical service is quite old and may require replacement in future du to age and condition.**



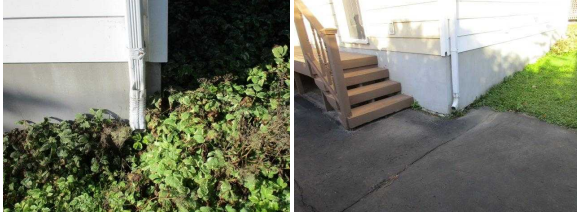
18. **Gutters: Aluminum - -Recommend all roof edges where pedestrian traffic is below have ice and snow guards installed for safety. Recommend repairs by a qualified roofing contractor.**



19. **Downspouts: Aluminum**
 20. **Leader/Extension: Extensions Required - - Ensure downspout extension / leaders extend 4-6 feet away from house foundation. All downspouts need extensions.**

Roof (Continued)

Leader/Extension: (continued)



Rear Chimney

ANPNIM D

21. Chimney: **Masonry**
22. Flue/Flue Cap: **Concrete, Metal** - - Recommend metal flashing cap be installed over entire top portion of chimney to prevent future repairs to masonry. Recommend installation by a qualified contractor.



23. Chimney Flashing: **Metal, Limited Access**

Garage/Carport

Limitations of Inspection:

Inspection of the Garage/Carport is limited to exposed to view elements. Movement of furniture, equipment or any other storage is beyond the scope of the inspection.

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A NP NI M D

Rear Garage

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

2. Garage Doors: **Metal**

3. Door Opener: **-Operated - -Garage door openers are being powered by an extension cord, should be plugged directly into an outlet for safety. -Recommend repairs by a qualified electrical contractor.**

4. Exterior Surface: **Vinyl siding**

5. Roof: **Asphalt shingle - -Asphalt shingles require replacement, curling and general deterioration on south side. Recommend repairs by a qualified roofing contractor.**

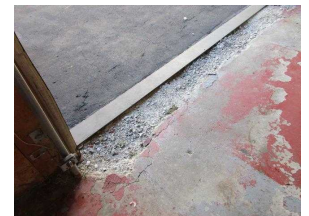
-Trees and hedge need to be trimmed away.



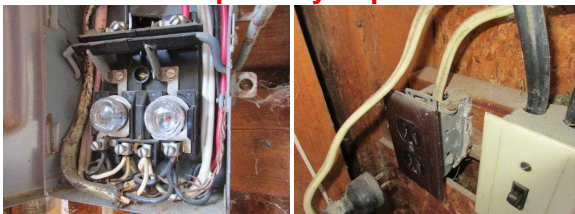
6. Service Doors: **Metal**

7. Ceiling/Walls: **-Reviewed**

8. Floor/Foundation: **Poured slab - -Concrete floor has damage at front from water collecting under doors. Recommend repairs by a qualified contractor.**



9. Electrical: **110 VAC/220 VAC - -Small fuse panel is over loaded with unsafe wiring present. Recommend repairs by a qualified electrical contractor for safety.**



10. Windows: **-Reviewed**

Garage/Carport (Continued)

11. **Gutters/Downspouts: Aluminum** - -Front of north gutter is damaged and may leak water, monitor and repair as needed.

-Downspout extensions needed at rear.



Attic

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

A NP NI M D

Upper Attic 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.
3. **Roof Framing: Rafter** - -Recommend additional support below south west facing valley to prevent sag in roof. Recommend repairs by a qualified contractor.
4. **Sheathing: Wood Board**
5. **Ventilation: Gable Ends**
6. **Insulation: Loose Fill Cellulose, Loose Fill Fiberglass, Rockwool**
7. **Insulation Depth: 6-8"** - Approx R26-28 insulation level present in attic space, recommend additional insulation be installed to lower heating costs.



-Attic hatch requires weather strip seal to prevent heat loss in home.

Attic (Continued)

8. **Electrical:** - Unable to inspect all electrical components due to insulation cover. -**Knob and tube wiring present in attic that is still in use, power present. Recommend further evaluation and upgrades by a qualified electrical contractor for safety.**



Lower Attic Attic

9. Method of Inspection: **From the attic access**

10. **Unable to Inspect:** 20% - It is typical that a portion of attic cannot be viewed due to insulation cover.
11. **Roof Framing:** Truss



12. **Sheathing:** Strapping
13. **Ventilation:** Ridge Vent, Gable End, Soffit vents



14. **Insulation:** Fiberglass Blanket, Loose Fill Cellulose
15. **Insulation Depth:** 8-10"
16. **Electrical:** - No access - Unable to inspect all electrical components due to insulation cover.
17. **Through Attic Exhaust:** -No access

Structure

Limitations of Inspection:

While every reasonable attempt is made to identify areas of concern, it is understood that the potential for covered or concealed defects are possible. Probing is not done where damage would result to the finished surfaces. The primary mode of examination is visual. Surface coverings and obstructions are not disturbed in the course of the inspection. The inspector does not provide engineering or architectural services, or offer an opinion on the adequacy of any structural system or component. Inspection of the basement is limited to accessible and visible areas. Movement of furniture, equipment or any other storage is beyond the scope of the inspection. In the majority of cases, moisture penetration to some degree is always possible.

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ANPNI M D

- Structure Type: **Wood frame**
- Foundation: **Stone** - **-Appears water entry has occurred through foundation walls in the past. This is too be expected in an older home with stone foundation but can be minimized by controlling ground water around home.**

-Cannot view rear addition foundation.

- Beams: **-Wood** - **-Support that has been added to center portion of home floor is not adequate. Recommend repairs by a qualified contractor.**



- Bearing Walls: **Frame**
- Joists/Trusses: **-Dimensional Lumber** - **-Floor joists are rotten at bearing ends in foundation walls in several areas particularly north wall. Support has been added but is not adequate. -Floor joist is cracked and cut near electrical panel. Another floor joist near electrical panel has excessive rot present. -Further evaluation and cost estimate for repairs is recommended prior to purchase by a qualified contractor.**



Structure (Continued)

- 6. Piers/Posts: **Steel posts**
- 7. Floor/Slab: **Poured slab**
- 8. Subfloor: **Wood Board**

Electrical

Limitations of Inspection:

The electrical component of the inspection tests a representative sample of receptacles for reverse polarity, false ground and ungrounded plugs, arc fault interrupters circuits and ground interrupted circuits. Inspection of the electrical system does NOT include or report on: remote control devices, alarm systems and components, low voltage wiring systems such as door bells, security, pet containment systems, and components or ancillary wiring that is not part of the primary power distribution system.

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A N P N I M D

1. Service Entrance; **Reviewed**
2. 120 VAC Branch Circuits: **Copper - -Knob and tube wiring found in use in the homes upper attic space and basement south areas. Upgrades required by a qualified electrical contractor prior to purchase for safety.**

-Unsafe wiring connection in ceiling near entrance into south basement area. Fire hazard present.

Recommend repairs by a qualified electrical contractor.



3. 240 VAC Branch Circuits: **Copper - -Live abandon wiring present in floor joist of south basement area, fire and shock hazard present. Recommend repairs by a qualified electrical contractor.**



4. Conductor Type: **Non-metallic sheathed cable, Romex, Knob and tube**
5. Ground: **Not Found**
6. Smoke Detectors: **-Present - -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.**

- A CO detector must always be installed in the home for safety.



Basement Electric Panel

A N P N I M D

Electrical (Continued)

7. **Manufacturer: Amalgamated - -Older fuse panel still in use, recommend upgrade to newer breaker style for ease of use and safety.**
-Wood framing that panels and wiring are mounted on is not secure.
Recommend repairs by a qualified ESA approved electrical contractor.



8. **Main Breaker Size: 100 Amps**
9. **Breakers: -Appear Acceptable**
10. **Fuses: Screw type**

Plumbing

Limitations of Inspection:

The nature of the plumbing inspection is primarily visual. As such, the inspection does not cover such things as concealed supply and drain lines, removal of clean-out covers, operation of safety valves or water shut off valves. Water heater tested for functional operation at time of inspection only. Water treatment / conditioning / filtering systems are not within the scope of this inspection. No life expectancy is expressed or implied.

Private well and septic system are not part of this inspection. Recommend professional inspections be performed if these systems are present.

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A N P N I M D

1. **Service Line: Metal, -Plastic - -Metal water line to well is quite old and will likely need replacement in near future. Water line is below asphalt driveway.**



2. **Main Water Shutoff: Basement**
3. **Water Lines: Copper, PEX - -Water piping is not proper supported at pump area.**

-Water pump is quite old and will likely need replacement in near future.

-Pressure gauge for system is not working.

-Several corroded fittings present near furnace area in water supply piping.

Recommend repairs by a qualified plumbing contractor.



4. **Drain Pipes: ABS, Cast iron - -Cast iron drain piping is deteriorated behind furnace and leaking onto basement floor. poor slope in this pipe as well. Recommend repairs by a qualified plumbing contractor.**

-Drain piping below kitchen sink is not installed well, proper venting required.

Plumbing (Continued)

Drain Pipes: (continued)



- 5. Service Caps: Accessible
- 6. Vent Pipes: ABS, Cast iron
- 7. Sump Pump: Submerged - **-Appears sump pump is used for water that runs across basement floor only.**

-Discharge piping is not permanently installed, appears basement window must be used to get hose to exterior.

Recommend repairs by a qualified plumbing contractor.



- 8. Gas Service Lines: Insulflex, Metal - **-No pressure testing tags installed on gas piping. Recommend review by a qualified HVAC contractor.**



Basement Water Heater

- 9. Manufacturer: John Woods
- 10. Type: Propane Capacity: 50 Gal.
- 11. Approximate Age: 4 years Area Served: Whole building, Radiant Heat

ANPNI M D

- 12. Water Heater Operation: Repair Required - **-Does not appear radiant floor hot water is being properly separated from domestic hot water. Recommend a heat exchanger be installed by a qualified plumbing contractor.**

-Expected life span of water heater is 12 years on well water.

Plumbing (Continued)

Water Heater Operation: (continued)



- 13. Flue Pipe: **S636**
- 14. TPRV and Drain Tube: **Plastic**

Heating System

Limitations of Inspection:

Heating equipment is evaluated for functional operation at the time of the inspection only. No life expectancy can be conclusively expressed. The inspection does not include balancing or sizing of the system. Inspection covers only visible components of system. Hidden problems may exist that are not identified in this report.

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

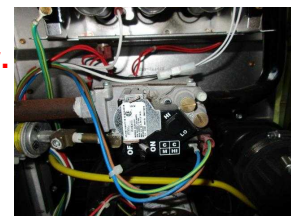
ANPNI M D

Main Heating System

1. Manufacturer: **Keeprite**
2. Type: **Forced air Capacity: 58000 BTU**
3. Area Served: **Majority of building Approximate Age: 5 years**
4. Fuel Type: **Propane gas**

5. **Heating System Operation: Repair Required -**
-- 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.



-No installation gas tags present on furnace or supply gas piping.

-Conversion sticker is required for furnace to ensure proper changes have been made for use with propane gas. -Recommend further evaluation by a qualified HVAC contractor.

6. **Blower Fan/Filter: Direct drive with disposable filter - Filter is extremely dirty**



7. **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.

8. **Circulation Pump: Pump**

9. **Draft Control: Mechanical**

10. **Flue Pipe: S636**

11. **Thermostats: Programmable**

12. **Fuel Tank: Propane tank**

13. **Tank Location: - Underground fuel storage tanks are not part of inspection - -Signs of past oil supply lines in basement floor near furnace.**

Bathroom

Limitations of Inspection:

This report focuses on the functional rather than the appearance aspects of the home. This examination does not normally include examination of surface finishes such as paint, wall paper, or other forms of surface treatment. Also, installed elements such as carpeting, window treatments, appliances, recreational facilities are not normally included. Assessment for indoor air quality, moisture problems that may result in visible or concealed mold growth, presence of toxic or hazardous materials, presence of radon or contaminants present from construction or past use of the property are not included in this report. Should such assurances be required a qualified environmental specialist should be retained.

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ANPNI M D

Upstairs Main Bathroom

1. Ceiling: Reviewed
2. Walls: Reviewed

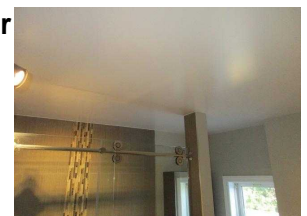


3. Floor: Reviewed
4. Doors: Reviewed
5. Windows: -Reviewed
6. Electrical: 110 VAC

7. Counter/Cabinet: Reviewed
8. Sink/Basin: Reviewed
9. Faucets/Traps: Reviewed
10. Shower/Surround: -Reviewed - **-Could not get hot water to flow in the shower. Recommend repairs by a qualified plumbing contractor.**



11. Toilets: Reviewed
12. HVAC Source: Heating system register
13. Ventilation: Window - **-Suggest install bathroom exhaust fan to exterior at some point to help remove moist air.**



Bathroom (Continued)

Main Floor Bathroom

- 14. Ceiling: Reviewed
- 15. Walls: Reviewed
- 16. Floor: Reviewed
- 17. Doors: Reviewed
- 18. Windows: -Reviewed
- 19. Electrical: 110 VAC GFCI

- 20. Counter/Cabinet: Reviewed
- 21. Sink/Basin: Reviewed
- 22. Faucets/Traps: Reviewed
- 23. Tub/Surround: -Reviewed - - Caulking seal required around tub faucet and tile wall to prevent water entry.

- 24. Toilets: Reviewed
- 25. HVAC Source: Radiant heat
- 26. Ventilation: Electric ventilation fan, Electric ventilation fan and window



Kitchen

Limitations of Inspection:

Appliances are reviewed for functional operation at the time of the inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by flooring, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in this report.

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

ANPNI M D

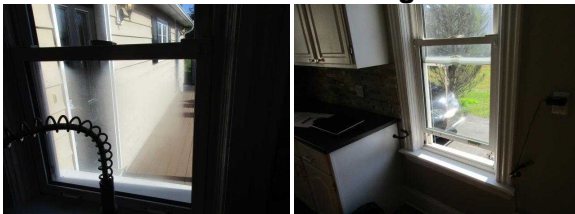
Main Floor Kitchen

- 1. Cooking Appliances: **Reviewed**
- 2. Ventilator: - **Does not vent to exterior**



- 3. Disposal:
- 4. Refrigerator: **Reviewed**
- 5. Sink: **-Reviewed**
- 6. Electrical: **110 VAC, 110 VAC GFCI**
- 7. Plumbing/Fixtures: **-Reviewed**
- 8. Counter Tops: **Reviewed**
- 9. Cabinets: **Reviewed**
- 10. Ceiling: **Reviewed**
- 11. Walls: **Reviewed**
- 12. Floor: **Reviewed**
- 13. Windows: **-Vinyl - -Two fogged thermal panes present in separate windows. Thermal value is reduced.**

-Window screens are missing.



- 14. HVAC Source: **Heating system register**

Bedroom

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

A NP NI M D

Upstairs Bedrooms Bedroom

1. Closet: **Reviewed**
2. Ceiling: **Reviewed**
3. Walls: **Reviewed**
4. Floor: **Reviewed**
5. Doors: **Reviewed**
6. Windows: **-Vinyl - -Hardware for holding windows up is damaged in several windows.**

-Screens missing in master bedroom windows.

-Two fogged thermal panes in master bedroom windows.



7. Electrical: **Sampled**
8. HVAC Source: **Heating system register**

Living Space

Limitations of Inspection:

Inspection does not cover any damage concealed by flooring, wall paneling, furniture or fixtures. Typical wall and ceiling minor cracks/touch ups are considered normal and are not usually listed in this report. Testing of appliances is not included as part of the inspection. Smoke detectors are NOT tested as part of the inspection.

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 - **-Possible that asbestos fibers are present in wall or wall joint compound of older homes such as this one. Also possible that lead paint may have been used on interior finishes of the home. Recommend further testing by a qualified company.**
4. Floor: Reviewed
5. Doors: Reviewed
6. Windows: -Reviewed - **-Majority of wood windows are painted shut.**
7. Electrical: Sampled
8. HVAC Source: Heating system register
9. Stairs / Railings Reviewed - **-Railing height and space between spindals do not meet today's standards. Recommend repairs by a qualified contractor for safety.**



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: **Radiant heat**

3. Washer Hose Bib: **Gate valves**

4. Washer and Dryer Electrical: **110-240 VAC**

5. Dryer Vent: **Metal - -Duct tape has been used on dryer vent pipe, recommend change to proper aluminum heat tape. Dryer vent pipe is leaking air and link. Repair required.**



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

Not Inspected Summary

Not inspected items may be due to seasonal conditions, accessibility restrictions, potential for damage or personal injury. 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.

Attic

-
1. Lower Attic Attic Through Attic Exhaust: **-No access**
Electrical
 2. Ground: **Not Found**
-

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

-Appears well is located below driveway, recommend further review by a qualified well water technician.
2. **Porch: Reviewed** - -Porch roof metal portions require paint and tar seal to prevent water entry. Recommend repairs by a qualified roofing contractor.

-Limited access below front porch to view support system.

Exterior

3. **All Exterior Surface Type: Vinyl siding, Brick** - -Brick and masonry repairs required below rear living room window and at top of rear wall above lower roof peak.
-General mortar joint and masonry repairs required around the home as part of regular maintenance. Recommend repairs by a qualified masonry contractor.

-Cracked and damaged vinyl siding below main south entrance door.
4. **Trim: Metal, Vinyl, Wood** - -Caulking review and seal required around all window and door trim as gaps are present.
5. **Window Screens: Missing** - -Several window screens are missing.
6. **Exposed Areas Exterior Foundation Foundation Condition: Limited access** - -Parging coat repairs needed along bottom edges of rear foundation to prevent damage to foam insulation.

-Could not determine type of foundation for rear addition, no access to interior and fully covered over on exterior.

Air Conditioning

7. **-North AC System Exterior Unit: Pad mounted** - -Large dent present in right side of unit. Does not appear to be affecting operation.

-Typical life span of exterior unit is 15-20 years.

Roof

8. **Main Roof Surface Material: Metal** - -Portion of upper metal roof is raised at front south valley and at rear lower edge north of chimney. Recommend repairs by a qualified roofing contractor.

-Metal roof coverings require fastening and small hole seal review to prevent wind damage and water

Marginal Summary (Continued)

Material: (continued)
entry.

-Metal roof will require paint protection in 3-5 years time.

9. **Soffits: -Vented Metal, Wood Board** - -Suggest install metal vented soffit to reduce maintenance.
10. **Electrical Mast: Surface mount** - -Main electrical service is quite old and may require replacement in future due to age and condition.
11. **Gutters: Aluminum** - -Recommend all roof edges where pedestrian traffic is below have ice and snow guards installed for safety. Recommend repairs by a qualified roofing contractor.
12. **Rear Chimney Flue/Flue Cap: Concrete, Metal** - - Recommend metal flashing cap be installed over entire top portion of chimney to prevent future repairs to masonry. Recommend installation by a qualified contractor.
13. **Rear Chimney Chimney Flashing: Metal, Limited Access**

Garage/Carport

14. **Rear Garage Door Opener: -Operated** - -Garage door openers are being powered by an extension cord, should be plugged directly into an outlet for safety. -Recommend repairs by a qualified electrical contractor.
15. **Rear Garage Floor/Foundation: Poured slab** - -Concrete floor has damage at front from water collecting under doors. Recommend repairs by a qualified contractor.
16. **Rear Garage Gutters/Downspouts: Aluminum** - -Front of north gutter is damaged and may leak water, monitor and repair as needed.

-Downspout extensions needed at rear.

Attic

17. **Upper Attic Attic Unable to Inspect: 20%** - It is typical that a portion of attic cannot be viewed due to insulation cover.
18. **Upper Attic Attic Roof Framing: Rafter** - -Recommend additional support below south west facing valley to prevent sag in roof. Recommend repairs by a qualified contractor.
19. **Upper Attic Attic Insulation Depth: 6-8"** - Approx R26-28 insulation level present in attic space, recommend additional insulation be installed to lower heating costs.

-Attic hatch requires weather strip seal to prevent heat loss in home.

20. **Lower Attic Attic Unable to Inspect: 20%** - It is typical that a portion of attic cannot be viewed due to insulation cover.
21. **Lower Attic Attic Electrical: - No access** - Unable to inspect all electrical components due to insulation cover.

Structure

22. **Foundation: Stone** - -Appears water entry has occurred through foundation walls in the past. This is to be expected in an older home with stone foundation but can be minimized by controlling ground water around home.

-Cannot view rear addition foundation.

Marginal Summary (Continued)

Plumbing

23. **Water Lines: Copper, PEX** - -Water piping is not proper supported at pump area.

-Water pump is quite old and will likely need replacement in near future.

-Pressure gauge for system is not working.

-Several corroded fittings present near furnace area in water supply piping.

Recommend repairs by a qualified plumbing contractor.

Heating System

24. **Main Heating System Blower Fan/Filter: Direct drive with disposable filter** - Filter is extremely dirty

25. **Main 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.

Bathroom

26. **Upstairs Main Bathroom Ventilation: Window** - -Suggest install bathroom exhaust fan to exterior at some point to help remove moist air.

27. **Main Floor Bathroom Tub/Surround: -Reviewed** - - Caulking seal required around tub faucet and tile wall to prevent water entry.

Kitchen

28. **Main Floor Kitchen Ventilator: - Does not vent to exterior**

29. **Main Floor Kitchen Windows: -Vinyl** - -Two fogged thermal panes present in separate windows. Thermal value is reduced.

-Window screens are missing.

Bedroom

30. **Upstairs Bedrooms Bedroom Windows: -Vinyl** - -Hardware for holding windows up is damaged in several windows.

-Screens missing in master bedroom windows.

-Two fogged thermal panes in master bedroom windows.

Living Space

31. **-Main Floor Living Space Walls: Reviewed** - -Possible that asbestos fibers are present in wall or wall joint compound of older homes such as this one. Also possible that lead paint may have been used on interior finishes of the home. Recommend further testing by a qualified company.

32. **-Main Floor Living Space Windows: -Reviewed** - -Majority of wood windows are painted shut.

Marginal Summary (Continued)

Laundry Room/Area

33. Main Floor Laundry Room/Area Dryer Vent: Metal - -Duct tape has been used on dryer vent pipe, recommend change to proper aluminum heat tape. Dryer vent pipe is leaking air and link. Repair required.

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.

Lots and Grounds

1. Deck: **Wood** - **-Support posts are not adequate and have rot at bottom.**

-Guard rail required around deck for safety.

Recommend repairs by a qualified contractor for safety.

Exterior

2. Basement Windows: **Wood** - **- Older wood basement windows are quite weathered with rot present and should be replaced.**
3. Exterior Electrical: **110 VAC** - **-Electrical supply to rear shed is not safely installed. Recommend removal by a qualified electrical contractor.**
4. Hose Bibs: **Gate, -Frost Free Type** - **-Water piping on south wall is split, replacement required.**

Outbuilding

5. Rear Outbuilding Roof: **Metal** - **-Roof is sagging in center, improper support for roof. Recommend repairs of shed structure or total removal for safety.**
6. Rear Outbuilding Structure Type: **Wood framing with rafters** - **-Wood structure is sitting in the soil, wood rot likely in bottom.**
7. Rear Outbuilding Electrical: **110 VAC** - **-Not installed properly. Recommend removal.**

Roof

8. Leader/Extension: **Extensions Required** - **- Ensure downspout extension / leaders extend 4-6 feet away from house foundation. All downspouts need extensions.**

Garage/Carport

9. Rear Garage Roof: **Asphalt shingle** - **-Asphalt shingles require replacement, curling and general deterioration on south side. Recommend repairs by a qualified roofing contractor.**
- Trees and hedge need to be trimmed away.**
10. Rear Garage Electrical: **110 VAC/220 VAC** - **-Small fuse panel is over loaded with unsafe wiring present. Recommend repairs by a qualified electrical contractor for safety.**

Attic

11. Upper Attic Electrical: **- Unable to inspect all electrical components due to insulation cover. -Knob and tube wiring present in attic that is still in use, power present. Recommend further evaluation and upgrades by a qualified electrical contractor for safety.**

Structure

12. Beams: **-Wood** - **-Support that has been added to center portion of home floor is not adequate. Recommend repairs by a qualified contractor.**
13. Joists/Trusses: **-Dimensional Lumber** - **-Floor joists are rotten at bearing ends in foundation walls in several areas particularly north wall. Support has been added but is not adequate.**
-Floor joist is cracked and cut near electrical panel. Another floor joist near electrical panel has excessive rot present.
-Further evaluation and cost estimate for repairs is recommended prior to purchase by a qualified

Defective Summary (Continued)

Joists/Trusses: (continued)

contractor.

Electrical

14. 120 VAC Branch Circuits: **Copper** - **-Knob and tube wiring found in use in the homes upper attic space and basement south areas. Upgrades required by a qualified electrical contractor prior to purchase for safety.**

-Unsafe wiring connection in ceiling near entrance into south basement area. Fire hazard present.

Recommend repairs by a qualified electrical contractor.

15. 240 VAC Branch Circuits: **Copper** - **-Live abandon wiring present in floor joist of south basement area, fire and shock hazard present. Recommend repairs by a qualified electrical contractor.**

16. Smoke Detectors: **-Present** - **-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.**

- A CO detector must always be installed in the home for safety.

17. Basement Electric Panel Manufacturer: **Amalgamated** - **-Older fuse panel still in use, recommend upgrade to newer breaker style for ease of use and safety.**

-Wood framing that panels and wiring are mounted on is not secure.

Recommend repairs by a qualified ESA approved electrical contractor.

Plumbing

18. Service Line: **Metal, -Plastic** - **-Metal water line to well is quite old and will likely need replacement in near future. Water line is below asphalt driveway.**

19. Drain Pipes: **ABS, Cast iron** - **-Cast iron drain piping is deteriorated behind furnace and leaking onto basement floor. poor slope in this pipe as well. Recommend repairs by a qualified plumbing contractor.**

-Drain piping below kitchen sink is not installed well, proper venting required.

20. Sump Pump: **Submerged** - **-Appears sump pump is used for water that runs across basement floor only.**

-Discharge piping is not permanently installed, appears basement window must be used to get hose to exterior.

Recommend repairs by a qualified plumbing contractor.

21. Gas Service Lines: **Insulflex, Metal** - **-No pressure testing tags installed on gas piping. Recommend review by a qualified HVAC contractor.**

22. Basement Water Heater Water Heater Operation: **Repair Required** - **-Does not appear radiant floor hot water is being properly separated from domestic hot water. Recommend a heat exchanger be installed by a qualified plumbing contractor.**

-Expected life span of water heater is 12 years on well water.

Defective Summary (Continued)

Heating System

23. Main Heating System Heating System Operation: **Repair Required -**
- 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.
- No installation gas tags present on furnace or supply gas piping.
- Conversion sticker is required for furnace to ensure proper changes have been made for use with propane gas. -Recommend further evaluation by a qualified HVAC contractor.

Bathroom

24. Upstairs Main Bathroom Shower/Surround: **-Reviewed - -Could not get hot water to flow in the shower. Recommend repairs by a qualified plumbing contractor.**

Living Space

25. -Main Floor Living Space Stairs / Railings **Reviewed - -Railing height and space between spindals do not meet today's standards. Recommend repairs by a qualified contractor for safety.**