

Ontario Inspections Inc.

Home Inspection Report



555 Sample Street, Brampton , Ontario, 5Y5 5Z5

Inspection prepared for: Sample Report

Real Estate Agent: Sam Dhiman - Ontario Inspections Sample Report

Date of Inspection: 11/9/2020 Time: 1:45 pm to 3:55 pm

Age of Home: 35 years +/- Size: 2300 Sq ft approx

Weather: Sunny 20 degrees, No Rain

Inspector: Sam Dhiman

Certified Master Inspector, Member of Cannachi and Internachi

Brampton, Ontario

Phone: 416.219.4131

Email: sam@ontarioinspections.com

www.ontarioinspections.com





Report Summary

Exterior		
Page 5 Item: 1	Driveway Condition	Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.
Page 6 Item: 5	Window/Frame Conditions	<ul style="list-style-type: none"> Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point. Fog/condensation observed in Thermopane windows. This is an indication of a failed seal. Recommending review for repair or replacement as necessary. In the inspectors opinion the windows/frames are near the end of their useful life due to the age due condensation.
Page 8 Item: 6	Exterior Door Conditions	<ul style="list-style-type: none"> Peeling paint and worn out caulking observed, suggest scraping and painting as necessary.
Page 9 Item: 7	Gutter Condition	<ul style="list-style-type: none"> Loose at several areas, suggest securing as necessary.
Page 11 Item: 12	Exterior Faucet Conditions	<ul style="list-style-type: none"> Longer copper pipe noted, could freeze and burst in winter if not winterized. Recommending repair.
Page 12 Item: 18	Deck Condition	<ul style="list-style-type: none"> Deck railing is non-compliant as it offers "climbing bars". Recommending replacement by railing with vertical spacing not exceeding 4". The support posts are not in ground or properly sitting in the footing. Foundation for the deck is tilted causing the structure to lean, Recommending review by a qualified professional for repair or replacement as necessary.
Page 14 Item: 21	Stair Condition	<ul style="list-style-type: none"> Recommending review by a qualified professional for repair or replacement as necessary.
Roof		
Page 16 Item: 6	Roof Comments	<ul style="list-style-type: none"> Recommending consultation with qualified contractor for replacement quotations in order to budget.
Garage		
Page 18 Item: 4	Garage Door Condition	<ul style="list-style-type: none"> Bottom door panel is water damaged/deteriorated.
Page 18 Item: 6	Garage Door Opener Condition	<ul style="list-style-type: none"> Chain needs to be tightened, Recommend review for repair or replacement as necessary.
Page 20 Item: 12	Garage Ceiling Condition	<ul style="list-style-type: none"> Evidence of past water penetration observed.
Basement		
Page 26 Item: 12	Window Condition	<ul style="list-style-type: none"> Original windows noted, these windows do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.
Plumbing		
Page 28 Item: 4	Waste Line Condition	<ul style="list-style-type: none"> Minor corrosion observed, no leaks visible at time of inspection.
Electrical		

Page 31 Item: 3	Main Panel Comments	<ul style="list-style-type: none"> AFCI protection in bedroom branch circuits is a new requirement, not present in this house. Recommending adding as safety enhancement feature. Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Repair is recommended. Burned or scorched wiring observed, recommend review by a licensed electrician.
Heating		
Page 35 Item: 7	Distribution Ducting Condition	<ul style="list-style-type: none"> Suggest sealing all openings with aluminum tape.
Air Conditioning		
Page 37 Item: 1	Air Conditioning Comments	<ul style="list-style-type: none"> The condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant. Unit should be leveled.
Water Heater		
Page 38 Item: 3	Temperature Pressure Release Valve Conditions	<ul style="list-style-type: none"> The TPR valve is missing. This is a safety concern. Suggest installing required temperature pressure relief valve as a safety measure prior to closing.
Kitchen		
Page 40 Item: 6	Kitchen Electrical Condition	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Page 43 Item: 15	Dishwasher Condition	<ul style="list-style-type: none"> Working condition at the time of inspection but due to age, and noisy motor it is end of its life.
Page 44 Item: 16	Hood Fan Condition	<ul style="list-style-type: none"> Recommend changing filter due it is touching the fan.
Bathroom		
Page 49 Item: 2	Bath Floor Conditions	<ul style="list-style-type: none"> Cracked / Chipped tiles noted. In the inspectors opinion the floor is near the end of its useful life due to grout damage or lose tiles near toilet and entrance areas. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
Page 51 Item: 7	Electrical Condition	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Page 53 Item: 18	Sink Condition	<ul style="list-style-type: none"> Drain stopper is inoperable. Sink needs to be changed due condition. Sink drains very slow, needs repair.
Page 55 Item: 21	Toilet Condition	<ul style="list-style-type: none"> A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.
Other Interior Areas		
Page 59 Item: 4	Ceiling Conditions	<ul style="list-style-type: none"> Evidence of past water penetration observed. Recommend review for repair or replacement as necessary.

Page 60 Item: 6	Window Condition	<ul style="list-style-type: none">• In the inspectors opinion the windows/frames are near the end of their useful life.
Fireplace		
Page 65 Item: 3	Fireplace Comments	<ul style="list-style-type: none">• A wood burning fireplace is noted in this home. Please be advised that this item may only be lawfully inspected by a WETT-certified contractor and then, only after a thorough cleaning. It is strongly suggested that this fireplace be cleaned and inspected before close.



General Information

1. Inspector

Sam Dhiman

2. Persons in Attendance

Buyers • Buyers Agent

3. Occupancy

The Property is occupied - Furnished
ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS,
WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS
RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL
BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS
INSPECTION REPORT.

4. Property Information

This is a single family home

5. Levels

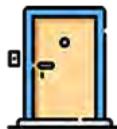
2 Story

6. Estimated Age

This home is approximately 35 + / - years old

7. Weather conditions

Clear • Temperature at the time of inspection was approximately 20 degrees,
Sunny, No rain.



Exterior

1. Driveway Condition

Good	Fair	Poor	Rev	None
	X			

Materials: Asphalt

Observations: Common cracks noted., Settlement and common cracking noted., **Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.**



Settlement and common cracking noted.



Common cracks noted.



Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.

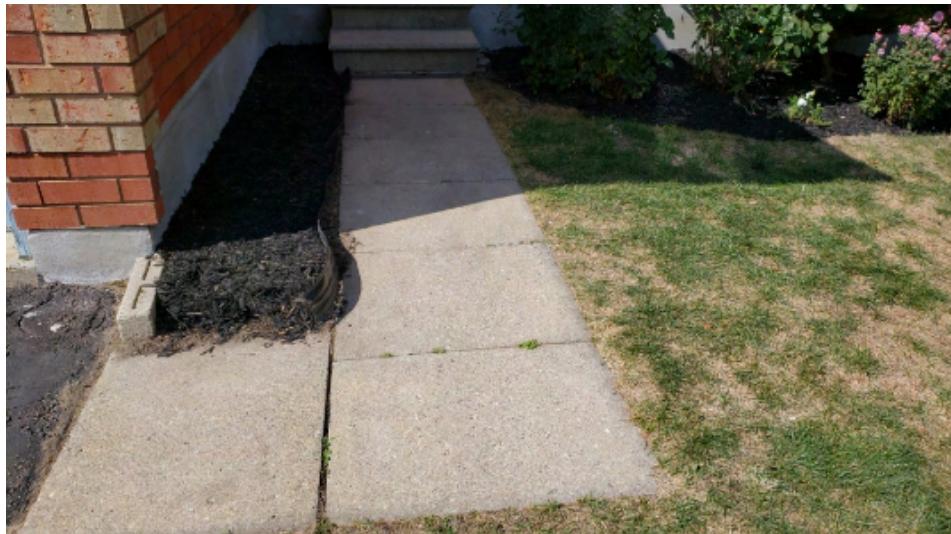
2. Walkway Conditions

Good	Fair	Poor	Rev	None
X				

Materials: Paver/Tile

Observations:

- No issues or trip hazards noted.



No issues or trip hazards noted.

3. Exterior Wall Cladding Condition

Good Fair Poor Rev None

X				
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Materials: Brick

Observations:

- All materials appeared to be in good condition.

4. Trim Conditions

Good Fair Poor Rev None

X				
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Materials: Metal • Vinyl

5. Window/Frame Conditions

Good Fair Poor Rev None

		X		
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Materials: Casement • Double Hung • Single Hung • Wood Frame

Observations:

- Some windows in this home do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.
- Suggest caulking and refinishing of doors and window frames as necessary.
- **Deterioration of wooden frames noted.** While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
- Fog/condensation observed in Thermopane windows. This is an indication of a failed seal. Recommending review for repair or replacement as necessary.
- In the inspectors opinion the windows/frames are near the end of their useful life due to the age due condensation.



Fog/condensation observed in Thermopane windows. This is an indication of a failed seal. Recommending review for repair or replacement as necessary.



Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



In the inspectors opinion the windows/frames are near the end of their useful life due to the age.



Suggest caulking and refinishing of doors and window frames as necessary.



Some windows in this home do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.

Fog/condensation observed in Thermopane windows. This is an indication of a failed seal. Recommending review for repair or replacement as necessary.



Fog/condensation observed in Thermopane windows. This is an indication of a failed seal. Recommending review for repair or replacement as necessary.

6. Exterior Door Conditions

Good	Fair	Poor	Rev	None
	X			

Materials: Metal Clad • Sliding

Observations:

- Wire mesh damage noted.
- Peeling paint and worn out caulking observed, suggest scraping and painting as necessary.



Peeling paint and worn out caulking observed,
suggest scraping and painting as necessary.



Wire mesh damage noted.

7. Gutter Condition

Good	Fair	Poor	Rev	None
	X			

Materials: Metal

Observations:

- Loose at several areas, suggest securing as necessary.



Loose at several areas, suggest securing as
necessary.



Loose at several areas, suggest securing as
necessary.



Loose at several areas, suggest securing as necessary.

8. Fence Condition

Good Fair Poor Rev None

X				
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Materials: Wood

9. Electric Meter Condition

Good Fair Poor Rev None

X				
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Location: Right Side

Observations:

- Utility Company Seal observed at the meter.



Utility Company Seal observed at the meter.

10. Gas Meter Condition

Good Fair Poor Rev None

X				
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Location: Right Side

Observations:

- Main fuel shutoff was located at the meter. Checked for any leaks and no odor was detected.



Main fuel shutoff was located at the meter. Checked for any leaks and no odor was detected.

11. Electrical Conditions

Good	Fair	Poor	Rev	None
	X			

Observations:

- No **GFCI** protection present, suggest installing GFCI protected receptacles for safety.



No GFCI protection present, suggest installing GFCI protected receptacles for safety.

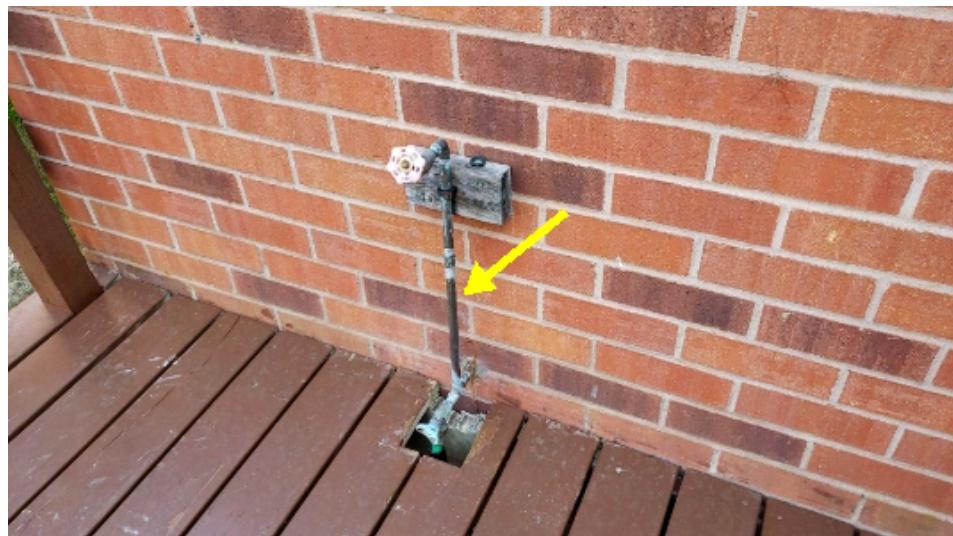
12. Exterior Faucet Conditions

Good	Fair	Poor	Rev	None
	X			

Location: Garage • Rear

Observations:

- Longer copper pipe noted, could freeze and burst in winter if not winterized. Recommending repair.



Longer copper pipe noted, could freeze and burst in winter if not winterized. Recommending repair.

13. Door Bell Condition

Good Fair Poor Rev None

Location: Front

X				
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14. Lot Grade and Drainage Conditions

Good Fair Poor Rev None

X				
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15. Foundation Conditions

Good Fair Poor Rev None

Type: Basement

Observations:
• Concrete.

16. Retaining Wall Conditions

Good Fair Poor Rev None

				X
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17. Patio Conditions

Good Fair Poor Rev None

				X
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18. Deck Condition

Good Fair Poor Rev None

Materials: Wood

Observations:

- Deck railing is non-compliant as it offers "climbing bars" Recommending replacement by railing with vertical spacing not exceeding 4".
- The support posts are not in ground or properly sitting in the footing. Foundation for the deck is tilted causing the structure to lean, Recommending review by a qualified professional for repair or replacement as necessary.



Deck railing is non-compliant as it offers "climbing bars". Recommending replacement by railing with vertical spacing not exceeding 4".



The support posts are not in ground or properly sitting in the footing. Foundation for the deck is tilted causing the structure to lean, Recommending review by a qualified professional for repair or replacement as necessary.



The support posts are not in ground or properly sitting in the footing. Foundation for the deck is tilted causing the structure to lean, Recommending review by a qualified professional for repair or replacement as necessary.



Recommending review by a qualified professional for repair or replacement as necessary, it is tilted.

19. Porch Condition

Good	Fair	Poor	Rev	None
X				

Materials: Concrete

Observations:

- Common cracks noted.

20. Balcony Condition

Good	Fair	Poor	Rev	None
				X

21. Stair Condition

Good	Fair	Poor	Rev	None
	X			

Observations:

- Recommending review by a qualified professional for repair or replacement as necessary.



Recommending review by a qualified professional for repair or replacement as necessary as the step is too high.

22. General Exterior Comments

Good	Fair	Poor	Rev	None
X				

Observations:

- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.



1. Methods Used to Inspect Roof

How Inspected:Ladder and Binacoulars Observed from the ground with 8X56 field glasses.

2. Roof Condition

Good	Fair	Poor	Rev	None
<input checked="" type="checkbox"/>	X			

Materials: Asphalt Composition Shingles

Observations:

- Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.
- Minor buckling of shingles noted. This is a fairly common condition that is not normally any cause for concern.



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3. Roof Flashing Condition

Good	Fair	Poor	Rev	None
<input checked="" type="checkbox"/>				

Materials: Metal

Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

4. Skylight Condition

Good	Fair	Poor	Rev	None
			X	

5. Roof Surface Conditions

Good	Fair	Poor	Rev	None
		X		

Observations:

- The roof shows normal wear for its age and type.
- Granular loss and damage observed. Roof appears to be approaching the end of its useful life. Suggest further review by a licensed roofer for repairs/replacement as needed.



Granular loss and damage observed. Roof appears to be approaching the end of its useful life. Suggest further review by a licensed roofer for repairs/replacement as needed.

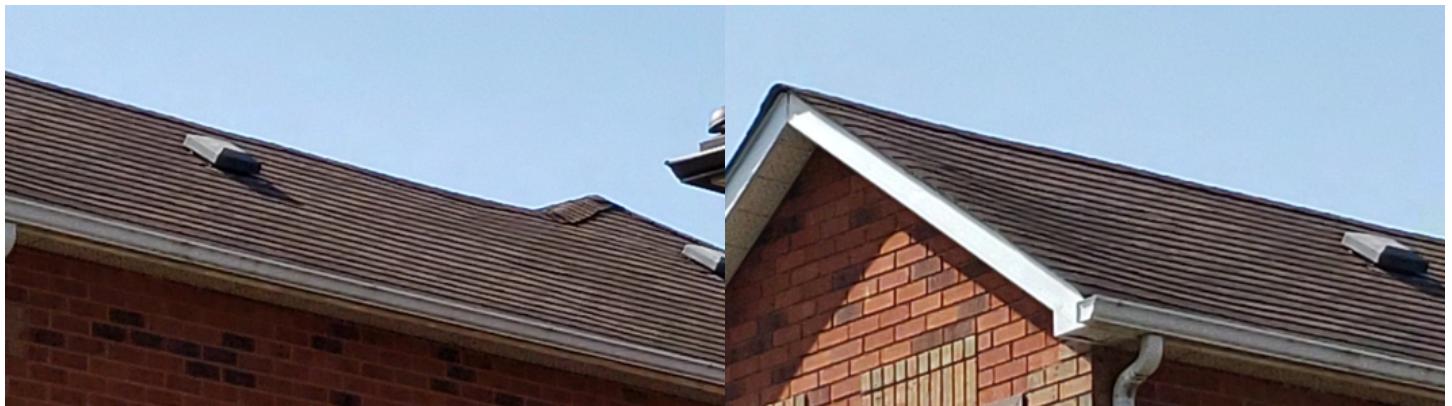
The roof shows normal wear for its age and type.

6. Roof Comments

Good	Fair	Poor	Rev	None
	X			

Observations:

- Recommending consultation with qualified contractor for replacement quotations in order to budget.



Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.

Recommending consultation with qualified contractor for replacement quotations in order to budget.



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Garage

1. Garage Type

Type: Attached.

2. Garage Roof Condition

Good Fair Poor Rev None

	X			
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Materials: Asphalt Composition Shingles

Observations:

- Same as house

3. Garage Floor Condition

Good Fair Poor Rev None

X				
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Materials: Concrete

Observations:

- Common cracks noted.

4. Garage Door Condition

Good Fair Poor Rev None

	X			
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Materials: Wood

Observations:

- Damage noted. Recommending review for repair or replacement as necessary.
- Bottom door panel is water damaged/deteriorated.



Bottom door panel is water damaged/deteriorated. Damage noted. Recommending review for repair or replacement as necessary.

5. Garage Door Hardware Condition

Good Fair Poor Rev None

X				
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Observations:

- No Damage observed at the time of inspection.

6. Garage Door Opener Condition

Good Fair Poor Rev None

	X			
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Observations:

- Chain needs to be tightened, Recommend review for repair or replacement as necessary.



Chain needs to be tightened, Recommend review for repair or replacement as necessary.

7. Garage Window Conditions

Good Fair Poor Rev None

				X
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8. Exterior Door Condition

Good Fair Poor Rev None

		X		
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Materials: Wood

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.

9. Fire Door Conditions

Good Fair Poor Rev None

				X
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10. Fire Wall Condition

Good Fair Poor Rev None

X				
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Observations:

- No holes observed, in good condition.

11. Garage Wall Condition

Good	Fair	Poor	Rev	None
X				

Materials: Block • Drywall

Observations:

- No holes or damage observed, Dry at the time of the inspection.

12. Garage Ceiling Condition

Good	Fair	Poor	Rev	None
		X		

Materials: Unfinished

Observations:

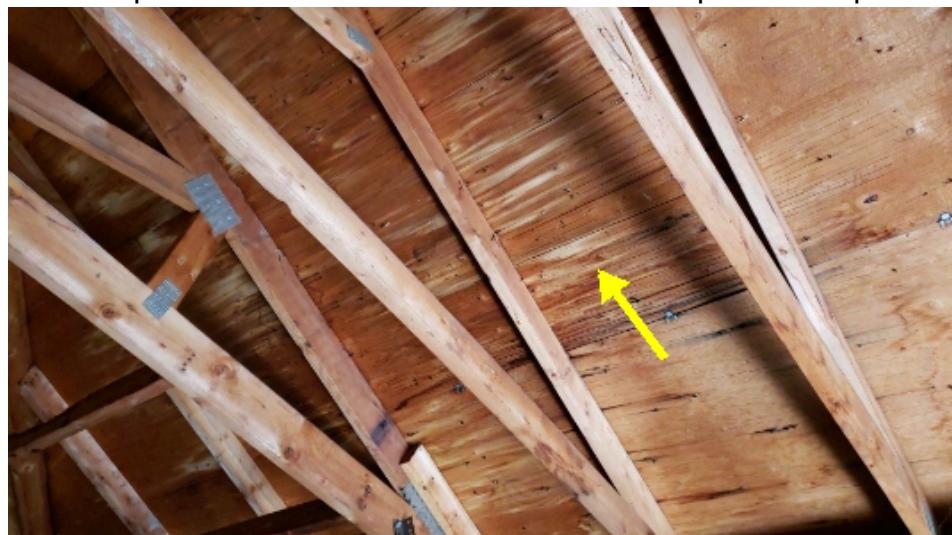
- Evidence of past water penetration observed.



Evidence of past water penetration observed.



Evidence of past water penetration observed.



Evidence of past water penetration observed.

13. Garage Electrical Condition

Good	Fair	Poor	Rev	None
X				

Observations:

- In good condition, no issues noted.

14. Garage Comments

Good	Fair	Poor	Rev	None
X				

Observations:

- Limited inspection due to storage of personal property.



Limited inspection due to storage of personal property.



Basement

1. Basement Access

Basement stairway.

2. Foundation Comments

Good Fair Poor Rev None

X				
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Type: Basement • Unfinished

3. Basement Stairs Condition

Good Fair Poor Rev None

X				
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Observations:

- Hand/Guardrail is loose. Recommend review for repair as necessary for safety.

4. Basement Floor Condition

Good Fair Poor Rev None

X				
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Materials: Concrete

Observations:

- Floor drain observed.

5. Basement Walls Condition

Good Fair Poor Rev None

	X			
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Materials: Unfinished • Poured Concrete

Observations:

- No Damage observed, Dry at the time of the inspection.
- Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.
- Minor shrinkage cracking noted. This is a relatively common condition that occurs during the curing process and is normally no reason for concern. Recommend monitoring and consultation with a qualified contractor should condition worsen or if water intrusion occurs.



No Damage observed, Dry at the time of the inspection.

No Damage observed, Dry at the time of the inspection.



No Damage observed, Dry at the time of the inspection.

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No Damage observed, Dry at the time of the inspection.



No Damage observed, Dry at the time of the inspection.



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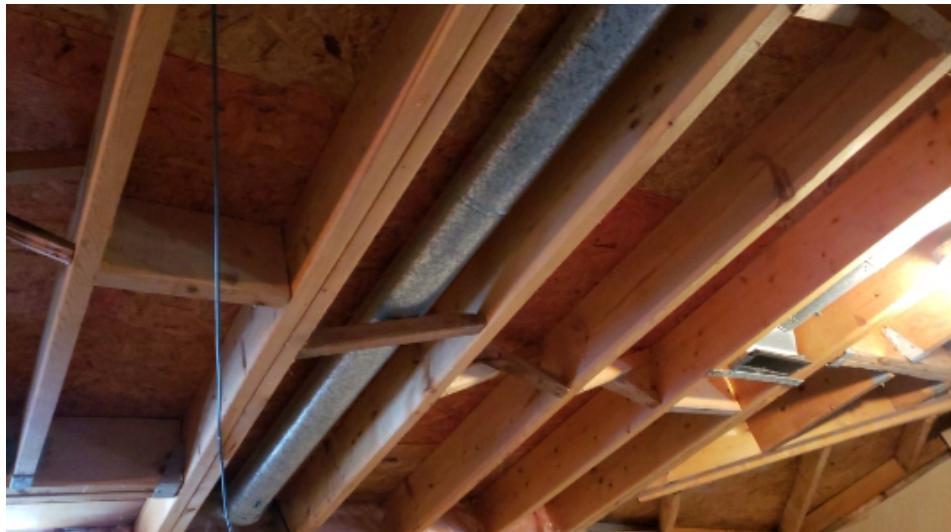
6. Basement Ceilings Condition

Good	Fair	Poor	Rev	None
X				

Materials: Unfinished

Observations:

- Dry at the time of the inspection. No issues noted, unless specified.



Dry at the time of the inspection. No issues noted, unless specified.

7. Exterior Doors Condition

Good	Fair	Poor	Rev	None
				X

8. Joist Condition

Good	Fair	Poor	Rev	None
X				

Materials: Conventional 2 x 12 Framing

9. Beams Condition

Good	Fair	Poor	Rev	None
X				

Materials: Metal

Observations:

- Beams are intact.



Beams are intact.



Beams are intact.

10. Support Post Comments

Good	Fair	Poor	Rev	None
X				

Materials: Metal

Observations:

- All intact no movement noted.



All intact no movement noted.



All intact no movement noted.

11. Subfloor Condition

Good	Fair	Poor	Rev	None
X				

Materials: Particle Board

Observations:

- No leaks were observed at the time of the inspection.

12. Window Condition

Good	Fair	Poor	Rev	None
		X		

Style: Casement

Observations:

- Original windows noted, these windows do not meet modern standards.
Upgrade would greatly enhance overall comfort and efficiency.



Original windows noted, these windows do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.

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13. Electrical Conditions

Good	Fair	Poor	Rev	None
X				

14. Visible Plumbing Condition

Good	Fair	Poor	Rev	None
X				

Materials: ABS • Copper

15. Insulation Condition

Good Fair Poor Rev None

			X	
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Observations:

- Insulation wall coverage is partial.
- Visible at rim joist only.

16. Distribution/Ducts

Good Fair Poor Rev None

X				
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Ducts/Registers

17. Basement Comments

Good Fair Poor Rev None

X				
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Observations:

- Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.
- The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with any qualified contractor or myself at 416-219-4131 and with vendor to agree to carry out destructive investigation.

Plumbing

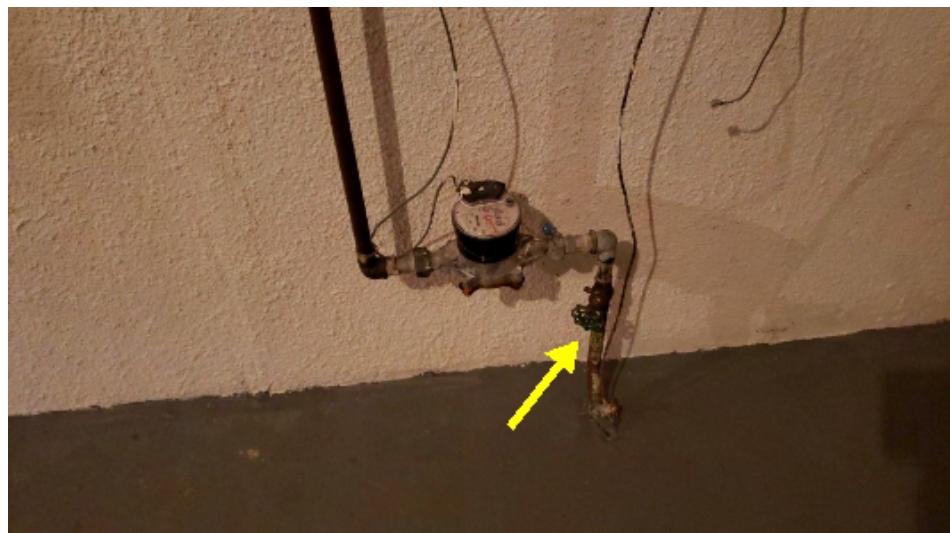
1. Main Shutoff Location

Good	Fair	Poor	Rev	None
X				

Materials: Copper

Observations:

- Ground wire in place. Compliant 3/4" Copper supply line.



Ground wire in place. Compliant 3/4" Copper supply line.

2. Supply Line Condition

Good	Fair	Poor	Rev	None
X				

Materials: Copper

3. Waste Line Conditions

Good	Fair	Poor	Rev	None
X				

Materials: Public Waste

Observations:

- Municipal waste.
- No leaks observed at the time of inspection.

4. Waste Line Condition

Good	Fair	Poor	Rev	None
	X			

Materials: ABS

Observations:

- Minor corrosion observed, no leaks visible at time of inspection.



No leaks observed at the time of the inspection. Minor corrosion observed, no leaks visible at time of inspection.



Minor corrosion observed, no leaks visible at time of inspection.

5. Sump Pump Conditions

Good	Fair	Poor	Rev	None
			X	

6. Sump Pump Plumbing

Good	Fair	Poor	Rev	None
			X	

7. Sump Pit Conditions

Good	Fair	Poor	Rev	None
			X	

8. Venting Conditions

Good	Fair	Poor	Rev	None
X				

Observations:

- Plumbing ventilation is in good condition. No issues noted.

9. Plumbing Comments

Good Fair Poor Rev None

X				
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Comments:

- All plumbing components tested well at time of inspection unless otherwise noted.



Electrical

1. Main Service Drop Condition

Good	Fair	Poor	Rev	None
X				

Type: Main Service Drop is underground

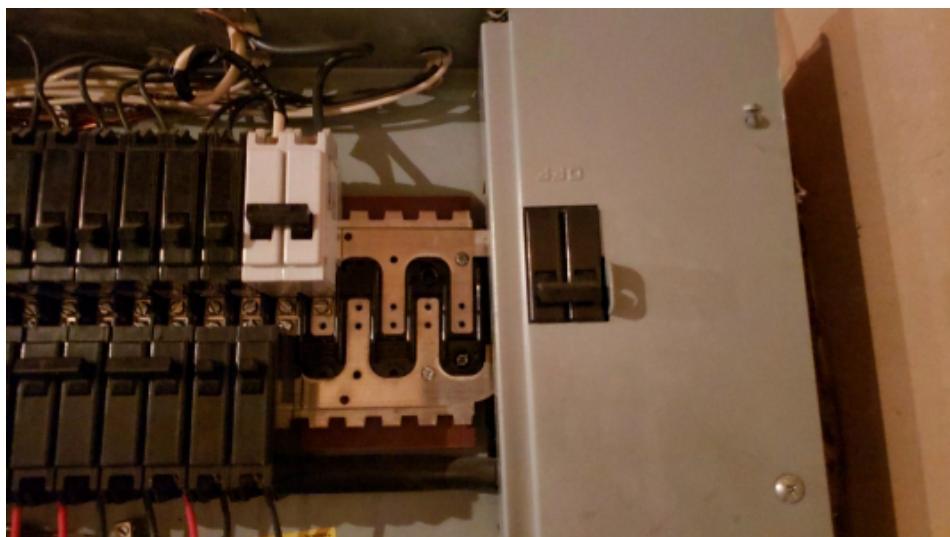
2. Electrical panel Condition

Good	Fair	Poor	Rev	None
X				

Type / Materials: Breakers • Branch circuit wiring is copper • Service entrance cables are copper

Observations:

- The main service is approximately 100 amps, 240 volts.



The main service is approximately 100 amps, 240 volts.

3. Main Panel Comments

Good	Fair	Poor	Rev	None
	X			

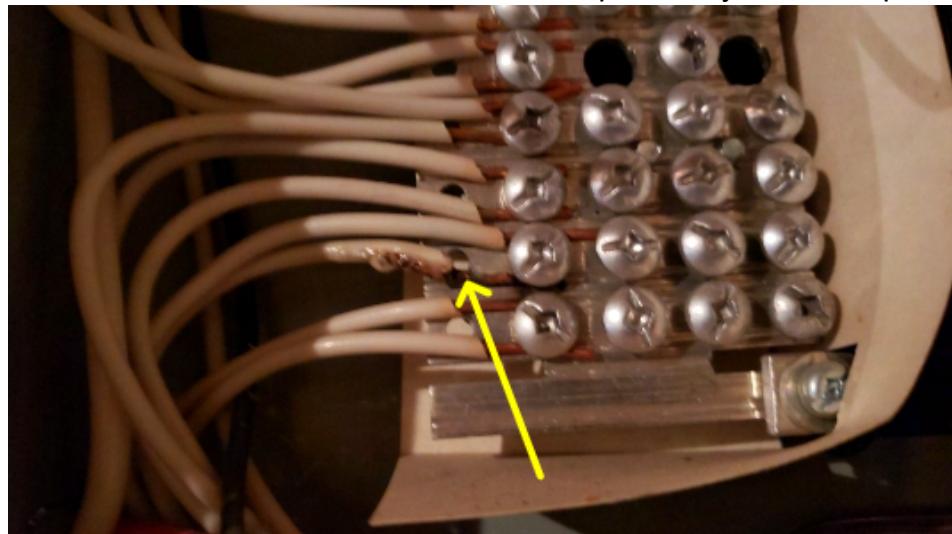
Observations:

- **AFCI** protection in bedroom branch circuits is a new requirement, not present in this house. Recommending adding as safety enhancement feature.
- Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Repair is recommended.
- Burned or scorched wiring observed, recommend review by a licensed electrician.



AFCI protection in bedroom branch circuits is a new requirement, not present in this house. Recommending adding as safety enhancement feature.

Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Repair is recommended.



Burned or scorched wiring observed, recommend review by a licensed electrician.

4. Sub Panel Comments

Good	Fair	Poor	Rev	None
			X	

5. Smoke detector comments

Good	Fair	Poor	Rev	None
		X		

Location: Basement • Main Floor • Second Floor

Observations:

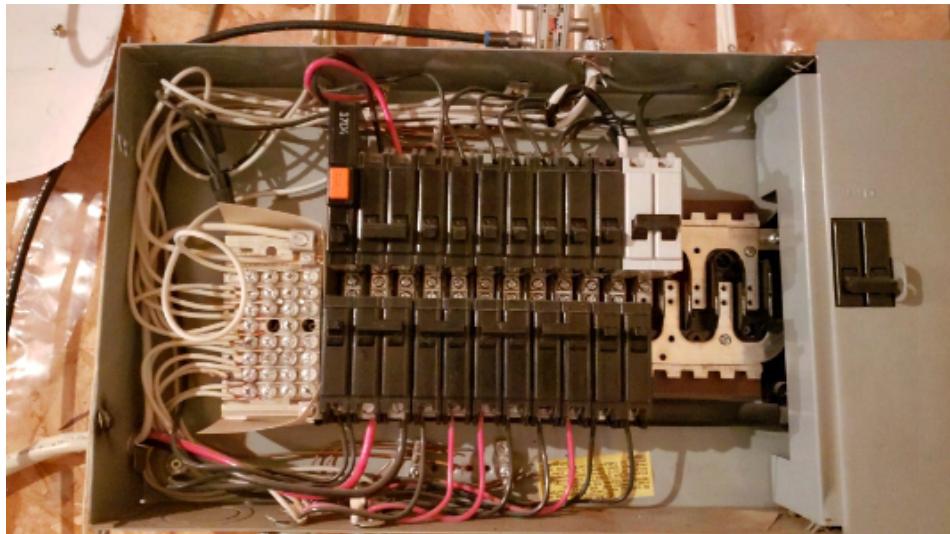
- While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller. These items are generally mandatory in all municipalities.

6. Electrical Comments

Good	Fair	Poor	Rev	None
X				

Observations:

- The electrical service to this home is typical and adequate for a single family dwelling. A representative number of receptacles was tested and are generally serviceable, unless otherwise noted.



The electrical service to this home is typical and adequate for a single family dwelling. A representative number of receptacles was tested and are generally serviceable, unless otherwise noted.



1. Heating

Type: Gas Forced Air

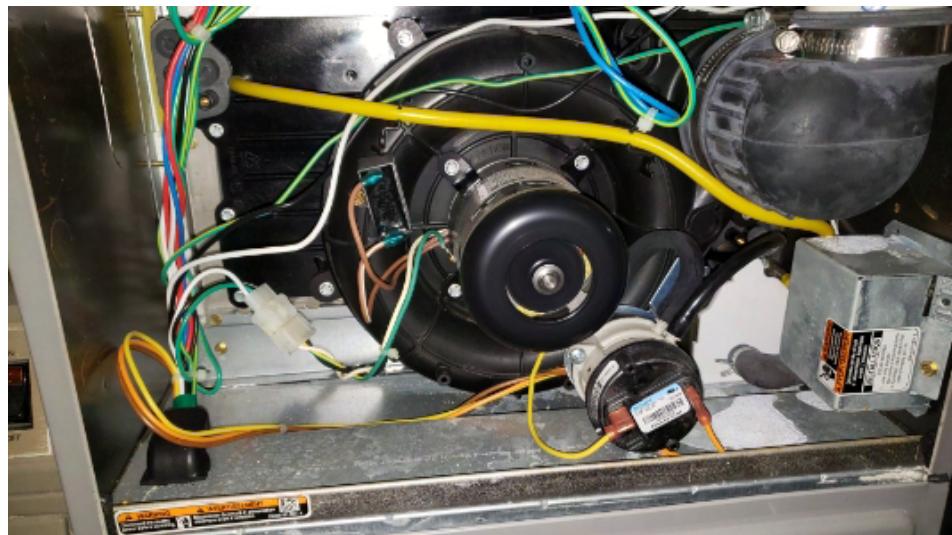
2. Burner Chamber Comments

Good Fair Poor Rev None

X				
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Observations:

- No record of recent service observed. Recommending having this unit serviced for the heating season to prolong the life of this unit.
- Seems to be performing satisfactory, Client is advised to have this unit properly tuned and serviced for the heating season to prolong the life of this unit. We recommend servicing this unit at least once every two years.



No record of recent service observed. Recommending having this unit serviced for the heating season to prolong the life of this unit.

3. Exhaust Venting Conditions

Good Fair Poor Rev None

X				
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Materials: Plastic

4. Humidifier Comments

Observations: No Humidifying unit present in this house, it is recommended installation of this unit to have moisture in the air for the heating months to avoid any skin dryness.

5. Air Filter Condition

Good Fair Poor Rev None

	X			
--	---	--	--	--

Observations:

- Filter is dirty, suggest replacement
- We recommend changing or cleaning the filter bi-monthly during the heating season and every 3 months in the summer.

6. Thermostat Condition

Good Fair Poor Rev None

		X		
--	--	---	--	--

Located at the living or family room.

Observations:

- Suggest programmable unit

7. Distribution Ducting Condition

Good	Fair	Poor	Rev	None
	X			

Type: Ducts and Registers

Observations:

- Suggest sealing all openings with aluminum tape.



Suggest sealing all openings with aluminum tape. Suggest sealing all openings with aluminum tape.



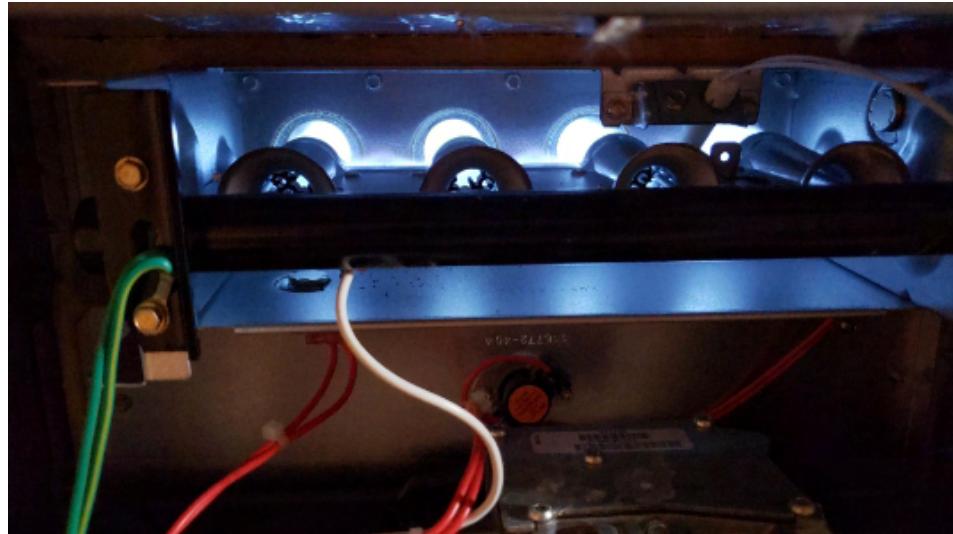
Suggest sealing all openings with aluminum tape. Suggest sealing all openings with aluminum tape.

8. Heating Comments

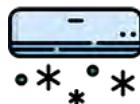
Good	Fair	Poor	Rev	None
X				

Observations:

- Output 80000 BTU



Output 80000 BTU



Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Comments

Good	Fair	Poor	Rev	None
	X			

Type: Electric

Observations:

- Air conditioning unit was tested and is NOT in the working condition due no cold air, as per inspectors opinion the air conditioner is near the end of its useful life due to age. Replacement is necessary. Client is advised to budget.
- **The condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant. Unit should be leveled.**



Air conditioning unit was tested and is NOT in the working condition due no cold air, as per inspectors opinion the air conditioner is near the end of its useful life due to age. Replacement is necessary. Client is advised to budget.

The condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant. Unit should be leveled.



Water Heater

1. Water Heater

The water heater is located in the basement near the furnace, has a 50 gallon capacity, Average life expectancy is about 12-15 years.

2. Supply lines Condition

Good	Fair	Poor	Rev	None
X				

Materials: Copper

Observations:

- Corrosion noted at fittings.



Corrosion noted at fittings.

3. Temperature Pressure Release Valve Conditions

Good	Fair	Poor	Rev	None
	X			

Observations:

- The **TPR valve** is missing. This is a safety concern. Suggest installing required temperature pressure relief valve as a safety measure prior to closing.



The TPR valve is missing. This is a safety concern. Suggest installing required temperature pressure relief valve as a safety measure prior to closing.

4. Combustion Chamber Conditions

Good Fair Poor Rev None

Observations:

- Inaccessible due to concealed design.

5. Flue Venting Conditions

Good Fair Poor Rev None

Materials: Metal

6. Water Heater Comments

Good Fair Poor Rev None

Observations:

- Serviceable and in good working condition at time of inspection. No warranties can be offered on this or any other appliance.



Serviceable and in good working condition at time of inspection. No warranties can be offered on this or any other appliance.



The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Floor Condition

Good Fair Poor Rev None

X				
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Materials: Ceramic Tile

2. Kitchen Walls Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

Materials: Drywall/Plaster • Ceramic Tile

3. Ceiling Conditions

Good Fair Poor Rev None

X				
---	--	--	--	--

Materials: Drywall/Plaster

4. Kitchen Doors Condition

Good Fair Poor Rev None

				X
--	--	--	--	---

Materials: Hollow Core

5. Kitchen Windows Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

Style: Single Hung • Sliding Frame

6. Kitchen Electrical Condition

Good Fair Poor Rev None

		X		
--	--	---	--	--

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

7. Kitchen Cabinet Condition

Good	Fair	Poor	Rev	None
X				

Observations:

- No major issues found, except minor tightening of the hinges or minor adjusting of the cabinet alignment.



No major issues found, except minor tightening of the hinges or minor adjusting of the cabinet alignment.

No major issues found, except minor tightening of the hinges or minor adjusting of the cabinet alignment.

8. Kitchen Counter Top Condition

Good	Fair	Poor	Rev	None
X				

Observations:

- In good condition.

9. Kitchen Sink Condition

Good	Fair	Poor	Rev	None
X				

Materials: Metal**Observations:**

- Sink is in good condition, suggesting monitoring of the caulking or sealant all around and near sink areas to avoid any water damage.



Sink is in good condition, suggesting monitoring of the caulking or sealant all around and near sink areas to avoid any water damage.

10. Kitchen Faucets

Good	Fair	Poor	Rev	None
X				

Observations:

- No issues or leaks found at the time of inspection.

11. Traps/Drains/Supply Condition

Good	Fair	Poor	Rev	None
X				

Observations:

- No issues or leaks observed at the time of inspection.



No issues or leaks observed at the time of inspection.

12. Stove Cooktop Conditions

Good	Fair	Poor	Rev	None
X				

Style: Electric

Observations:

- Good working condition at the time of inspection. Recommending confirming proper operation prior to close.



Good working condition at the time of inspection. Recommending confirming proper operation prior to close.

13. Oven Conditions

Good	Fair	Poor	Rev	None
X				

Style: Electric

Observations:

- Recommend confirming proper operation prior to close.



Recommend confirming proper operation prior to close.

14. Garbage Disposal

Good	Fair	Poor	Rev	None
			X	

15. Dishwasher Condition

Good	Fair	Poor	Rev	None
		X		

Observations:

- Working condition at the time of inspection but due to age, and noisy motor it is end of its life.



Working condition at the time of inspection but due to age and noisy motor, it is end of its life.

16. Hood Fan Condition

Good	Fair	Poor	Rev	None
		X		

Exterior Vented

Observations:

- Recommend changing filter due it is touching the fan.



Recommend changing filter due it is touching the fan.

17. Microwave

Good Fair Poor Rev None

				X
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18. Fridge

Materials: Good working condition at the time of inspection. Recommending confirming proper operation prior to close.

19. Kitchen Comments

Good Fair Poor Rev None

X				
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Observations:

- Tested and in good working condition. Recommending confirming proper operation prior to close.

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.



Bedroom

1. Floor Condition

Good	Fair	Poor	Rev	None
X				

Observations:

- Good condition, no damage observed, unless otherwise specified.

2. Wall Condition

Good	Fair	Poor	Rev	None
X				

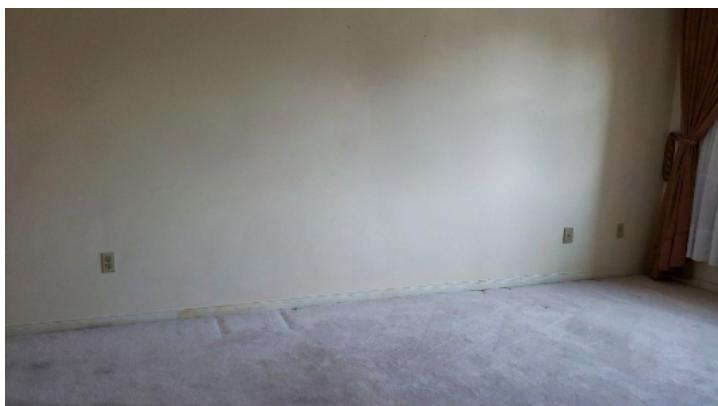
Observations:

- Dry at the time of the inspection.



Dry at the time of the inspection. No moisture detected.

Dry at the time of the inspection. No moisture detected.



Dry at the time of the inspection. No moisture detected.



Dry at the time of the inspection. No moisture detected.

3. Ducts and registers

Good	Fair	Poor	Rev	None
X				

4. Ceiling Conditions

Good	Fair	Poor	Rev	None
X				

Observations:

- No Damage noted, Dry at the time of the inspection.

5. Door Conditions

Good	Fair	Poor	Rev	None
	X			

Observations:

- Door does not latch, needs adjustment.



Door does not latch, needs adjustment.



Door does not latch, needs adjustment.



Door does not latch, needs adjustment.

6. Window Condition

Good	Fair	Poor	Rev	None
X				

7. Electrical Conditions

Good	Fair	Poor	Rev	None
X				

8. Stair Conditions

Good	Fair	Poor	Rev	None
X				

9. Other Interior Area Comments

Good	Fair	Poor	Rev	None
X				

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- We do not restore fuel or power to appliances that are shut-down; therefore, our review is limited in scope to a visual review. We recommend confirming proper operation prior to close.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Location

Location: Main Floor • Second Floor Common Bathroom • Ensuite to Master bedroom

2. Bath Floor Conditions

Good	Fair	Poor	Rev	None
		X		

Materials: Ceramic Tile

Observations:

- Cracked / Chipped tiles noted.
- In the inspectors opinion the floor is near the end of its useful life due to grout damage or lose tiles near toilet and entrance areas.
- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



Cracked / Chipped tiles noted.



In the inspectors opinion the floor is near the end of its useful life due to grout damage or lose tiles near toilet and entrance areas.



Cracked / Chipped tiles noted.



Cracked / Chipped tiles noted.



Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

3. Bathroom Wall Condition

Good Fair Poor Rev None

Materials: Drywall/Plaster

X				
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4. Bathroom Ceiling Condition

Good Fair Poor Rev None

Materials: Drywall/Plaster

X				
---	--	--	--	--

5. Bathroom Doors Condition

Good Fair Poor Rev None

Materials: Wood

X				
---	--	--	--	--

6. Bathroom Windows Condition

Good Fair Poor Rev None

Style: Sliding Frame

X				
---	--	--	--	--

7. Electrical Condition

Good	Fair	Poor	Rev	None
		X		

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

8. Heat Source Condition

Good	Fair	Poor	Rev	None
X				

Type: Central Heating and Cooling

9. Bathroom Exhaust Fan Condition

Good	Fair	Poor	Rev	None
				X

Observations:

- None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

10. Tub/Whirlpool Condition

Good	Fair	Poor	Rev	None
X				

Style: Tub

Observations:

- No issues observed, Caulking seems to be in good condition, we recommend monitoring and repairs to be performed if the materials are deteriorating.



No issues observed, Caulking seems to be in good condition, we recommend monitoring and repairs to be performed if the materials are deteriorating.

11. Tub Surround Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

Materials: Ceramic Tile

Observations:

- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.

All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

12. Tub Enclosure Condition

Good Fair Poor Rev None

				X
--	--	--	--	---

13. Tub Faucet Condition

Good	Fair	Poor	Rev	None
X				

14. Shower Base Condition

Good	Fair	Poor	Rev	None
				X

15. Shower Surround Condition

Good	Fair	Poor	Rev	None
				X

16. Shower Door Condition

Good	Fair	Poor	Rev	None
				X

17. Shower Faucet Condition

Good	Fair	Poor	Rev	None
				X

18. Sink Condition

Good	Fair	Poor	Rev	None
		X		

Materials: Ceramic

Observations:

- Sink appears to have been refinished, suggest taking care when cleaning to protect the surface.
- Drain stopper is inoperable.
- Sink needs to be changed due condition.
- Sink drains very slow, needs repair.



Sink drains very slow, needs repair.



Drain stopper is inoperable.



Sink appears to have been refinished, suggest taking care when cleaning to protect the surface.



Sink needs to be changed due condition.

19. Sink Faucet Condition

Good Fair Poor Rev None

<input checked="" type="checkbox"/>				
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Observations:

- No leaks or issues observed at the time of inspection.

20. Traps/Drains/Supply Condition

Good Fair Poor Rev None

<input checked="" type="checkbox"/>				
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Observations:

- No leaks or issues observed at the time of inspection.



No leaks or issues observed at the time of inspection.



No leaks or issues observed at the time of inspection.

21. Toilet Condition

Good Fair Poor Rev None

		<input checked="" type="checkbox"/>		
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Observations:

- A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.



A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.

22. Counters/Cabinets Condition

Good	Fair	Poor	Rev	None
X				

23. Bathroom Comments

Good	Fair	Poor	Rev	None
	X			

Observations:

- Recommend review for repair or replacement as necessary.



Laundry Area

1. Laundry Area Location

Location: Main Floor

2. Floors

Good Fair Poor Rev None

X				
---	--	--	--	--

Materials: Ceramic Tile

3. Walls Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

Materials: Drywall/Plaster

4. Ceiling Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

5. Door Condition

Good Fair Poor Rev None

				X
--	--	--	--	---

6. Window Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

7. Cabinet Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

Observations:

- Cabinet seems to be attached properly into the wall studs with proper wood screws.

8. Laundry Tub/Sink Condition

Good Fair Poor Rev None

		X		
--	--	---	--	--

Materials: Plastic

Observations:

- No leaks or issues observed at the time of inspection.
- Sink is cracked, Recommend review for repair or replacement as necessary.



Sink is cracked, Recommend review for repair or replacement as necessary.



No leaks or issues observed at the time of inspection.

9. Laundry Faucets

Good Fair Poor Rev None

X				
---	--	--	--	--

Observations:

- No leaks observed.

10. Electrical Conditions

Good Fair Poor Rev None

X				
---	--	--	--	--

11. Washer Hook-ups

Good Fair Poor Rev None

X				
---	--	--	--	--

Observations:

- Washer was briefly tested at the time of inspection. We recommend confirming proper operation prior to close.



Washer was briefly tested at the time of inspection. We recommend confirming proper operation prior to close.

12. Dryer Hook-ups

Good	Fair	Poor	Rev	None
X				

Observations:

- Dryer was briefly tested at the time of inspection. We recommend confirming proper operation prior to close.
- Electric



Dryer was briefly tested at the time of inspection. We recommend confirming proper operation prior to close.

13. Exhaust Fan Condition

Good	Fair	Poor	Rev	None
				X

14. Laundry Comments

Good	Fair	Poor	Rev	None
X				



Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

Good	Fair	Poor	Rev	None
X				

2. Wall Condition

Good	Fair	Poor	Rev	None
X				

3. Ducts

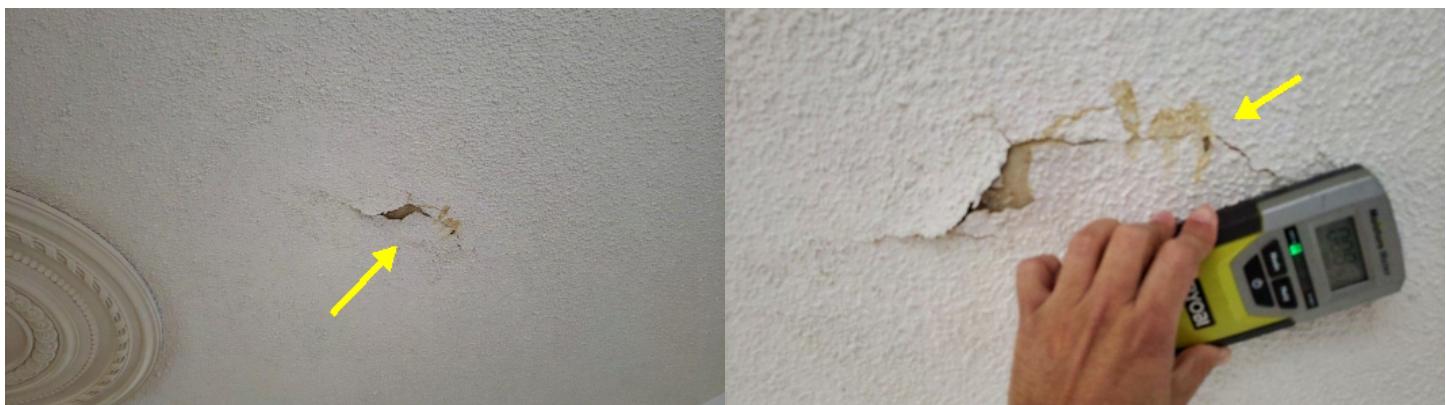
Good	Fair	Poor	Rev	None
X				

4. Ceiling Conditions

Good	Fair	Poor	Rev	None
		X		

Observations:

- Patching observed.
- Evidence of past water penetration observed.
- Recommend review for repair or replacement as necessary.



Evidence of past water penetration observed.

Recommend review for repair or replacement as necessary due moisture present.



Patching observed.

5. Door Conditions

Good	Fair	Poor	Rev	None
X				

6. Window Condition

Good	Fair	Poor	Rev	None
	X			

Observations:

- In the inspectors opinion the windows/frames are near the end of their useful life.



In the inspectors opinion the windows/frames are near the end of their useful life due condensation.

In the inspectors opinion the windows/frames are near the end of their useful life due condensation.



In the inspectors opinion the windows/frames are near the end of their useful life due condensation.

7. Electrical Conditions

Good Fair Poor Rev None

X				
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8. Wet Bar Conditions

Good Fair Poor Rev None

				X
--	--	--	--	---

9. Stair Conditions

Good Fair Poor Rev None

X				
---	--	--	--	--

10. Other Interior Area Comments

Good Fair Poor Rev None

	X			
--	---	--	--	--

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- A built-in fire sprinkler system was observed. These systems are not within the scope of this inspection.



Attic

1. Methods Used to Inspect

How Inspected: hatch only Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

2. Framing Condition

Good	Fair	Poor	Rev	None
X				

Style: Truss

Observations:

- All Intact where visible, No broken or split framing or joints observed at the time of inspection.



All Intact where visible, No broken or split framing or joints observed at the time of inspection.

All Intact where visible, No broken or split framing or joints observed at the time of inspection.

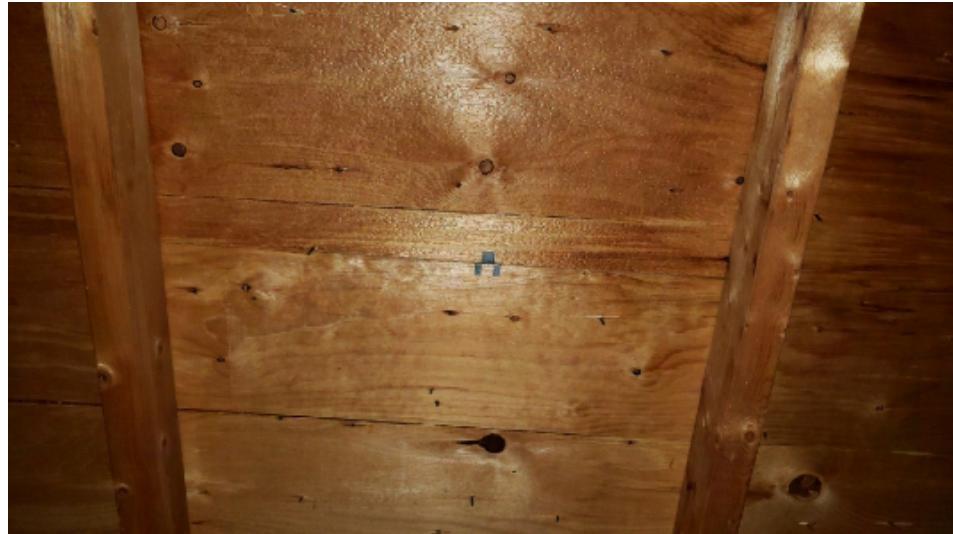
3. Sheathing Condition

Good	Fair	Poor	Rev	None
X				

Materials: Plywood

Observations:

- No staining noted, dry at time of inspection.



No staining noted, dry at time of inspection.

4. Evidence of leaking

Good Fair Poor Rev None

X				
---	--	--	--	--

Observations:

- Dry at the time of the inspection. No leaks observed.

5. Insulation Condition

Good Fair Poor Rev None

X				
---	--	--	--	--

Materials: Loose Fill Insulation

Observations:

- 10-12" of insulation present.



10-12" of insulation present.

6. Ventilation Conditions

Good Fair Poor Rev None

X				
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Style: Hooded Roof Vents • Eve Vents • Soffit Vents

Observations:

- Sufficient for this size attic.



Sufficient for this size attic.

Sufficient for this size attic.

7. Window Conditions

Good	Fair	Poor	Rev	None
			X	

8. Electrical Conditions

Good	Fair	Poor	Rev	None
			X	

9. Distribution/Ducting Conditions

Good	Fair	Poor	Rev	None
			X	

10. Attic Comments

Good	Fair	Poor	Rev	None
X				

Observations:

- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

Fireplace

1. Fireplace Location

Location: The fireplace is located in the Family Room.

2. Fireplace Style

Style: Wood burning stove observed. These stoves are considered specialty items requiring strict permitting when installed due to fire safety concerns. Inspection of these units is beyond the scope of this inspection. Suggest verification of permits and manufacturers' specifications be obtained by client from seller or local building officials/manufacturers prior to closing to enhance your safety.

3. Fireplace Comments

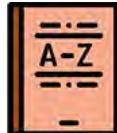
Good	Fair	Poor	Rev	None
		X		

Observations:

- Advise not using fireplace at this time.
- A wood burning fireplace is noted in this home. Please be advised that this item may only be lawfully inspected by a WETT-certified contractor and then, only after a thorough cleaning. It is strongly suggested that this fireplace be cleaned and inspected before close.



A wood burning fireplace is noted in this home. Please be advised that this item may only be lawfully inspected by a WETT-certified contractor and then, only after a thorough cleaning. It is strongly suggested that this fireplace be cleaned and inspected before close.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves