

New Trend Home Inspection Inc.

Home Inspection Report



414 Anywhere St, Toronro

Inspection prepared for: John Doe
Date of Inspection: 11/9/2012 Time: 10.00 am
Age of Home: 80-100 Size: 2000

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Report Summary

Roof		
Page 8 Item: 2	Roof Surface Condition	• Waviness/Uneven roof surface appeared in most area of the roof. This is relatively a common condition and can be result of inadequate ventilation or water damage. At: North • 2 or more layers of shingles observed. • Lifting at laps and around roof vents observed. • Missing shingle(s) in noted.
Page 10 Item: 3	Roof Flashing Condition	• Flashing are original, recommend resealing/maintaining all flashings and through the roof vents as a part of routine maintenance. Recommended to be replaced in next roofing project. • Deterioration/damage noted at valleys, both upper and lower roofs. Recommend repair to inhibit water intrusion and further damage. • Missing counter flashing. Installation proper counter flashing recommended. • Roof vent(s) is not properly installed. nailing and caulking is required. • Missing kick out flashing. Installation proper kick out flashing is required. At East
Page 11 Item: 5	Drainage Condition	• Extending all downspout(s) 4'-6' away from building.(All around the House)
Exterior		
Page 13 Item: 3	Walkway Conditions	• Sidewalk is pitched towards the structure, this may result in basement seepage. At east and rear • Evidence of ponding observed. At:rear
Page 14 Item: 4	Lot Grade and Drainage Conditions	• Grading slopes toward the foundation walls. Correction/improvement is needed. at: rear and east
Page 15 Item: 5	Foundation condition	• Brick to earth contact noted. This can result in water penetration & brick "spalling" or deterioration over time. Re-grading or other protection of brick is recommended. Foundation wall should extended Min 6" above finished grading. At: front and east
Page 16 Item: 8	Deck Condition	Deck appears to be nailed to the structure or anchor bolt has been used into veneer, which is not meet today building code, through out Bolts secured to the house framing are required by most municipalities. We recommend reviewing local standards for safety and compliance. further check is required. • Installation joist hanger and proper bracket is required, this condition does not meet today's building code. recommend review by a qualified professional for repair or replacement as necessary. • Improper installation of column to pillar, lack of proper bracket or hanger was appeared. This situation is structure not supported, installation proper bracket to improve deck structure is required.
Basement		
Page 20 Item: 5	Stairs Condition	• Missing safety hand rail. Whenever three or more stairs are present a handrail is usually required.

Page 21 Item: 6	Floor Condition	• Active leaks observed at the time of inspection. • Expansive cracks and settling observed, suggest sealing cracks as necessary.
Page 21 Item: 7	Subfloor Condition	• Rased floor (wooden subfloor) noted in finished area. No way to determine condition of subfloor or if water intrusion has occurred without destructive investigation. This area therefore is not within the scope of this report. • Wood rot, moisture damage observed
Page 22 Item: 8	Walls Condition	• Structural crack(s) is noted. This type of crack should be assessed by qualified contractor or structural engineer. • Active leaks observed at the time of inspection. • Foundation wall(s) have been cut or bored. The foundation wall is not structurally supported. Installation proper lintel is required. in Furnace room • unsecured holes in exterior walls is observed. Should have been repaired.
Page 24 Item: 9	Ceilings Condition	• Evidence of past water penetration observed. • Evidence of repairs observed. • Ceiling is sagging.
Page 25 Item: 13	Electrical Conditions	• 3-way switch is recommended to install in basement stairs. • Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing. • Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety. • Ungrounded three prong receptacles observed. It is recommended that these type of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety. • Improper wiring in junction box is noted. Wire connector should be placed to secure wires and protect it against electrical shorting.
Page 25 Item: 14	Visible Plumbing Condition	• Floor drain not present
Page 25 Item: 16	Window Condition	• Some or all windows were blocked with materials or storage. Has to be open.
Electrical		
Page 28 Item: 3	Main Service Drop Condition	• Open ground in some receptacles is noted. At: Most of plugs. • Exposed connection, missing splice cover observed at masthead. Suggest contacting the local electric utility company for repair, as necessary, for safety.
Page 29 Item: 5	Smoke detector comments	• No working detectors observed, suggest installing smoke detectors, as necessary, for safety.
Plumbing		
Page 30 Item: 4	Waste Line Conditions	• Floor drain not present • Floor drain is not installed in furnace room. Floor drain is required.

Page 31 Item: 5	Sump Pump Conditions	• Sump pit cover is missing, suggest installing cover for safety. • Sump pump is improperly wired with an extension cord, suggest installing a dedicated receptacle for safety. • The discharge pipe was disconnected from sump pump.
Page 31 Item: 6	Sump Pit Conditions	• Repair/replacement advised.
Page 32 Item: 7	Venting Conditions	• Improper/inadequate venting observed.
Heating		
Page 33 Item: 4	Burner Chamber Comments	• Construction dust buildup observed in service compartment and draft tubes.
Page 33 Item: 5	Exhaust Venting Conditions	• The intake pipe should connected to out side, to provide fresh air for the furnace to burning fule.
Page 33 Item: 7	Air Filter Condition	• Filter is dirty, suggest replacement. Recommend upgrade of filter.
Page 34 Item: 9	Distribution Duct and heating room Condition	• No cold air return observed in finished basement, which may result in inadequate heating in this area. • No cold air return observed at the 2nd floor, which will affect heating and/or cooling to this area.
Interior		
Page 36 Item: 1	Floor Condition	• Floor sagging/settlement and slope appears. This condition normally is due to age of building and wood shrinking. At: 2nd floor bedrooms further check by professional is recommended. • Floor settlement and slop noticed. At: 3rd bedroom in 2nd floor • Floor/Subfloor noisy in Some/Most rooms. most area.
Page 37 Item: 2	Condition Ceiling	• Evidence of repairs observed, unable to determine the effectiveness of these repairs. At: Most rooms • Patching observed. • Peeling paint observed. • Evidence of insects.
Page 38 Item: 3	Walls Condition	• Evidence of past water penetration observed. At: Most rooms • Evidence of repairs observed, unable to determine the effectiveness of these repairs. At: most rooms • Patching observed. • Damage(s) noted. required repair and painting. • Peeling paint observed. • Exterior wall(s) have been cut or bored. The exterior wall is not structurally supported. Instalation proper lintel is required. Rear, Extention • Settlement crack(s) observed. At: rear, extention part.
Page 41 Item: 4	Doors Condition	• Door does not latch or Hard closing, needs adjustment and trimming. • Doorknob/lockset is missing. • Damage(s) noted. required repair and painting. • Some or most doors were broken. Required replacing.
Page 42 Item: 5	Windows Condition	• Peeling paint observed, suggest scraping and painting as necessary. • Deterioration/rot of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.

Page 43 Item: 6	Stairs, Railing Condition	• Missing guardrails observed. Whenever three or more stairs are present a handrail is usually required. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement. • Railing was loose. railing should be able to handle 200 Lb. Recommended to check this condition with professional contractor. • Stairs are narrow. to the loft.
Page 43 Item: 7	Electrical Condition	• Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety. At: bedrooms • The electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system with GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested. • Missing cover plates observed, suggest installing for safety. • Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions. • Exposed wires observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.
Kitchen		
Page 45 Item: 4	Electrical Condition	• No GFCI protection present, suggest installing GFCI protected receptacles for safety. 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 46 Item: 8	Faucet Condition	• Faucet was leaking.
Page 47 Item: 13	Hood Fan Condition	• Exhaust fan is not present in kitchen. Installation exhaust fan is required.
Laundry Area		
Page 49 Item: 12	Comments	• In the inspectors opinion the washer and dryer appear to be near the end of their useful life due to age..
Attic		
Page 51 Item: 1	Methods used to Inspect	• Not Accessible
Main Bathroom		
Page 52 Item: 1	Floor Condition	• Water damage observed.
Page 52 Item: 4	Door Condition	• Damage(s) noted. required repair and painting.
Page 52 Item: 5	Window Condition	• Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
Page 54 Item: 15	Toilet Condition	• Toilet is old. Replacing the toilet is recommended.
Bathroom Basement		
Page 55 Item: 7	Exhaust Fan Condition	• None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
Page 56 Item: 14	Toilet Condition	• In operative.

Page 56 Item: 15	Comments	• The bathroom is in marginal condition. Major remodeling is recommended in the near future.(Not functional)
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General Information

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Home Type

Materials: Fully Detached two story(single Family home)

2. Type of Inspection

Materials: Home owner Inspection

3. Attendance

Materials: Client fully present

4. Occupancy

Materials: Vacant

5. Weather Condition

Materials: The outdoor temperature was too low to safely test the A/C system.
• Weather condition; Cloudy • Temperature; 5-15 C

6. Orientation

Materials: Face to South

7. Inaccessibility

Materials: Excessive storage limited access to basement walls • Excessive storage limited access to cold room space. • Foundation, Foundation walls • Flat roof. There was no access to flat roof from the building and building is too high to have a safe access from side of the building.

8. Renovation/Remodeling

Materials: Addition at Rear and front • interior lay out (The structural wall/s was removed/altered)?? • Basement • Electrical • Plumbing • Kitchen • Bathroom • Exterior • Proper permit for changes of Electrical, plumbing, Structures, is required, (pot lights, deck)

Roof

Due to the unpredictable and latent of natural of roof leak, no assurance or warranty can be provided that your roof, skylight and flashing will no develop leak within the approximated expected lifespan. Ice damming problem are beyond our ability to predict.

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Method

Materials: Visually from ground with binoculars.

Materials: Roof was visually inspected from accessible location/s of interior and/or exterior. If a roof is too high, too steep, wet, or may get damaged as a result of walking on the surface for safety reason inspector is not in a position to walk on the roof. Therefore, client is advised that this is a limited inspection and a licensed roofer contractor should be contacted for further inspection. • Annual visual inspection, routine tune-up and maintenance is required.

2. Roof Surface Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Asphalt Shingles

Observations:

- Minor buckling of shingles noted. Recommend ongoing monitoring and maintaining
- Unable to determine the age of the roofing surface.
- Recommend review by a licensed roofer for repair or replacement, as necessary, prior to close. Recommend consultation with qualified contractor for replacement quotations in order to budget.
- **Waviness/Uneven roof surface appeared in most area of the roof. This is relatively a common condition and can be result of inadequate ventilation or water damage. At: North**
- **2 or more layers of shingles observed.**
- **Lifting at laps and around roof vents observed.**
- **Missing shingle(s) in noted.**



Waviness/Uneven roof surface appeared in most area of the roof. This is relatively a common condition and can be result of inadequate ventilation or water damage. At:



Missing shingle(s) in noted.



Lifting at laps and around roof vents observed.



2 or more layers of shingles observed.

3. Roof Flashing Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Aluminum • Galvanized • Rubber

Observations:

- Recommend further review by a licensed roofer for repair or replacement as necessary.
- In inspector's opinion the flashings are near the end of their life span due to wear.
- Flashing are original, recommend resealing/maintaining all flashings and through the roof vents as a part of routine maintenance. Recommended to be replaced in next roofing project.
- Deterioration/damage noted at valleys, both upper and lower roofs. Recommend repair to inhibit water intrusion and further damage.
- Missing counter flashing. Installation proper counter flashing recommended.
- Roof vent(s) is not properly installed. nailing and caulking is required.
- Missing kick out flashing. Installation proper kick out flashing is required. At East



Flashing are original, recommend resealing/maintaining all flashings and through the roof vents as a part of routine maintenance. Recommended to be replaced in next roofing project.



Missing kick out flashing. Installation proper kick out flashing is required.



Roof vent(s) is not properly installed. nailing and caulking is required.



Missing kick out flashing. Installation proper kick out flashing is required.



Missing counter flashing. Installation proper counter flashing recommended.



Flashing are original, recommend resealing/maintaining all flashings and through the roof vents as a part of routine maintenance. Recommended to be replaced in next roofing project.

4. Soffit and Facia Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Materials: Aluminum

Observations:

- Soffit vents require cleaning.

5. Drainage Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Aluminum

Observations:

- Recommend review by a qualified professional for repair or replacement as necessary.
- Seasonal gutter/downspout cleaning is required.
- Extending all downspout(s) 4'-6' away from building.(All around the House)



Extending all downspout(s) 4'-6' away from building.(All around the House)

6. Skylight Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

Exterior

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.

Barn/shed/outbuilding observed but not inspected. Catch basin observed. Interior walls appear to be in serviceable condition. We are unable to determine functionality of this item. Recommend review with the seller or a licensed plumber regarding the operation, care and maintenance required.

Inspection of under ground oil tank isn't included this inspection and we are unable to determine condition of underground oil tanks may constitute an environmental hazard if leaking. We strongly recommend review by a qualified professional for evaluation and removal, as necessary, prior to close.

1. General Exterior Limitation/Comments

Materials: This is a limited partial review of the exposed and visible general structure of this building with the focus being the suitability for general and complete remodeling and rehabilitation. No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest, termite or wood destroying insect inspection was performed. We strongly recommend that any rehab project begin with an architectural review by a qualified licensed architect and complete cost projections to determine project feasibility.

2. Driveway Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Materials: Asphalt

3. Walkway Conditions

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Asphalt • Soil/Dirt

Observations:

- Improve grading/slop.
- Recommend review by a qualified professional for repair or replacement as necessary.
- Sidewalk is pitched towards the structure, this may result in basement seepage. At east and rear
- Evidence of ponding observed. At:rear



Evidence of ponding observed. At: rear



Sidewalk is pitched towards the structure, this may result in basement seepage. At east and rear

4. Lot Grade and Drainage Conditions

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Improve grading At: all around
- **Grading slopes toward the foundation walls. Correction/improvement is needed. at: rear and east**



Grading slopes toward the foundation walls. Correction/improvement is needed. at: rear and east



Grading slopes toward the foundation walls. Correction/improvement is needed. at: rear and east

5. Foundation condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Full Basement • Continuous Foundation

Materials: Poured Concrete

Observations:

- inaccessible (covered by material) At: rear and east
- Recommend review by a qualified professional for repair or replacement as necessary.
- **Brick to earth contact noted. This can result in water penetration & brick "spalling" or deterioration over time. Re-grading or other protection of brick is recommended. Foundation wall should extend Min 6" above finished grading. At: front and east**



inaccessible (covered by material)At: all around



Brick to earth contact noted. This can result in water penetration & brick "spalling" or deterioration over time. Re-grading or other protection of brick is recommended. Foundation wall should extended Min 6" above finished grading. At: front



inaccessible (covered by material)At: all around



Brick to earth contact noted. This can result in water penetration & brick "spalling" or deterioration over time. Re-grading or other protection of brick is recommended. Foundation wall should extended Min 6" above finished grading. At: front

6. Exterior Wall Cladding Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Materials: Stucco (EIFS)

7. Side vent condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

8. Deck Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Wood

Observations: The deck structure and connection to the wall is questionable.

- Recommend review by a qualified professional for repair or replacement as necessary.
- Deck appears to be nailed to the structure or anchor bolt has been used into veneer, which is not meet today building code, through out Bolts secured to the house framing are required by most municipalities. We recommend reviewing local standards for safety and compliance. further check is required.
- Installation joist hanger and proper bracket is required, this condition does not meet today's building code. recommend review by a qualified professional for repair or replacement as necessary.
- Improper installation of column to pilar, lack of proper bracket or hanger was appeared. This situation is structure not supported, installation proper bracket to improve deck structure is required.



Improper installation of column to pilar, lack of proper bracket or hanger was appeared.
This situation is structure not supported, installation proper bracket to improve deck structure is required.



Deck appears to be nailed to the structure or anchor bolt has been used into veneer, which is not meet today building code, through out Bolts secured to the house framing are required by most municipalities. We recommend reviewing local standards for safety and compliance. further check is required.



Installation joist hanger and proper bracket is required, this condition does not meet today's building code. recommend review by a qualified professional for repair or replacement as necessary.

9. Balcony Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

10. Exterior Doors Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Materials: Metal

Materials: Metal insulated

11. Windows Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Vinyl

Materials: Horizontal Sliding • Single/Double Hung

Observations:

- Improving caulking windows and window sills is required.
- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

12. Electric Meter Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Location: Overhead entrance • Located at Left Side

Observations:

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

13. Gas Meter Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Location: Located at Right Side

14. Electrical Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

15. Exterior Faucet Conditions

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

16. Stairs Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
✓				

Materials: Wood

17. Retaining Wall Conditions

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

18. Door Bell Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Location: Front
Observations:
• Inoperable.

Chimney

1. Chimney Limitation/Comments

Materials: Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close. • No way to determine presence of liner due to poor visual accessibility. Further investigation required.

2. Chimney Comments

Type: Stucco Covered

3. Chimney Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

4. Flue Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Basement

Substantially / partially finished basement/ crawlspace observations

Due to the unpredictable and latent nature of basement leaks, no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at any time in future where no such leaks existed in past.

We are unable to detect existence or type of mold at interior space. Further investigation is recommended.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

Note that minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

1. Limitation & Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Observations:

- Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only.

Weather conditions, storage of personal property, changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation performance.

While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry.

- Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.

- Limited review due to storage of personal property.

- Recommend further review after close as necessary.

2. Exterior Doors Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

3. Basement Access

Basement stairway.

4. Foundation Style

Materials: Finished Basement

5. Stairs Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

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

- **Missing safety hand rail. Whenever three or more stairs are present a handrail is usually required.**

6. Floor Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

- Materials: Concrete • Linoleum • Sheet Vinyl
- Observations:
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
 - Evidence of past water penetration observed.
 - Evidence of repairs observed, unable to determine the effectiveness of these repairs.
 - Recommend installation of vapour barrier on dirt floor to reduce humidity and protect mechanical equipment and structure from damage.
 - Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
 - Active leaks observed at the time of inspection.
 - Expansive cracks and settling observed, suggest sealing cracks as necessary.

7. Subfloor Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

- Materials: Plywood
- Observations:
- Advise review and cost estimates by a qualified contractor.
 - Recommend review by a qualified professional for repair or replacement as necessary.
 - Rased floor (wooden subfloor) noted in finished area. No way to determine condition of subfloor or if water intrusion has occurred without destructive investigation. This area therefore is not within the scope of this report.
 - Wood rot, moisture damage observed



Wood rot, moisture damage observed

8. Walls Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Poured Concrete • Paneled

Observations:

- Shrinkage cracking noted in unfinished area. This cracking is common and usually no reason for concern. Recommend monitoring and consultation with qualified contractor should condition worsen or if water intrusion occur. At:
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Water stains, bulging walls, or other damage was observed near plumbing fixtures that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a licensed plumber prior to closing to determine the cause of this condition for repairs/replacement as needed.
- Evidence of past water penetration observed.
- Inaccessible
- Recommend review by a qualified professional and structural engineer for repair or replacement as necessary.
- Structural crack(s) is noted. This type of crack should be assessed by qualified contractor or structural engineer.
- Active leaks observed at the time of inspection.
- Foundation wall(s) have been cut or bored. The foundation wall is not structurally supported. Installation proper lintel is required. in Furnace room
- unsecured holes in exterior walls is observed. Should have been repaired.



Active leaks observed at the time of inspection.



Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.



Foundation wall(s) have been cut or bored. The foundation wall is not structurally supported. Instalation proper lintel is required.



Structural crack(s) is noted. This type of crack should been assess by qualified contractor or structural engineer.



Active leaks observed at the time of inspection.



Active leaks observed at the time of inspection.



unsecured holes in exterior walls is observed. Should have been repaired.

9. Ceilings Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Unfinished • Drop ceiling

Observations:

- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
- Drop tiles could not be removed for review of concealed area due to inadequate clearance. This area of structure and components therefore is not within the scope of this inspection.
- Evidence of past water penetration observed.
- Evidence of repairs observed.
- Ceiling is sagging.



Ceiling is sagging.

10. Joist Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Conventional Joist.

Observations:

- Inaccessible.

11. Beams Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Wood

Observations:

- Inaccessible.

12. Support Post Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Not determined.??

13. Electrical Conditions

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Knob and tube wiring noted. See Electrical Section.
- Further check by certified electrical contractor is required. Recommend review for repair or replacement as necessary.
- 3-way switch is recommended to install in basement stairs.
- Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.
- Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.
- Ungrounded three prong receptacles observed. It is recommended that these type of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.
- Improper wiring in junction box is noted. Wire connector should be placed to secure wires and protect it against electrical shorting.

14. Visible Plumbing Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review by a qualified professional for repair or replacement as necessary.
- Floor drain not present

15. Insulation Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Materials: Not determined

Observations:

- Recommend review for repair or replacement as necessary.

16. Window Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Style: Horizontal sliding

Observations:

- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
- Some or all windows were blocked with materials or storage. Has to be open.



Some or all windows were blocked with materials or storage. Has to be open.



Some or all windows were blocked with materials or storage. Has to be open.

17. Cold room material

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

18. Wet Bar Conditions

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

Electrical

Determining winter comfort with specific areas is beyond the scope of a visual inspection. The heat exchanger is concealed within the furnace and cannot be reviewed. The outdoor temperature was too high to sufficiently review the heating system/air duct flow / comfort.

1. Limitation & Comments

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

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.
- 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.
- Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction, and unless otherwise noted, appears to be in serviceable condition.



Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction, and unless otherwise noted, appears to be in serviceable condition.

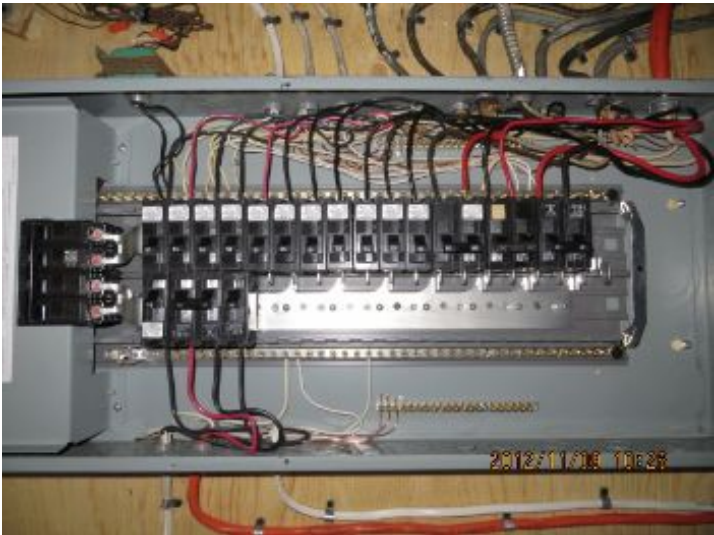
2. Main Electrical panel Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
✓				

Type / Materials: Breaker panel • Service entrance cables are copper • The main Panel is approximately 200 amps, 240 volts. • Location: Basement

Observations:

- AFCI protection in bedroom branch circuits in a new requirement, not present in this house.



AFCI protection in bedroom branch circuits in a new requirement, not present in this house.

3. Main Service Drop Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Type: Main Service Drop is overhead
Observations:

- Recommend review by a qualified professional electrician for repair or replacement as necessary.
- Open ground in some receptacles is noted. At: Most of plugs.
- Exposed connection, missing splice cover observed at masthead. Suggest contacting the local electric utility company for repair, as necessary, for safety.



Recommend review by a qualified professional electrician for repair or replacement as necessary.

4. Sub Panel Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

5. Smoke detector comments

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Buyer is cautioned that, as landlord, he/she is expected to maintain operational smoke and carbon monoxide detectors for protection of tenants.
- Installation smoke and carbon monoxide combination detector in all floor recommended.
- No working detectors observed, suggest installing smoke detectors, as necessary, for safety.

Plumbing

The visual access to main drain lines and drains underneath basement floors is restricted.
 No assurances or warranty can be provided regarding proper drainage conditions or performance.
 Sewer back-up is beyond our ability to detect or predict. Camera inspection recommended.
 We are unable to detect/predict slow leaks in drains and water lines.

Plumbing is an important concern in any structure. 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. Limitations/Comments

Materials: Limited inspection due to basement finish. All original galvanized piping appears to have been replaced. . Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements. • Camera Inspection recommended. • This inspection is limited to the plumbing fixtures inside this unit. The main plumbing system is owned and maintained by the Condominium Owners Association and as such is beyond the scope of this report and was not inspected. Our focus in this inspection is proper flow and drainage at the installed fixtures. We recommend review of the Sellers Disclosure Statement and the minutes of the Association meetings regarding the condition of the general plumbing system.

2. Main Shutoff Location

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
✓				

Materials: Municipal • Copper • Behind furnace.

3. Supply Line Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Materials: Copper

Observations:

- Fair condition where visible.

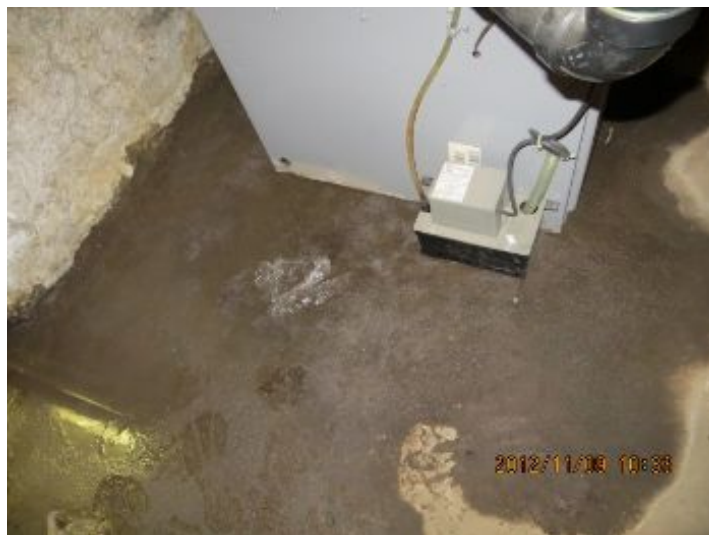
4. Waste Line Conditions

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Municipal • Copper and ABS mixed

Observations:

- Recommend review by a licensed plumber for repair or replacement, as necessary.
- Floor drain not present
- Floor drain is not installed in furnace room. Floor drain is required.



Floor drain is not installed in furnace room. Floor drain is required.

5. Sump Pump Conditions

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommending to install a GFCI receptacle for sump pump plug.
- Inoperable at the time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.
- In the inspectors opinion the sump pump is near the end of its useful life due to deterioration.
- Sump pit cover is missing, suggest installing cover for safety.
- Sump pump is improperly wired with an extension cord, suggest installing a dedicated receptacle for safety.
- The discharge pipe was disconnected from sump pump.



Sump pit cover is missing, suggest installing cover for safety. The discharge pipe was disconnected from sump pump.

6. Sump Pit Conditions

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Repair/replacement advised.

7. Venting Conditions

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review by a licensed plumber for repair or replacement, as necessary.
- Improper/inadequate venting observed.

8. Water Heater Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Gas • Not determined

Observations:

- In inspection opinion Hot water tank is too old need to be replaced soon.
- Recommend review for repair or replacement as necessary.

9. Septic System Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

Heating

Determining winter comfort with specific areas is beyond the scope of a visual inspection.

Limitations: The heat exchanger is concealed within the furnace and cannot be reviewed.

1. Limitations/Comments

Materials: Unable to inspect heat exchanger due to closed system. • Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

2. Furnace Room Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

3. Heating

Type: Gas Forced Air/High efficiency furnace. • Estimate Life span: 15-20

4. Burner Chamber Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Annual service is recommended.
- **Construction dust buildup observed in service compartment and draft tubes.**

5. Exhaust Venting Conditions

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Plastic, ABS

Observations:

- Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
- **The intake pipe should be connected to outside, to provide fresh air for the furnace to burn fuel.**

6. Humidifier Comments

Observations: Installation humidifier is recommended.

7. Air Filter Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- We recommend changing or cleaning the filter monthly during the heating season.
- **Filter is dirty, suggest replacement. Recommend upgrade of filter.**

8. Thermostat Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Living/dinning room

Observations:

- Installation a new electronic thermostat is recommended. Suggest programmable unit

9. Distribution Duct and heating room Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Type: Ducts and Registers

Observations:

- Recommended duct cleaning every two or three years.
- In the inspectors opinion the distribution/ducting is near the end of its useful life due to .
- Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
- No cold air return observed in finished basement, which may result in inadequate heating in this area.
- No cold air return observed at the 2nd floor, which will affect heating and/or cooling to this area.

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. A/C unit Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

Interior

We are unable to detect or predict damage to interior finishes as a result of slow or intermittent water leaks.

Mold detection, identification and/ or analysis is beyond the scope of a visual inspection.

Thermal seal failures of thermal pane glass is beyond our ability to detect or predict .

WALL & CEILINGS

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission.

We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Floor Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		✓

Materials: Carpet • Vinyl

Observations:

- Water stains, bulging walls, or other damage was observed near plumbing fixtures at that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a licensed plumber prior to closing to determine the cause of this condition for repairs/replacement as needed.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- In the inspectors opinion the floor is near the end of its useful life due to .
- Recommend review by a qualified professional for repair or replacement as necessary.
- Floor sagging/settlement and slope appears. This condition normally is due to age of building and wood shrinking. At: 2nd floor bedrooms further check by professional is recommended.
- Floor settlement and slop noticed. At: 3rd bedroom in 2nd floor
- Floor/Subfloor noisy in Some/Most rooms. most area.

2. Condition Ceiling

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Plaster & wood lath

Observations:

- Evidence of past water penetration observed.
- Dry at the time of the inspection.
- Recommend review by a qualified professional for repair or replacement as necessary.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs. At: Most rooms
- Patching observed.
- Peeling paint observed.
- Evidence of insects.



Patching observed.



Evidence of repairs observed, unable to determine the effectiveness of these repairs. At:



Evidence of insects.



Evidence of repairs observed, unable to determine the effectiveness of these repairs. At:



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

3. Walls Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Plaster & wood lath • Bricks

- Observations:
- Dry at the time of the inspection.
 - Recommend review by a qualified professional for repair or replacement as necessary.
 - Evidence of past water penetration observed. At: Most rooms
 - Evidence of repairs observed, unable to determine the effectiveness of these repairs. At: most rooms
 - Patching observed.
 - Damage(s) noted. required repair and painting.
 - Peeling paint observed.
 - Exterior wall(s) have been cut or bored. The exterior wall is not structurally supported. Instalation proper lintel is required. Rear, Extention
 - Settlement crack(s) observed. At: rear, extention part.



Evidence of past water penetration observed. At: Recommend review by a qualified professional for repair or replacement as necessary.



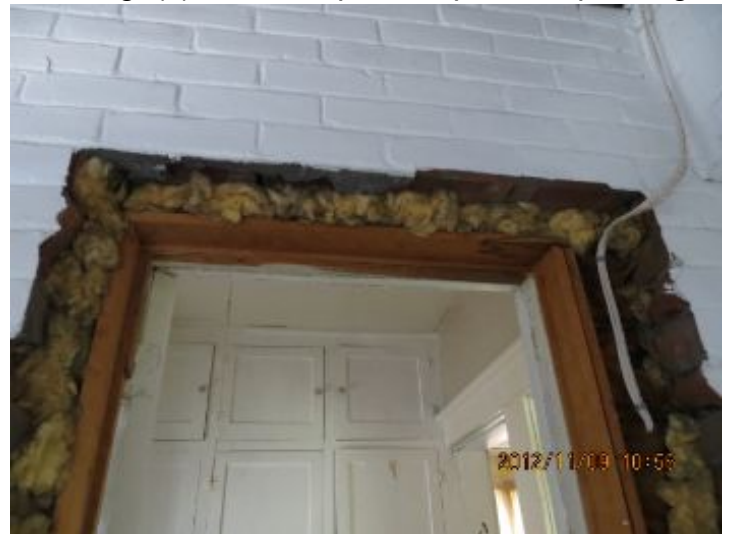
Damage(s) noted. required repair and painting.



Damage(s) noted. required repair and painting.



Damage(s) noted. required repair and painting.



Exterior wall(s) have been cut or bored. The exterior wall is not structurally supported. Instalation proper lintel is required.



Exterior wall(s) have been cut or bored. The exterior wall is not structurally supported. Installation proper lintel is required.



Evidence of past water penetration observed. At:



Damage(s) noted. required repair and painting.



Interior Walls Condition



Settlement crack(s) observed. At: rear, extension part.



Settlement crack(s) observed. At: rear, extension part.

4. Doors Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Regular Hollow Core

Observations:

- In the inspectors opinion the door is near the end of its useful life due to .
- Recommend review for repair or replacement as necessary.
- Door does not latch or Hard closing, needs adjustment and trimming.
- Doorknob/lockset is missing.
- Damage(s) noted. required repair and painting.
- Some or most doors were broken. Required replacing.



Damage(s) noted. required repair and painting.



Some or most doors were broken. Required replacing.



Damage(s) noted. required repair and painting.

5. Windows Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- In the inspectors opinion the windows/frames are near the end of their useful life.
- Recommend review for repair or replacement as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.
- Deterioration/rot of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



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



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



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



Peeling paint observed, suggest scraping and painting as necessary.

6. Stairs, Railing Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

- Observations:
- Recommend review by a qualified professional for repair or replacement as necessary.
 - Peeling paint observed, suggest scraping and painting as necessary.
 - Missing guardrails observed. Whenever three or more stairs are present a handrail is usually required. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.
 - Railing was loose. railing should be able to handle 200 Lb. Recommended to check this condition with professional contractor.
 - Stairs are narrow. to the loft.

7. Electrical Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
- 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.
- Recommend review by a licensed electrician for repair or replacement as necessary.
- **Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety. At: bedrooms**
- **The electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system with GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.**
- **Missing cover plates observed, suggest installing for safety.**
- **Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.**
- **Exposed wires observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.**



Missing cover plates observed, suggest installing for safety.



Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.



Missing cover plates observed, suggest installing for safety.



Exposed wires observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.

Kitchen

1. Floor Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Sheet Vinyl

Observations:

- In the inspectors opinion the floor is near the end of its useful life due to .

2. Walls Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Materials: Plaster & wood lath

Observations:

- Evidence of past water penetration observed.
- Recommend review by a qualified professional for repair or replacement as necessary.



Evidence of past water penetration observed.

3. Ceiling Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Materials: Plaster & wood lath

Observations:

- Evidence of past water penetration observed.

4. Electrical Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review by a licensed electrician for repair or replacement as necessary.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety. 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.

5. Cabinets Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- In the inspectors opinion the cabinets are near the end of their useful life due to
- Recommend review for repair or replacement as necessary.



In the inspectors opinion the cabinets are near the end of their useful life due to

In the inspectors opinion the cabinets are near the end of their useful life due to

6. Counter Top Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- In the inspectors opinion the counter tops are near the end of their useful life due to .

7. Sink Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Stainless Steel

Observations:

- In the inspectors opinion the sink is near the end of its useful life due to .

8. Faucet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review for repair or replacement as necessary.
- **Faucet was leaking.**

9. Traps, Drains, Supply Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

10. Stove/Cooktop Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Style: Electric

Observations:

- Did not test, installation is incomplete.

11. Garburator Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

12. Dishwasher Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

13. Hood Fan Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review for repair or replacement as necessary.
- Exhaust fan is not present in kitchen. Installation exhaust fan is required.

14. Microwave Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

Laundry Area

1. Laundry Location

Location: Basement

2. Floor Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor Materials: Concrete

✓				
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3. Walls Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor Materials: Unfinished

		✓		
--	--	---	--	--

4. Ceiling Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor Materials: Unfinished

		✓		
--	--	---	--	--

5. Cabinet Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor

			✓	
--	--	--	---	--

6. Tub/Sink Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor Materials: Plastic/Fiber glass

		✓		
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Observations:

- In the inspectors opinion the sink is near the end of its useful life due to .
- Recommend review for repair or replacement as necessary.

7. Faucet Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor

		✓		
--	--	---	--	--

Observations:

- In the inspectors opinion the faucet is near the end of its useful life due to .

8. Electrical Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor

		✓		
--	--	---	--	--

Observations:

- Recommend review by a licensed electrician for repair or replacement as necessary.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety. 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.

9. Washer hookup Condition

Fair (Functional) Good Poor (Monitor) N/A (?) Monitor

				✓
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Observations:

- Washer is not hooked up

10. Dryer hookup Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Observations:

- Electric
- Dryer is not hooked up
- In the inspectors opinion the dryer hookups are near the end of their useful life due to .
- Recommend review by a qualified professional for repair or replacement as necessary.



Dryer is not hooked up

11. Exhaust Fan Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

12. Comments

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review for repair or replacement as necessary.
- In the inspectors opinion the washer and dryer appear to be near the end of their useful life due to age..



In the inspectors opinion the washer and dryer appear to be near the end of their useful life due to age..

Attic

The inspection process cannot predict the ability of the roof structure to support heavy snow loads. We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Methods used to Inspect

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

Observations:

- Not Accessible

2. Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

Main Bathroom

1. Floor Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Sheet Vinyl

Observations:

- In the inspectors opinion the floor is near the end of its useful life due to .
- **Water damage observed.**

2. Walls Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Plaster & wood lath

Observations:

- Evidence of repairs observed, unable to determine the effectiveness of these repairs.

3. Ceiling Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Drywall/Plaster

Observations:

- Cracking and peeling observed, recommend review for repair. No water stains observed at the time of inspection.

4. Door Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Materials: Regular Hollow Core

Observations:

- Door does not latch or Hard closing, needs adjustment and trimming.
- **Damage(s) noted. required repair and painting.**

5. Window Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

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

6. Electrical Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

7. Heat Source Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

8. Exhaust Fan Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

9. Tub/Whirlpool Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Materials: Tub

10. Tub Surround Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

Materials: Plastic

Observations:

- Routine caulking and maintenance where was marked also 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.



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11. Tub Faucet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

12. Sink Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
				✓

Materials: Fiberglass

Observations:

- Suggest caulking as necessary.

13. Sink Faucet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

14. Traps, Drains, Supply Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
✓				

15. Toilet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review for repair or replacement as necessary.
- Toilet is old. Replacing the toilet is recommended.



Toilet is old. Replacing the toilet is recommended.

16. Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- The bathroom is in marginal condition. Major remodeling is recommended in the near future.
- Recommend review for repair or replacement as necessary.



The bathroom is in marginal condition. Major remodeling is recommended in the near future.

Bathroom Basement

1. Walls Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Unfinished

2. Ceiling Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Unfinished

3. Door Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

4. Window Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

5. Electrical Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

6. Heat Source Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
			✓	

7. Exhaust Fan Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Observations:

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

8. Shower Base Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Plastic

Observations:

- Recommend review for repair or replacement as necessary.

9. Shower Surround Condition

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
		✓		

Materials: Plastic

Observations:

- Recommend review for repair or replacement as necessary.

10. Shower Door Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

11. Shower Faucet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review for repair or replacement as necessary.

12. Sink Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

13. Sink Faucet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
			✓	

14. Toilet Condition

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- In operative.

15. Comments

Fair (Functional)	Good	Poor (Monitor)	N/A	(?) Monitor
		✓		

Observations:

- Recommend review for repair or replacement as necessary.
- The bathroom is in marginal condition. Major remodeling is recommended in the near future.(Not functional)



The bathroom is in marginal condition. Major remodeling is recommended in the near future.(Not functional)

Fireplace

1. Location

Location: The fireplace is located in the Living Room.

2. Fireplace Style

Style: Masonry

3. Comments

Fair (Functional)	Good	Poor(Monitor)	N/A	(?) Monitor
				✓

Observations:

- 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.
- Recommend further review and cleaning by a qualified professional prior to use.

Photos

