

Building Inspection Report

for



**Any Number Any Street,
Any City, Ontario**

Inspectech Services



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HOME INSPECTION CO.

Sample Client
Sample
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Inspection Agreement

Inspection Agreement

Inspector Name Manzur Mahmood
Company Name Inspectech Services

Client Name: Sample Client
Address:
City, State Zip: , ON
Property Address: Sample
City State Zip Sample, Ontario

THIS CONTRACT LIMITS OUR LIABILITY.PLEASE READ CAREFULLY.

Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of inspector's principals, agents and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fees as full settlement of any and all claims which may ever arise from this inspection.

LIMITATION AND CONDITIONS OF THE PROPERTY INSPECTION

These Limitations and Conditions explain the scope of your Property Inspection. Please read them carefully before signing this Agreement.

The purpose of your Property Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One property owner may decide that certain conditions require repair or replacement, while another will not.

1.The Property Inspection provides you with a basic overview of the condition of the property. Because your property inspector has only a limited amount of time to go through the property, the inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Property Inspection.

If you are concerned about any conditions noted in the Property Inspection Report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2.A Property Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that are hidden or inaccessible.

Some Intermittent problems may not be obvious on a property inspection because they only happen under certain circumstances. As an example, your property inspector may not discover leaks that occur only during

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Inspection Agreement (Continued)

certain weather conditions.

Property inspectors will find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath.

3. The inspection does not include hazardous materials that may be in or behind walls, floors or ceiling of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paints or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Property Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for, and we do not comment on the quality of air in the building. The inspector does not try to determine if there are irritants, pollutants, contaminants or toxic materials in or around the building.

The Inspection does not include spores, fungus, mould or mildew including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mould or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your property suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mould and allergens at additional cost.

5. The Property Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

I, Sample Client have read, understood and accepted the above Limitations and Conditions of this Property Inspection for Sample.

Signature

Inspection Date:

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Inspection Agreement (Continued)

Definitions

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

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

General Information

Permits and other relevant legal documents should be verified in case there has been any additions or modifications made to the original structure of the house.

Permits and other relevant legal documents should be verified in case there has been any additions or modifications made to the original structure of the house.

Property Information

Property Address : Sample

City : Sample Province : Ontario Postal Code :

Contact Name :

Fax :

Client Information

Client Name : Sample Client

Client Address :

City : Province : ON Postal Code :

Phone :

Fax :

Inspection Company

Inspector Name Manzur Mahmood

Company Name Inspectech Services

Inspection Company Address :

Inspection Company City : Mississauga Province : Ontario Postal Code :

Inspection Company Phone : 416-315-1792

Fax : 1866-259-3534

Inspection Company E-Mail : admin@inspectech-services.com

File Number : 181120-1500

Conditions

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General Information (Continued)

Others Present : None Property Occupied : Vacant

Estimated Age : Entrance Faces : N/A

Inspection Date : November 20, 2018

Start Time : 3:00 pm End Time : 5:00 pm

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature : 1 feels like -4

Weather : Partly cloudy Soil Conditions : Slushy

Space Below Grade : Basement

Building Type : Detached Garage : Attached

Sewage Disposal : City How Verified : Visual Inspection

Water Source : City How Verified : Visual Inspection

Additions/Modifications : Rebuilt, Partially finished basement

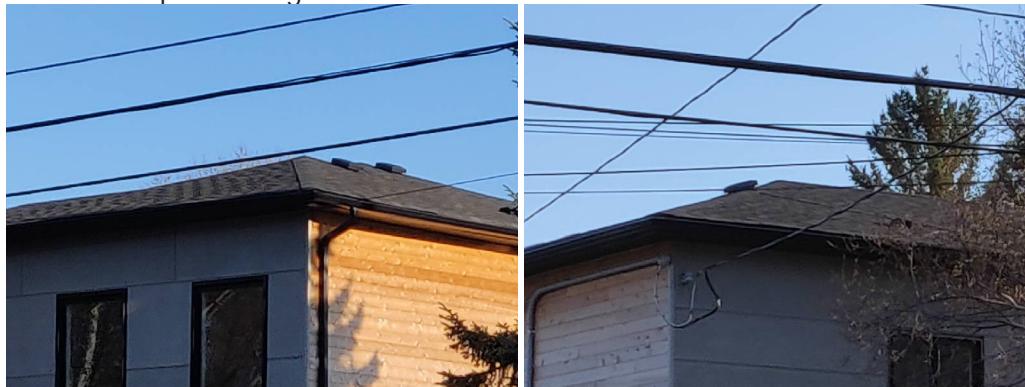
Permits Obtained : Permits and other relevant legal documents should be verified in case there has been any additions or modifications made to the original structure of the house. How Verified : Not verified.

Roof

Walk Through inspections are very limited in terms of collecting detailed data about the property.

All Roof Surface

1. Method of Inspection: Ground level
2. Not Inspected Unable to Inspect: 15% - Due to height and slope of the roof.
3. Acceptable Material: Asphalt shingle



4. Type: Hip
5. Approximate Age: New
6. Acceptable Flashing: REMINDER: Applying caulking to flashing seams, at regular intervals will prevent unexpected leaks.
7. Acceptable Valleys:

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Roof (Continued)

- 8. Not Present Skylights:
- 9. Acceptable Plumbing Vents:
- 10. Acceptable Electrical Mast:



- 11. Acceptable Gutters: REMINDER: Gutters need regular cleaning.



Sample only

- 12. Acceptable Downspouts: REMINDER: Make sure that the downspout is not disconnected or leaking.
- 13. Marginal Leader/Extension: REMINDER: Extend runoff drains to move water away from foundation.



Recommended Setup



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Roof (Continued)

Leader/Extension: (continued)



14. Additional Comment 1:
15. Additional Comment 2:

Garage/Carpark

Inspector's comments apply only to the visible portions.

Front Garage

1. Type of Structure: Attached Car Spaces: 2
2. Marginal Garage Doors: Does not close properly.



3. Marginal Door Operation: Inoperative.
4. Marginal Door Opener: Inoperative at the time of inspection.
5. Acceptable Exterior Surface:
6. Not Present Roof:

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Garage/Carport (Continued)

7. Acceptable Service Doors:



8. Marginal Ceiling: Not finished according to building codes



9. Marginal Walls: Not finished according to building codes.



10. Acceptable Floor/Foundation:

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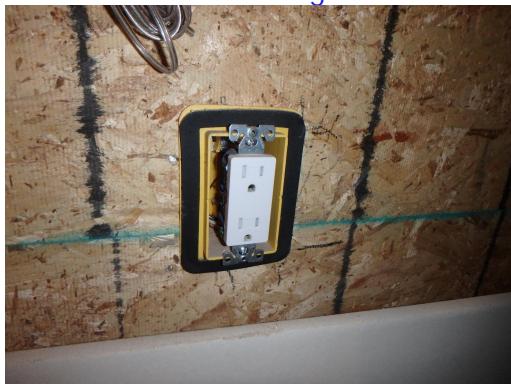
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Garage/Carport (Continued)

11. Not Inspected Hose Bibs: REMINDER: All exterior faucets (including one in the garage if any) need to be turned OFF from inside and turned ON from outside at the start of the winter when the temperature is around 7-10 degrees centigrade (also bleeding the pipe is advised in case bleeding valve is present). This process will avoid freezing the water inside the pipe and bursting it. This process is called winterization. It is homeowners responsibility to locate all the interior shutoff valves for outside faucets.



12. Marginal Electrical: [Install missing outlet/switch cover plate\(s\)](#)



13. Not Present
14. Not Present
15. Not Present
16. Not Present
17. Not Present

Heating:
Windows:
Pest: [It is advisable to do professional pest control at regular intervals to prevent rodent infestation which is a very common occurrence in garages.](#)
Central Vacuum:



Garage/Carport (Continued)

18. Marginal Additional Comment 1: Plumbing lines noted in the garage. Further evaluation and certification is required.



19. Additional Comment 2:

Lots and Grounds

Inspector's comment applies to only the visible portion.

1. Acceptable Driveway:
2. Acceptable Walks:
3. Acceptable Steps/Stoops:
4. Marginal Porch: **Porch ceiling not properly finished.**





Lots and Grounds (Continued)

Porch: (continued)



5. Marginal

Patio: Paver tiles missing.



6. Marginal

7. Not Present

8. Acceptable

Deck: Construction junk noted under the deck.

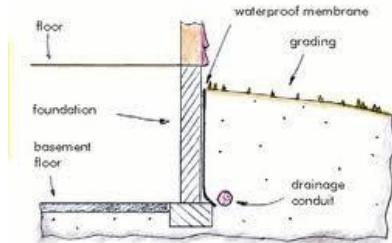
Balcony:

Grading: ATTENTION: One of the most important measures to minimize the chances of basement leaks is to improve the grade around the house. As a general rule grade should have a positive slope. This means that the slope of the grade should be away from the foundation wall to allow the water to flow away from the house. Note: Exterior finished surface(wood, vinyl, aluminum siding, brick veneer etc.) should be a minimum of 6" above grade. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.



Lots and Grounds (Continued)

Grading: (continued)



Ideal grading arrangement



Ideal grading arrangement

9. Not Present

Swale:

10. Marginal

Vegetation: Tree limbs over hang the roof and should be cut back, An evaluation by a qualified arborist is recommended to estimate services required to repair this problem



11. Acceptable

Window Wells: REMINDER: Window wells should be clear of all sorts of debris to allow the water to drain.

12. Not Present

Retaining Walls:

13. Not Present

Basement Stairwell:

14. Acceptable

Exterior Surface Drain:

15. Acceptable

Fences:

16. Not Inspected

Lawn Sprinklers: If present - **ATTENTION: Sprinkler system is not part of the inspection process.** Evaluation of any type of ground watering system is outside the scope of a home inspection, you may wish to have a landscaping contractor evaluate the system before the close of the transaction. In any event, it is important that you make sure the sprinklers do not spray against the residence, or create water pooling around the base of the home, as water can cause damage to the foundation and exterior, and can also lead to moisture intrusion and mold growth within the home.

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Lots and Grounds (Continued)

17. Marginal

Additional Comment 1: Unusual boxed construction noted.



18.

Additional Comment 2:

Exterior

All Exterior Surface

1. Marginal

Type: Wood Paneling, Cement boards - Not finished properly. A qualified contractor is required to correct the issue. Also holes made to pass wires, pipes, vents etc. should be properly sealed.



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Exterior (Continued)

Type: (continued)



2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable
6. Marginal

Trim: REMINDER: All exterior wooden trims, including window frames, window boxes, finials, garage doors should be properly painted to avoid wood rot.

Fascia:

Soffits:

Door Bell:

Entry Doors: [Skylight glass cracked.](#)



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Exterior (Continued)

7. Marginal

Patio Door: Not properly sealed. Also missing screen.



8. Acceptable

9. Not Present

10. Marginal

11. Marginal

Windows:

Storm Windows:

Window Screens: Missing from all windows and patio doors.

Basement Windows: Not properly finished.



12. Acceptable

13. Acceptable

Exterior Lighting:

Exterior Electric Outlets:

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Exterior (Continued)

14. Not Inspected Hose Bibs: REMINDER: All exterior faucets (including one in the garage if any) need to be turned OFF from inside and turned ON from outside at the start of the winter when the temperature is around 7-10 degrees centigrade (also bleeding the pipe is advised in case bleeding valve is present). This process will avoid freezing the water inside the pipe and bursting it. This process is called winterization. It is homeowners responsibility to locate all the interior shutoff valves for outside faucets.

15. Acceptable

Gas Meter:



16. Acceptable

Main Gas Valve: ATTENTION: In case of emergency DO NOT operate gas valve instead call your local Gas company immediately.

17. Marginal

Vent Covers: REMINDER: Make sure all exterior vents are not clogged or blocked and have proper covers and have caulking around them. Dryer vent needs regular cleaning to avoid lint buildup.





Exterior (Continued)

Vent Covers: (continued)



18. Additional Comment 1:
19. Additional Comment 2:

Structure

Inspector's comment applies to only the visible portion.

- | | |
|----------------|--|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: OBSERVATION: Common cracks may be present but not visible at the time of inspection. No noticeable leaks detected, however all foundation cracks have the potential to leak at some point in time, if not properly repaired/sealed. |
| 3. Not Present | Differential Movement: |
| 4. Acceptable | Beams: |
| 5. Acceptable | Bearing Walls: |
| 6. Acceptable | Joists/Trusses: |
| 7. Acceptable | Piers/Posts: |
| 8. Acceptable | Floor/Slab: |
| 9. Acceptable | Stairs/Handrails: |
| 10. Acceptable | Subfloor: |

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Air Conditioning

Main AC System

1. Marginal
2. Acceptable
3. Acceptable

A/C System Operation: **Unit was not tested, appears to be under capacity for the size of the house.**

Condensate Removal:

Exterior Unit:



4. Manufacturer: Ameristar
5. Area Served: Whole building Approximate Age: 2 years
6. Fuel Type: 208/230 Temperature Differential: Not tested
7. Type: Central A/C Capacity: 2.5 Tons approx.
8. Acceptable Visible Coil:
9. Acceptable Refrigerant Lines:
10. Acceptable Electrical Disconnect:
11. Acceptable Exposed Ductwork:
12. Acceptable Blower Fan/Filters:
13. Acceptable Thermostats:



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Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Applies to all bathrooms Bathroom

1. Acceptable Closet: Where present
2. Acceptable Ceiling:
3. Acceptable Walls:
4. Acceptable Floor:
5. Marginal Doors: One of the jack n Jill bathroom door does not latch.



6. Acceptable Windows: Where present
7. Acceptable Electrical:
8. Marginal Counter/Cabinet: Where present - Front left ensuite bathroom vanity drawers are not installed properly.



9. Acceptable Sink/Basin:

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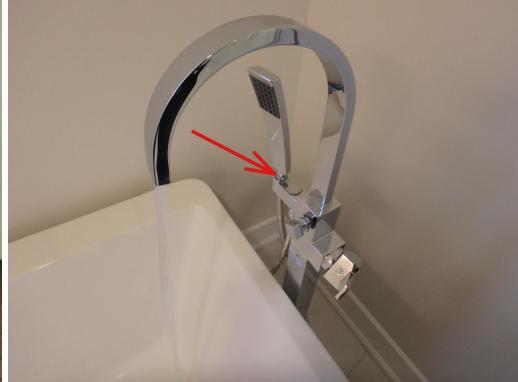
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Bathroom (Continued)

10. Marginal

Faucets/Traps: 1. Powder room sink drain leaking.
2. Master bathroom tub shower cradle leaking.



11. Acceptable

Tub/Surround: Where present

12. Acceptable

Shower/Surround: Where present

13. Acceptable

Spa Tub/Surround: Where present

14. Marginal

Toilets: Powder room toilet does not seem to flush properly, further investigation required.



15. Acceptable

HVAC Source:

16. Marginal

Ventilation: Cover coming off at master bathroom



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Bathroom (Continued)

17. Marginal Overall Workmanship: Poor quality finish noted with missing or crumbling grout, chipped tiles, improperly finished walls and ceilings etc.
18. Additional Comment 2:

Kitchen

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

1st Floor Kitchen

1. Not Present Cooking Appliances:
2. Acceptable Ventilator:
3. Not Present Dishwasher:
4. Not Present Refrigerator:
5. Not Present Microwave:
6. Not Present Disposal:
7. Acceptable Sink:
8. Acceptable Electrical: REMINDER: It is strongly recommended to replace all non GFCI outlets to GFCI outlets within 6 ft of water source in the Kitchen.
9. Marginal Plumbing/Fixtures: Sink faucet loose at the base allowing water to seep underneath it, needs proper tightening.



10. Acceptable Counter Tops:

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Kitchen (Continued)

11. Marginal

Cabinets: Missing handles.



12. Acceptable

13. Acceptable

14. Acceptable

15. Acceptable

16. Acceptable

17. Acceptable

18. Acceptable

19. Not Present

20. Marginal

Ceiling:

Walls:

Floor:

Doors:

Windows:

HVAC Source:

Pest: No evidence found.

Overall Workmanship: Poor quality workmanship noted with improperly finished walls, ceilings, scratched floors etc.

21.

Additional Comment 2:

Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Applies to all living areas Living Space

1. Acceptable Closet:

2. Acceptable Ceiling:

3. Acceptable Walls:

4. Acceptable Floor:

5. Acceptable Doors:

6. Acceptable Windows:

7. Acceptable Electrical:

8. Acceptable HVAC Source:

9. Not Inspected **ATTENTION:** Be sure to install smoke detectors on the ceiling at every floor near the stairwell and also in every bedroom. All detectors are required to be tested at least once a month. 8-10 years old detectors should be replaced by new ones.

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Living Space (Continued)

10. Acceptable Carbon Monoxide Detector: Where present - ATTENTION: Make sure all your carbon monoxide detectors are correctly installed, at least one per floor of your house, and more than 10 feet from carbon monoxide sources, ensuring one is installed in the vicinity of bedrooms (sleeping quarters). Living spaces above garage should also have additional Carbon Monoxide gas detector. If plug in type detectors are installed then make sure that it has battery back up system. All detectors are required to be tested at least once a month. 8 - 10 years old detectors should be replaced with new ones.

11. Marginal Main Stairs: Loose handrails which could lead to a unsafe handrails. Also glass rattles when climbing the stairs.

A qualified contractor is required to correct the issue.



12. Overall Workmanship: Poor quality workmanship noted with improperly finished walls, ceilings, scratched floors etc.



13. Additional Comment 2:

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Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Applies to all bedrooms Bedroom

- | | |
|---------------|--|
| 1. Acceptable | Closet: |
| 2. Acceptable | Ceiling: |
| 3. Acceptable | Walls: |
| 4. Acceptable | Floor: |
| 5. Marginal | Doors: Front left bedroom door frame missing door stopper molding. |



- | | |
|------------------|---|
| 6. Acceptable | Windows: |
| 7. Acceptable | Electrical: |
| 8. Acceptable | HVAC Source: |
| 9. Not Inspected | ATTENTION: Be sure to install smoke detectors on the ceiling at every floor near the stairwell and also in every bedroom. All detectors are required to be tested at least once a month. 8-10 years old detectors should be replaced by new ones. |
| 10. Marginal | Overall Workmanship: Poor quality workmanship noted with improperly finished walls, ceilings etc. |
| 11. | Additional Comment 2: |

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Attic

Inspector's comment only applies to the visible portion/items

All Attic

1. Method of Inspection: From the attic access
2. Not Inspected Unable to Inspect: 20% - **ATTENTION: Safety and footing restricts entering the attic.**
3. Acceptable General Condition:
4. Acceptable Roof Framing:
5. Acceptable Sheathing:
6. Acceptable Ventilation:
7. Marginal Insulation: Poor quality, insufficient insulation work done, A qualified contractor is recommended to evaluate and estimate repairs



8. Marginal Insulation Depth:
9. Acceptable Vapor Barrier:
10. Not Present Attic Fan:
11. Not Present House Fan:
12. Acceptable Wiring/Lighting:
13. Not Present Moisture Penetration:
14. Acceptable Bathroom Fan Venting:

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Attic (Continued)

15. Not Present Pests: No evidence found at the time of inspection however it is advisable to get the pest control done in the attic to prevent future pest infestation.
16. Marginal Access Hatch: Improperly sized access hatch.



17. Additional Comment 2:

Fireplace/Wood Stove

Basic home inspection does not cover checking the inside of the flue. If you have a wood burning fireplace then it is imperative to get it evaluated and inspected by a WETT certified fireplace inspector before lighting it for the first time after moving in.

Great Room Fireplace

-
1. Marginal Fireplace Operation: Pieces of debris and twigs noted inside the fireplace. Unable to turn the fireplace on.



2. Type: Gas

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Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

2nd Floor Laundry Room/Area

- | | |
|-----------------|--|
| 1. Not Present | Closet: |
| 2. Acceptable | Ceiling: |
| 3. Acceptable | Walls: |
| 4. Acceptable | Floor: |
| 5. Acceptable | Doors: |
| 6. Not Present | Windows: |
| 7. Acceptable | Electrical: |
| 8. Not Present | |
| 9. Acceptable | HVAC Source: |
| 10. Not Present | Laundry Tub: |
| 11. Not Present | Washer Hoses: |
| 12. Not Present | Washer and Dryer: |
| 13. Marginal | Dryer Vent: Dryer vent rough-in missing. |



- | | |
|-----------------|-----------------------|
| 14. Not Present | Dryer Gas Line: |
| 15. Not Present | Washer Drain: |
| 16. Not Present | Floor Drain: |
| 17. | Additional Comment 1: |
| 18. | Additional Comment 2: |

Basement

Inspector's comment only reflects the visible portion of the basement and its components. Anything and everything hidden to the eye are considered beyond the scope of the inspection process. Electrical and or plumbing systems of a finished basement cannot be inspected and verified. A licensed electrician and a licensed plumber are required to certify those.

Sub Basement

- | |
|--|
| 1. Not Inspected Unable to Inspect: 65% - Due to finished portion of the basement and personal storage |
|--|

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Basement (Continued)

2. Acceptable Ceiling:
3. Acceptable Walls:
4. Acceptable Floor:
5. Acceptable Floor Drain: ATTENTION: Every basement should have a floor drain. Make sure the drain does not get dried out.
6. Acceptable Doors:
7. Acceptable Windows:
8. Acceptable Electrical:
9. Acceptable ATTENTION: Be sure to install smoke detectors on the ceiling at every floor near the stairwell and also in every bedroom. All detectors are required to be tested at least once a month. 8-10 years old detectors should be replaced by new ones.
10. Acceptable Carbon Monoxide Detector: ATTENTION: Make sure all your carbon monoxide detectors are correctly installed, at least one per floor of your house, and more than 10 feet from carbon monoxide sources, ensuring one is installed in the vicinity of bedrooms (sleeping quarters). Living spaces above garage should also have additional Carbon Monoxide gas detector. If plug in type detectors are installed then make sure that it has battery back up system. All detectors are required to be tested at least once a month. 8 - 10 years old detectors should be replaced with new ones.
11. Acceptable HVAC Source:
12. Acceptable Vapor Barrier:
13. Acceptable Insulation:
14. Acceptable Ventilation:
15. Marginal Sump Pump: Improper functionality. Requires further evaluation.

16. Not Present Moisture Location:
17. Marginal Basement Stairs/Railings: Missing railing
18. Marginal Furnace Enclosure: Missing combustion air vents.
19. Acceptable Cold Room: Cold room vent should always be open.
20. Not Present Pest: It is advisable to do professional pest control at regular intervals to prevent rodent infestation which is a very common occurrence in basements.



Basement (Continued)

21. Marginal Gas Lines: Not properly terminated gas lines noted. A licensed gas technician is required to evaluate and certify all gas lines.



22. Additional Comment 2:

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Basement Heating System

1. Acceptable Heating System Operation: **RECOMMENDATION:** Regular servicing of the furnace will keep it running trouble free.

2. Manufacturer: Ameristar



3. Type: Forced air Capacity: Adequate
4. Area Served: Whole building Approximate Age: 2 years
5. Fuel Type: Natural gas
6. Not Inspected Heat Exchanger: Not visible

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Heating System (Continued)

7. Acceptable Blower Fan/Filter: REMINDER: Filter should be cleaned/replaced as per manufacturer's recommendations. As a general rule it should be cleaned/replaced every two months or so. Make sure to point the "Air Flow" arrow on the filter towards the furnace. The electronic filter should be turned off 2 minutes prior to pulling the filter cells out.



8. Acceptable Distribution:
9. Acceptable Circulator:
10. Acceptable Flue Pipe:
11. Not Inspected Humidifier:
12. Acceptable Thermostats:
13. Not Present
14. Suspected Asbestos: No

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Basement - RECOMMENDATION: Turn the main water valve off when going on a vacation even for short period of time.
3. Acceptable Water Lines: Copper + PEX
4. Acceptable Drain Pipes: ABS
5. Not Inspected Service Caps:
6. Acceptable Vent Pipes: ABS
7. Acceptable Gas Service Lines: Black Steel, Insulflex

Basement Water Heater

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Plumbing (Continued)

8. Marginal Water Heater Operation: Tankless - Incomplete installation. Inoperative at the time of inspection.



9. Manufacturer: Rinnai
10. Type: Natural gas Capacity: Unknown
11. Approximate Age: Less than 3 years Area Served: Whole building
12. Acceptable Flue Pipe:
13. Acceptable TPRV and Drain Tube:

Electrical

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Acceptable Service:
3. Not Inspected 120 VAC Branch Circuits: Copper
4. Not Inspected 240 VAC Branch Circuits: Copper
5. Not Present Aluminum Wiring: Not present
6. Acceptable Conductor Type: Romex
7. Acceptable Ground: Present
8. Acceptable Smoke Detectors: Where present - **ATTENTION:** Be sure to install smoke detectors on the ceiling at every floor near the stairs and also in every bedroom. Use of carbon monoxide gas detector is strongly recommended, at least one in the basement near furnace and one on 2nd floor hallway. 8-10 years old detectors should be replaced by new ones.

Basement Electric Panel



Electrical (Continued)

9. Marginal Manufacturer: Schnieder - Insufficient space around electrical panel, hence unable to open and inspect.



10. Maximum Capacity: 100 Amps

11. Acceptable Main Breaker Size: 100 Amps

12. Acceptable Breakers:

13. Not Present Fuses:

14. Marginal AFCI: One of the AFCI breaker needs replacement.

GFCI, AFCI and CAFCI breakers need regular testing as per manufacturers recommendations.. Make sure to take necessary precautions before testing it.



15. Acceptable GFCI: At GFCI receptacles only - GFCI breakers/outlets need regular testing as per manufacturers recommendations. Make sure to take necessary precautions before testing them.
16. Is the panel bonded? Yes

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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.

Roof

1. Leader/Extension: REMINDER: Extend runoff drains to move water away from foundation.



Recommended Setup



Garage/Carport

2. Front Garage Garage Doors: Does not close properly.



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Marginal Summary (Continued)

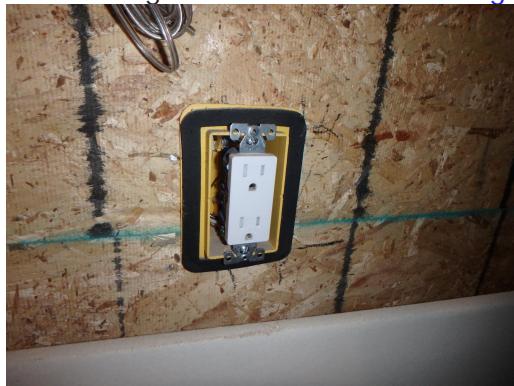
3. Front Garage Door Operation: **Inoperative.**
4. Front Garage Door Opener: **Inoperative at the time of inspection.**
5. Front Garage Ceiling: **Not finished according to building codes**



6. Front Garage Walls: **Not finished according to building codes.**



7. Front Garage Electrical: **Install missing outlet/switch cover plate(s)**





Marginal Summary (Continued)

8. Front Garage Additional Comment 1: Plumbing lines noted in the garage. Further evaluation and certification is required.



Lots and Grounds

9. Porch: Porch ceiling not properly finished.



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Marginal Summary (Continued)

10. Patio: Paver tiles missing.



11. Deck: Construction junk noted under the deck.

12. Vegetation: Tree limbs over hang the roof and should be cut back, An evaluation by a qualified arborist is recommended to estimate services required to repair this problem



13. Additional Comment 1: Unusual boxed construction noted.

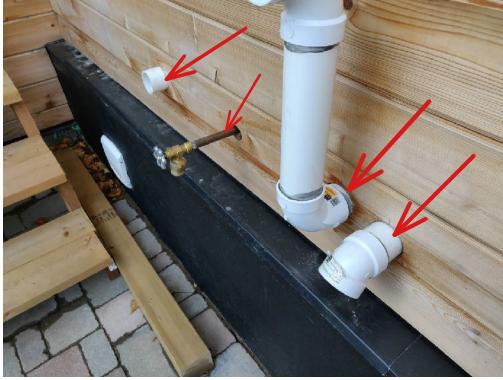




Marginal Summary (Continued)

Exterior

14. All Exterior Surface Type: Wood Paneling, Cement boards - Not finished properly. A qualified contractor is required to correct the issue. Also holes made to pass wires, pipes, vents etc. should be properly sealed.



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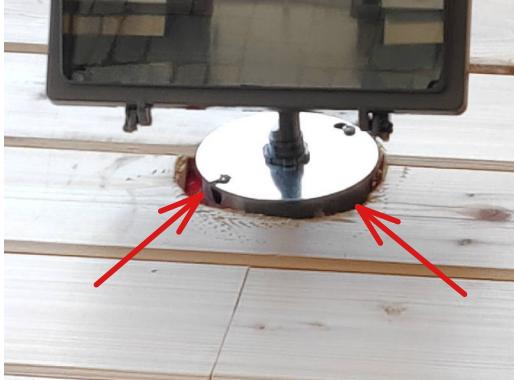
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Exterior (Continued)

Type: (continued)



15. Entry Doors: **Skylight glass cracked.**



16. Patio Door: **Not properly sealed. Also missing screen.**



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Exterior (Continued)

Patio Door: (continued)



17. Window Screens: Missing from all windows and patio doors.
18. Basement Windows: Not properly finished.



19. Vent Covers: REMINDER: Make sure all exterior vents are not clogged or blocked and have proper covers and have caulking around them. Dryer vent needs regular cleaning to avoid lint buildup.





Exterior (Continued)

Vent Covers: (continued)



Air Conditioning

20. Main AC System A/C System Operation: Unit was not tested, appears to be under capacity for the size of the house.

Bathroom

21. Applies to all bathrooms Bathroom Doors: One of the jack n Jill bathroom door does not latch.



22. Applies to all bathrooms Bathroom Counter/Cabinet: Where present - Front left ensuite bathroom vanity drawers are not installed properly.



Bathroom (Continued)

Counter/Cabinet: (continued)



23. Applies to all bathrooms Bathroom Faucets/Traps: 1. Powder room sink drain leaking.
2. Master bathroom tub shower cradle leaking.



24. Applies to all bathrooms Bathroom Toilets: Powder room toilet does not seem to flush properly, further investigation required.



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Marginal Summary (Continued)

25. Applies to all bathrooms Bathroom Ventilation: Cover coming off at master bathroom



26. Overall Workmanship: Poor quality finish noted with missing or crumbling grout, chipped tiles, improperly finished walls and ceilings etc.

Kitchen

27. 1st Floor Kitchen Plumbing/Fixtures: Sink faucet loose at the base allowing water to seep underneath it, needs proper tightening.



28. 1st Floor Kitchen Cabinets: Missing handles.



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Marginal Summary (Continued)

29. 1st Floor Kitchen Overall Workmanship: Poor quality workmanship noted with improperly finished walls, ceilings, scratched floors etc.

Living Space

30. Applies to all living areas Living Space Main Stairs: Loose handrails which could lead to a unsafe handrails. Also glass rattles when climbing the stairs.

A qualified contractor is required to correct the issue.



Bedroom

31. Applies to all bedrooms Bedroom Doors: Front left bedroom door frame missing door stopper molding.



32. Applies to all bedrooms Bedroom Overall Workmanship: Poor quality workmanship noted with improperly finished walls, ceilings etc.

Attic

33. All Attic Insulation: Poor quality, insufficient insulation work done, A qualified contractor is recommended to evaluate and estimate repairs



Attic (Continued)

Insulation: (continued)



34. All Attic Insulation Depth:
35. All Attic Access Hatch: **Improperly sized access hatch.**



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Marginal Summary (Continued)

Fireplace/Wood Stove

36. Great Room Fireplace Fireplace Operation: Pieces of debris and twigs noted inside the fireplace. Unable to turn the fireplace on.



Laundry Room/Area

37. 2nd Floor Laundry Room/Area Dryer Vent: Dryer vent rough-in missing.



Basement

38. Sub Basement Sump Pump: Improper functionality. Requires further evaluation.



Basement (Continued)

Sump Pump: (continued)



39. Sub Basement Basement Stairs/Railings: Missing railing
40. Sub Basement Furnace Enclosure: Missing combustion air vents.
41. Sub Basement Gas Lines: Not properly terminated gas lines noted. A licensed gas technician is required to evaluate and certify all gas lines.



Plumbing

42. Basement Water Heater Water Heater Operation: Tankless - Incomplete installation. Inoperative at the time of inspection.



Plumbing (Continued)

Water Heater Operation: (continued)



Electrical

43. Basement Electric Panel Manufacturer: Schnieder - Insufficient space around electrical panel, hence unable to open and inspect.



44. Basement Electric Panel AFCI: One of the AFCI breaker needs replacement.

GFCI, AFCI and CAFCI breakers need regular testing as per manufacturers recommendations.. Make sure to take necessary precautions before testing it.



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Electrical (Continued)

AFCI: (continued)

