

ASAP Home Inspections

Home Inspection Report



119 Banting Ave, Oshawa, Ontario, L1H2M5

Inspection prepared for: Matthew Williams
Date of Inspection: 30/3/2015 Time: 1:00
Age of Home: Century Size: 1000 approx
Weather: After rain

Inspector: Jim Van Loosen
License #
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Report Summary

Exterior		
Page 5 Item: 1	Driveway Condition	<ul style="list-style-type: none"> • Driveway is pitched towards the structure, which may result in basement seepage.
Page 6 Item: 4	Trim Conditions	<ul style="list-style-type: none"> • Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
Page 6 Item: 5	Window/Frame Conditions	<ul style="list-style-type: none"> • Damaged screens observed.
Page 7 Item: 7	Gutter Condition	<ul style="list-style-type: none"> • Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.
Page 9 Item: 14	Lot Grade and Drainage Conditions	<ul style="list-style-type: none"> • Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. • Older structures do not have the same drainage features as newer structures, making them more prone to seepage.
Page 9 Item: 15	Foundation Conditions	<ul style="list-style-type: none"> • Cement parging is flaking/deteriorated. Recommend review for repair as necessary. • Evidence of repair noted. The inspector cannot make any comment on the effectiveness of these repairs. Buyer should consult with seller if further information is required. • Stone and brick foundations are prone to seepage and do require ongoing maintenance.
Page 10 Item: 18	Deck Condition	<ul style="list-style-type: none"> • Deck railing is non-compliant as it offers "climbing bars" which will allow children to climb over railing. Recommend replacement by railing with vertical spacing not exceeding 4".
Chimney		
Page 16 Item: 2	Chimney Condition	<ul style="list-style-type: none"> • Caulking is split.
Basement		
Page 17 Item: 3	Basement Stairs Condition	<ul style="list-style-type: none"> • Whenever three or more stairs are present a handrail is usually required. • Stairs are steep and have low headroom.
Page 18 Item: 4	Basement Floor Condition	<ul style="list-style-type: none"> • Evidence of past water penetration observed. • 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.



Page 19 Item: 5	Basement Walls Condition	• Evidence of past water penetration observed.
Page 19 Item: 6	Basement Ceilings Condition	• Structural reinforcements observed, unable to determine effectiveness of repairs. It is usually not added to a single joist but more typically triple beam at a 90 degree angle from existing joists and the post under the triple beam.
Page 20 Item: 13	Electrical Conditions	• Receptacle covers missing, recommend replacing for safety.
Electrical		
Page 23 Item: 3	Main Panel Comments	• Neutral wire is connected to ground block Recommend evaluation by licensed electrician for safety.
Heating		
Page 25 Item: 6	Thermostat Condition	• Thermostat is too high. This could give incorrect temperature readings and affect the efficiency of the unit as air is warmer at higher heights.
Kitchen		
Page 30 Item: 6	Kitchen Electrical Condition	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Bedroom		
Page 34 Item: 5	Window Condition	• Damaged screens observed.
Page 35 Item: 7	Stair Conditions	• Missing guardrails observed. 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. • Stairs are steep.
Bathroom		
Page 36 Item: 9	Bathroom Exhaust Fan Condition	• Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.
Page 37 Item: 14	Shower Base Condition	• Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.
Laundry Area		

Page 40 Item: 4	Ceiling Condition	• Low overhead.
Page 40 Item: 9	Laundry Faucets	• Missing shut off noted.
Other Interior Areas		
Page 44 Item: 8	Stair Conditions	• Missing guardrails observed. 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.

General Information

1. Inspector

Jim Van Loosen

2. Persons in Attendance

Listing Agent • Sellers

3. Occupancy

The Property is occupied

4. Property Information

This is a single family home

5. Levels

1 1/2 Story

6. Estimated Age

Century home.

7. Weather conditions

Cloudy • Rain today/recently • Temperature at the time of inspection was approximately 4 degrees. • Windy

Exterior

1. Driveway Condition

Serv	NP	NI	Rev	None

Materials: Asphalt

Observations:

- Common cracks and patching noted.
- Suggest sealing/caulking the opening between the foundation and the driveway with an elastic concrete caulk.
- **Driveway is pitched towards the structure, which may result in basement seepage.**



2. Walkway Conditions

Serv	NP	NI	Rev	None

3. Exterior Wall Cladding Condition

Serv	NP	NI	Rev	None

Materials: Metal Siding

Observations:

- Areas of minor damage noted.
- Chalking observed.
- Common cracks noted.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



4. Trim Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood and Metal

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

5. Window/Frame Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl Frame

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Damaged screens observed.



6. Exterior Door Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal Clad

Observations:

- Door sticks, needs adjustment.

7. Gutter Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations:

- Evidence of overflow observed, debris may be blocking downspouts, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.
- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- **Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.**



8. Fence Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Electric Meter Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Right Side

Observations:

- Main disconnect observed at the meter.

10. Gas Meter Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Front

Observations:

- Main fuel shutoff was located at the meter.



11. Electrical Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

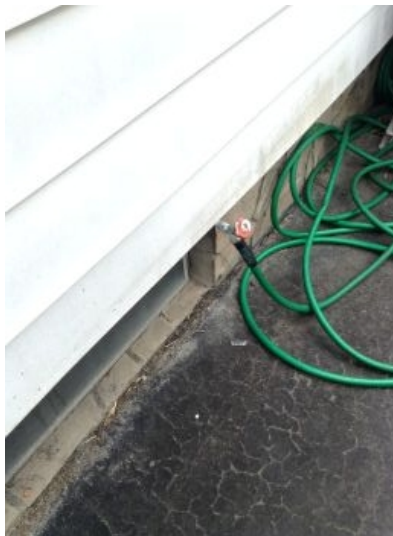
12. Exterior Faucet Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Right Side

Observations:

- Winterized, unable to test.



13. Door Bell Condition

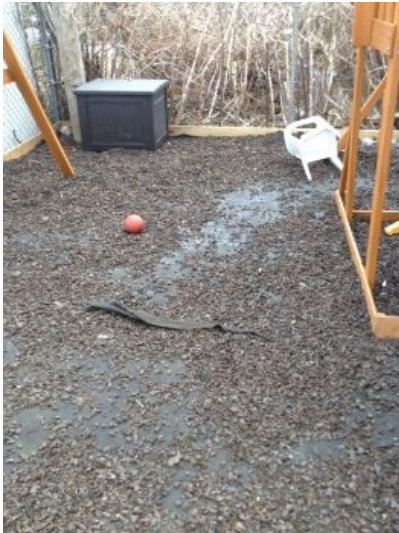
Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Lot Grade and Drainage Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No gras noted. Grass assists in absorbing water.
- Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.
- Older structures do not have the same drainage features as newer structures, making them more prone to seepage.



15. Foundation Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Basement

Observations:

- Unable to determine foundation materials due to facade
- Cement parging is flaking/deteriorated. Recommend review for repair as necessary.
- Evidence of repair noted. The inspector cannot make any comment on the effectiveness of these repairs. Buyer should consult with seller if further information is required.
- Stone and brick foundations are prone to seepage and do require ongoing maintenance.



16. Retaining Wall Conditions

Serv	NP	NI	Rev	None

17. Patio Conditions

Serv	NP	NI	Rev	None

Materials: Patio Stone

Observations:

- Evidence of ponding observed.
- Patio is pitched towards the structure, which may result in basement seepage.

18. Deck Condition

Serv	NP	NI	Rev	None

Materials: Wood

Observations:

- Deck railing is non-compliant as it offers "climbing bars" which will allow children to climb over railing. Recommend replacement by railing with vertical spacing not exceeding 4".



19. Porch Condition

Serv	NP	NI	Rev	None

Materials: Concrete • Tiled

20. Balcony Condition

Serv	NP	NI	Rev	None

21. Stair Condition

Serv	NP	NI	Rev	None

22. General Exterior Comments

Serv	NP	NI	Rev	None

Roof

1. Methods Used to Inspect Roof

How Inspected: Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

2. Roof Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt Composition Shingles

Observations:

- Roof appeared functional at time of inspection. No prediction of future performance or warranties can be offered.
- 2 layers of roofing observed.

3. Roof Flashing Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Recommend resealing all flashings and through the roof vents as a part of routine maintenance.

4. Skylight Condition

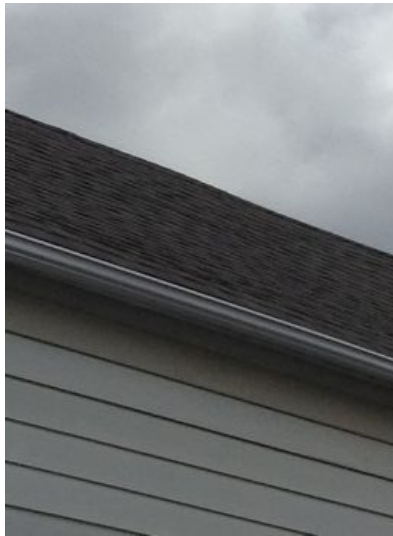
Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Roof Surface Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Relatively recent installation.
- The roof shows normal wear for its age and type.



6. Roof Comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Waviness noted in roofing surface. This is a relatively common condition and can be a result of inadequate ventilation and excessive shingles

Garage

1. Garage Type

Type: Detached

2. Garage Roof Condition

Serv	NP	NI	Rev	None

Materials: Asphalt Composition Shingles
 Observations:
 • Multiple shingle layers noted.



3. Garage Exterior Conditions

Serv	NP	NI	Rev	None

Materials: Vinyl Siding
 Observations:
 • Areas of minor damage noted.

4. Gutter/ Downspout Conditions

Serv	NP	NI	Rev	None

Materials: Metal
 Observations:
 • Evidence of leaking observed.

5. Garage Floor Condition

Serv	NP	NI	Rev	None

Materials: Concrete
 Observations:
 • Breakage noted.
 • Dry at the time of the inspection.
 • Expansive cracks and settling observed, suggest sealing cracks as necessary.



6. Garage Door Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Roll-up Panel

7. Garage Door Hardware Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Garage Door Opener Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Auto reverse sensors should be no more than 6" above floor. Suggest lowering these sensors for safety
- Safety reverse in place and operational



9. Garage Window Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Exterior Door Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Water staining observed.
- Wood deterioration observed. Suggest repairs/replacement as needed.



11. Fire Door Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Fire Wall Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Garage Wall Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Unfinished • Wood

Observations:

- Dry at the time of the inspection.
- Evidence of past water penetration observed.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.

14. Garage Ceiling Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Unfinished • Wood

Observations:

- Dry at the time of the inspection.
- Evidence of past water penetration observed.

15. Garage Electrical Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

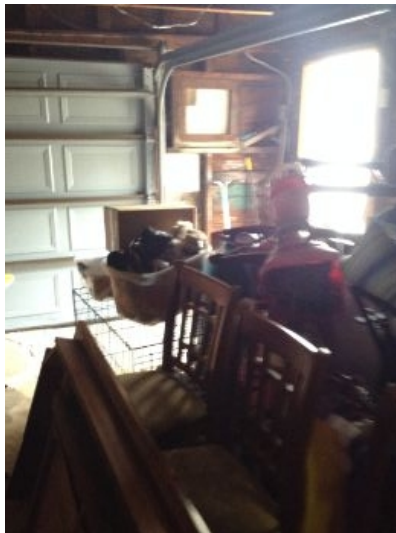


16. Garage Comments

Serv	NP	NI	Rev	None

Observations:

- Limited inspection due to storage of personal property.



Chimney

1. Chimney Comments

Type: Masonry Fireplace Chimney

2. Chimney Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some mortar deterioration observed; advise repair as needed.
- Recommend monitoring this area regularly.
- Crown and Flashing intact where visible
- **Caulking is split.**



3. Flue Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Unable to determine condition or presence of liner due to accessibility.

4. Flashing Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper

5. Spark Arrester/Rain Cap Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Chimney Comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 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.

Basement

1. Basement Access

Basement stairway.

2. Foundation Comments

Serv	NP	NI	Rev	None

Type: Basement • Unfinished

Observations:

- Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
- Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report. Buyer is urged to review the Seller's Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.
- Limited view due to storage of personal property.
- Very limited review due to heavy storage of personal items.

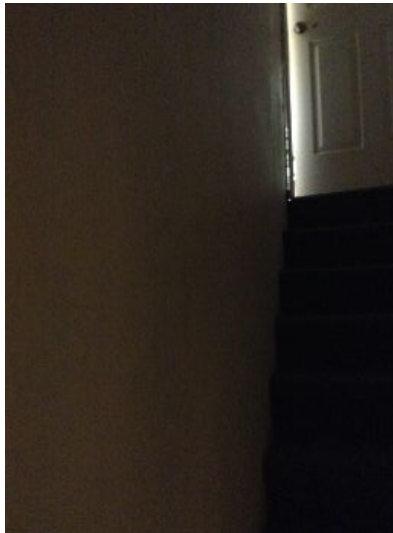


3. Basement Stairs Condition

Serv	NP	NI	Rev	None

Observations:

- Whenever three or more stairs are present a handrail is usually required.
- Stairs are steep and have low headroom.



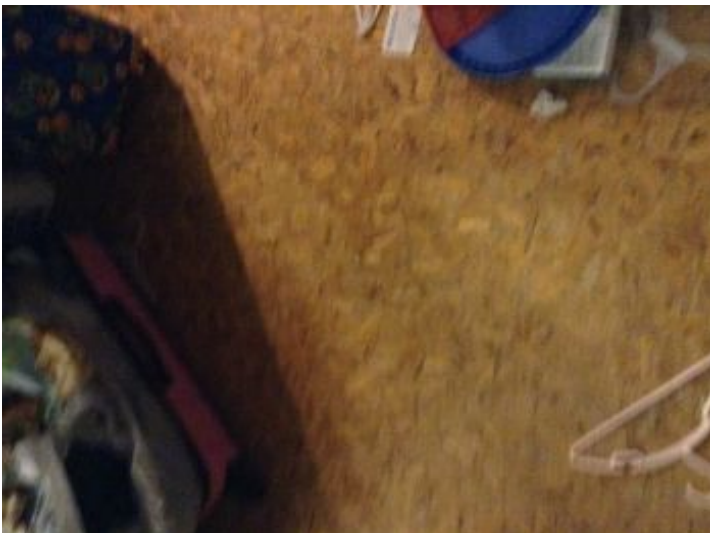
4. Basement Floor Condition

Serv	NP	NI	Rev	None

Materials: Concrete

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.
- Evidence of past water penetration observed.
- 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.





5. Basement Walls Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Poured Concrete • Unfinished

Observations:

- Dry at the time of the inspection.
- Evidence of past water penetration observed.

6. Basement Ceilings Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Open Beam • Unfinished

Observations:

- Dry at the time of the inspection.
- Structural reinforcements observed, unable to determine effectiveness of repairs. It is usually not added to a single joist but more typically triple beam at a 90 degree angle from existing joists and the post under the triple beam.

7. Exterior Doors Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Joist Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Conventional 2X 8 Framing

Observations:

- Framing has improperly bored holes. Bored holes are usually not accepted within 2 inches of the top or bottom of the joist and should not exceed 1/3 of the depth of the joist. Repair advised.

9. Beams Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

10. Support Post Comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations:

- Screw jacks are usually intended as temporary supports, recommend installing permanent support posts for safety.
- Support framework should not be altered as it is a vital component of overall structure.

11. Subfloor Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood Plank

Observations:

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

12. Window Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Wood Frame

Observations:

- Minor wood softening noted. Recommend ongoing maintenance.

13. Electrical Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Receptacle covers missing, recommend replacing for safety.



14. Visible Plumbing Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: ABS

15. Insulation Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- None visible.

16. Distribution/Ducts

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ducts/Registers

Observations:

- Very limited review of ductwork due to accessibility

17. Basement Comments

Serv	NP	NI	Rev	None

Observations:

- Limited review due to storage of personal property.
- No evidence of oil storage tanks observed, oil heat was normal for this age of this home. Recommend review with the seller regarding any knowledge of buried oil tanks, prior to close.
- The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out destructive investigation.



Plumbing

1. Main Shutoff Location

Serv	NP	NI	Rev	None

Materials: Copper • Public supply

Observations:

- Unable to determine location of main water shutoff.

2. Supply Line Condition

Serv	NP	NI	Rev	None

Materials: Copper

Observations:

- Minor corrosion noted on supply lines in basement. Recommend monitoring.
- No leaks observed at the time of the inspection.

3. Waste Line Conditions

Serv	NP	NI	Rev	None

Materials: Public Waste

Observations:

- Municipal waste.

4. Waste Line Condition

Serv	NP	NI	Rev	None

Materials: ABS

Observations:

- No leaks observed at the time of the inspection.
- Extensive corrosion observed, no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.

5. Sump Pump Conditions

Serv	NP	NI	Rev	None

Observations:

- No Battery backup present.

6. Sump Pump Plumbing

Serv	NP	NI	Rev	None

Observations:

- Plastic

7. Sump Pit Conditions

Serv	NP	NI	Rev	None

8. Ejector Pump Conditions

Serv	NP	NI	Rev	None

9. Venting Conditions

Serv	NP	NI	Rev	None

10. Plumbing Comments

Serv	NP	NI	Rev	None

Comments:

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

Electrical

1. Main Service Drop Condition

Serv	NP	NI	Rev	None

Type: Main Service Drop is overhead

2. Electrical panel Condition

Serv	NP	NI	Rev	None

Type / Materials: Breakers • Branch circuit wiring is copper

Observations:

- Main disconnects are present.
- No open positions observed, box is full.
- The main service is approximately 100 amps, 240 volts.

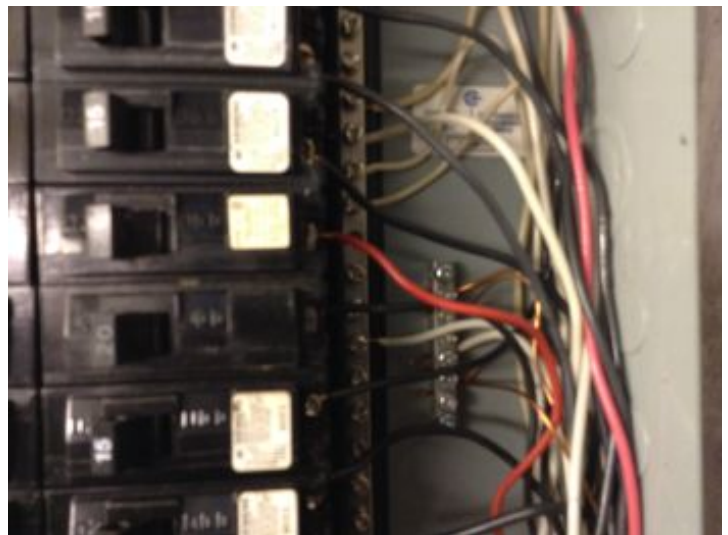
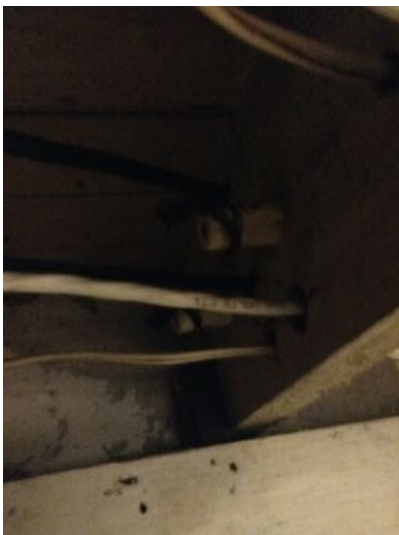


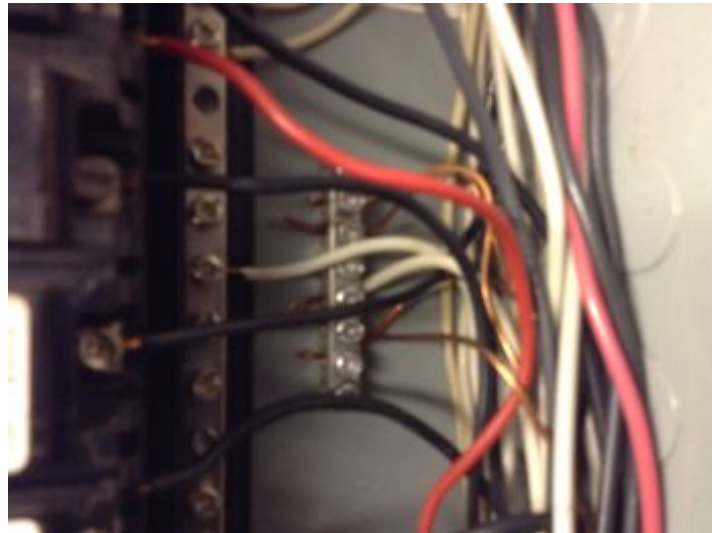
3. Main Panel Comments

Serv	NP	NI	Rev	None

Observations:

- All visible knob and tube wiring appears to have been removed.
- **Neutral wire is connected to ground block Recommend evaluation by licensed electrician for safety.**





4. Sub Panel Comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

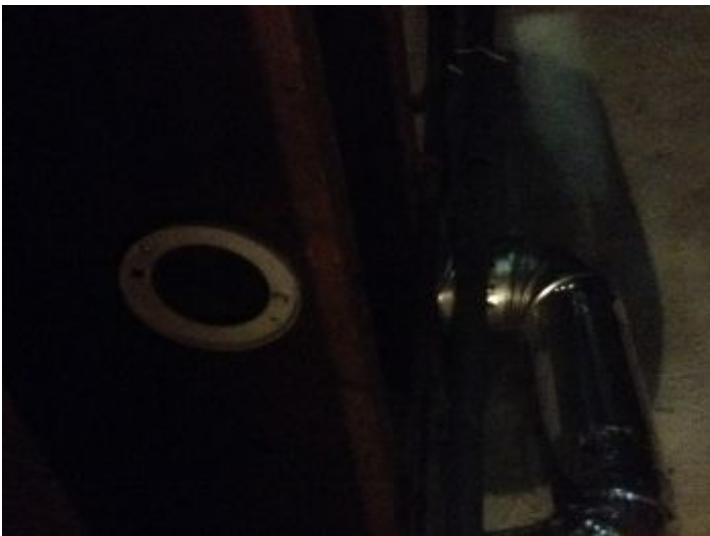
5. Smoke detector comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Basement • Main Floor • Second Floor

Observations:

- Periodic testing is suggested to ensure proper working order.
- Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.
- While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller. These items are generally mandatory in all municipalities.



6. Electrical Comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

Heating

1. Heating

Type: Gas Forced Air

2. Burner Chamber Comments

Serv	NP	NI	Rev	None

Observations:

- Annual service is recommended.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.

3. Exhaust Venting Conditions

Serv	NP	NI	Rev	None

Materials: Plastic

Observations:

- ABS vent pipe noted. Recent code changes require that new installations use CPVC (white) pipe for high efficiency furnaces. Any change to the existing furnace will require installation of new vent pipe. The cost of this conversion may be added to any price quoted

4. Humidifier Comments

5. Air Filter Condition

Serv	NP	NI	Rev	None

Observations:

- not accesible.

6. Thermostat Condition

Serv	NP	NI	Rev	None

Located at the living room

Observations:

- **Thermostat is too high. This could give incorrect temperature readings and affect the efficiency of the unit as air is warmer at higher heights.**



7. Distribution Ducting Condition

Serv	NP	NI	Rev	None

Type: Ducts and Registers

Observations:

- No leaks were observed at the time of the inspection.
- Recommend confirming proper operation prior to close.

8. Heating Comments

Serv	NP	NI	Rev	None

Observations:

• This was a very limited inspection as inspector is neither qualified nor authorized to carry out a technically exhaustive inspection of heating system. Buyer is advised to have this system serviced annually to ensure safe and efficient operation.

Carbon monoxide detectors are mandatory in most municipalities and should be installed in furnace area and bedroom area at minimum.

- Unable to inspect heat exchanger due to closed system.
- Furnace was mostly inaccessible at the time of the inspection.



Air Conditioning

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

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

1. Air Conditioning Comments

Serv	NP	NI	Rev	None

Type: Electric • Split System

Observations:

- Air conditioning could not be inspected as system was still closed down by owner. Activating air conditioning during cool/cold weather or without seasonal preparation can cause serious damage to the system. Buyer is advised to verify satisfactory operation prior to close.
- Electrical disconnect is missing, this indicates older installation.
- The condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant. Unit should be leveled.



Water Heater

1. Water Heater

2. Supply lines Condition

Serv	NP	NI	Rev	None

Materials: Copper

Observations:

- Ground bond wire noted from gas line to copper supply line over water heater. This is a vital component to over all grounding of house.
- No leaks observed at the time of the inspection.

3. Temperature Pressure Release Valve Conditions

Serv	NP	NI	Rev	None



4. Combustion Chamber Conditions

Serv	NP	NI	Rev	None

Observations:

- Inaccessible

5. Flue Venting Conditions

Serv	NP	NI	Rev	None

6. Water Heater Comments

Serv	NP	NI	Rev	None

Observations:

- Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.



Kitchen

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

1. Kitchen Floor Condition

Serv	NP	NI	Rev	None

Observations:
 • Minor damage noted.

2. Kitchen Walls Condition

Serv	NP	NI	Rev	None

Materials: Drywall/Plaster
 Observations:
 • Common cracks noted.
 • Dry at the time of the inspection.

3. Ceiling Conditions

Serv	NP	NI	Rev	None

Materials: Drywall/Plaster
 Observations:
 • Dry at the time of the inspection.

4. Kitchen Doors Condition

Serv	NP	NI	Rev	None

5. Kitchen Windows Condition

Serv	NP	NI	Rev	None

6. Kitchen Electrical Condition

Serv	NP	NI	Rev	None

Observations:
 • **No GFCI protection present, suggest installing GFCI protected receptacles for safety.**

7. Kitchen Cabinet Condition

Serv	NP	NI	Rev	None

Observations:
 • Doors are out of alignment.

8. Kitchen Counter Top Condition

Serv	NP	NI	Rev	None

Observations:
 • Suggest caulking as necessary.
 • Minor damage noted.

9. Kitchen Sink Condition

Serv	NP	NI	Rev	None

Materials: Stainless Steel
 Observations:
 • Suggest caulking as necessary.



10. Kitchen Faucets

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Traps/Drains/Supply Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Limited review due to personal property stored in under-sink cabinet.

12. Stove Cooktop Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Electric

Observations:

- Electric elements may fail without warning
- Recommend confirming proper operation prior to close.
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

13. Oven Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Electric

Observations:

- Electric elements may fail without warning
- Recommend confirming proper operation prior to close.
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

14. Garbage Disposal

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



15. Dishwasher Condition

Serv	NP	NI	Rev	None

16. Hood Fan Condition

Serv	NP	NI	Rev	None

17. Microwave

Serv	NP	NI	Rev	None

18. Kitchen Comments

Serv	NP	NI	Rev	None

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

Bedroom

1. Floor Condition

Serv	NP	NI	Rev	None

2. Wall Condition

Serv	NP	NI	Rev	None

Observations:

- Common cracks noted.
- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.

3. Ceiling Conditions

Serv	NP	NI	Rev	None

Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.



4. Door Conditions

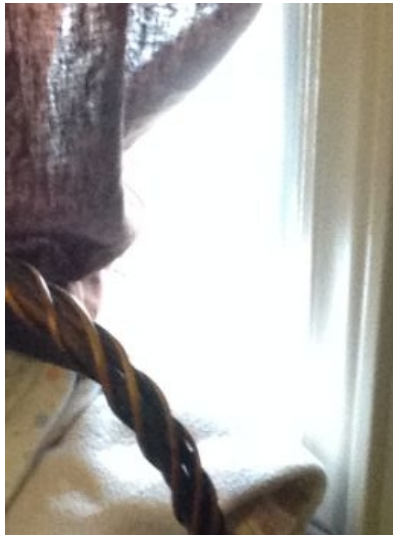
Serv	NP	NI	Rev	None

5. Window Condition

Serv	NP	NI	Rev	None

Observations:

- Damaged screens observed.



6. Electrical Conditions

Serv	NP	NI	Rev	None

7. Stair Conditions

Serv	NP	NI	Rev	None

Observations:

- Missing guardrails observed. 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.
- Stairs are steep.

8. Other Interior Area Comments

Serv	NP	NI	Rev	None

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

Bathroom

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

1. Bathroom Location

Location: Main Floor • Second Floor Common Bathroom

2. Bath Floor Conditions

Serv	NP	NI	Rev	None

Observations:
• Minor damage noted.

3. Bathroom Wall Condition

Serv	NP	NI	Rev	None

Materials: Drywall/Plaster
Observations:
• Dry at the time of the inspection.

4. Bathroom Ceiling Condition

Serv	NP	NI	Rev	None

Observations:
• Dry at the time of the inspection.

5. Bathroom Doors Condition

Serv	NP	NI	Rev	None

Materials: Wood

6. Bathroom Windows Condition

Serv	NP	NI	Rev	None

7. Electrical Condition

Serv	NP	NI	Rev	None

8. Heat Source Condition

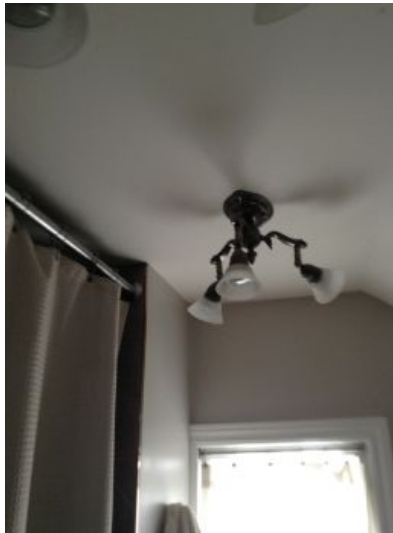
Serv	NP	NI	Rev	None

Type: Central Heating and Cooling

9. Bathroom Exhaust Fan Condition

Serv	NP	NI	Rev	None

Observations:
• Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.



10. Tub/Whirlpool Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Tub

11. Tub Surround Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic Tile

12. Tub Enclosure Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Tub Faucet Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Shower diverter does not fully engage.

14. Shower Base Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic Tile

Observations:

- Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.

15. Shower Surround Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

16. Shower Door Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. Shower Faucet Condition

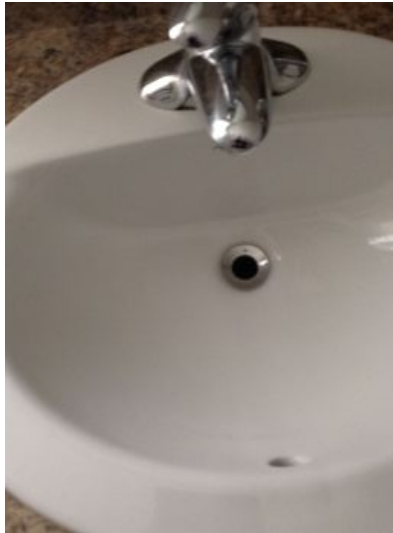
Serv	NP	NI	Rev	None

18. Sink Condition

Serv	NP	NI	Rev	None

Observations:

- Suggest caulking as necessary.



19. Sink Faucet Condition

Serv	NP	NI	Rev	None

20. Traps/Drains/Supply Condition

Serv	NP	NI	Rev	None

21. Toilet Condition

Serv	NP	NI	Rev	None

Observations:

- Toilet slightly loose. Recommend tightening to prevent water damage.

22. Bidet Condition

Serv	NP	NI	Rev	None

23. Counters/Cabinets Condition

Serv	NP	NI	Rev	None

24. Steamer Condition

Serv	NP	NI	Rev	None

25. Bathroom Comments

Serv	NP	NI	Rev	None

Laundry Area

1. Laundry Area Location

Location: Basement

2. Floors

Serv	NP	NI	Rev	None

Materials: Wood

Observations:

- Minor damage noted.
- Water damage observed.

3. Walls Condition

Serv	NP	NI	Rev	None

Materials: Unfinished

Observations:

- Dry at the time of the inspection.
- Evidence of past water penetration observed.

4. Ceiling Condition

Serv	NP	NI	Rev	None

Materials: Unfinished

Observations:

- Dry at the time of the inspection.
- **Low overhead.**

5. Door Condition

Serv	NP	NI	Rev	None

6. Window Condition

Serv	NP	NI	Rev	None

7. Cabinet Condition

Serv	NP	NI	Rev	None

8. Laundry Tub/Sink Condition

Serv	NP	NI	Rev	None

Materials: Plastic

Observations:

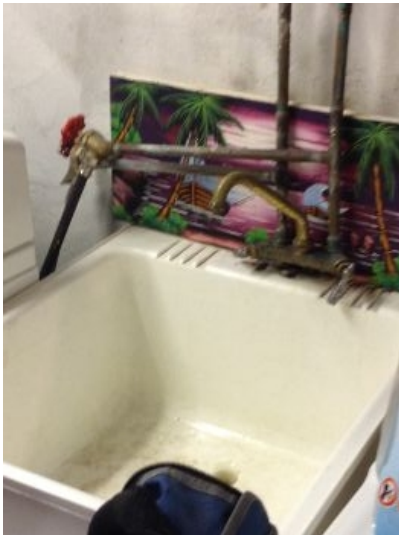
- Sink is loose, suggest securing as necessary.

9. Laundry Faucets

Serv	NP	NI	Rev	None

Observations:

- Corrosion noted.
- **Missing shut off noted.**



10. Electrical Conditions

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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



11. Washer Hook-ups

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

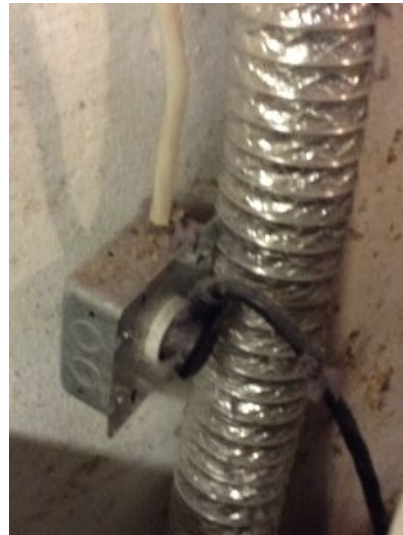
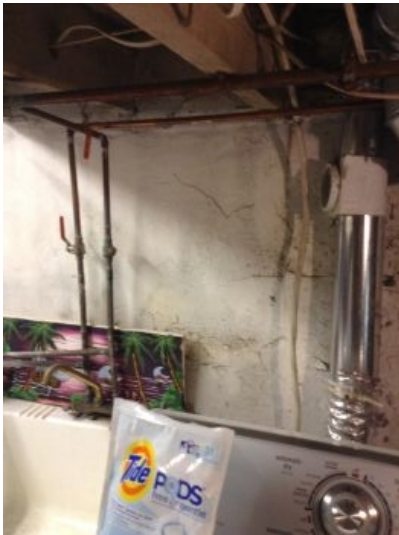
- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
- Washer was not operated, we recommend confirming proper operation prior to close.

12. Dryer Hook-ups

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric
- Dryer is not properly vented, suggest metal vent to the exterior.



13. Exhaust Fan Condition

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

14. Laundry Comments

Serv	NP	NI	Rev	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• This is a limited review due to storage of personal property.

Other Interior Areas

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

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

1. Floor Condition

Serv	NP	NI	Rev	None

Observations:
 • Minor damage noted.

2. Wall Condition

Serv	NP	NI	Rev	None

Observations:
 • Common cracks noted.
 • Dry at the time of the inspection.
 • No stains or evidence of moisture penetration observed.
 • Patching observed.



3. Ceiling Conditions

Serv	NP	NI	Rev	None

Observations:
 • Dry at the time of the inspection.
 • No stains or evidence of moisture penetration observed.

4. Door Conditions

Serv	NP	NI	Rev	None

5. Window Condition

Serv	NP	NI	Rev	None

6. Electrical Conditions

Serv	NP	NI	Rev	None

7. Wet Bar Conditions

Serv	NP	NI	Rev	None

8. Stair Conditions

Serv	NP	NI	Rev	None

Observations:

- Missing guardrails observed. 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.



9. Other Interior Area Comments

Serv	NP	NI	Rev	None

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

Attic

1. Methods Used to Inspect

How Inspected: No attic access observed for side areas. • Not Accessible completely due to small opening. If further review is required it is recommended to increase access hatch size to existing standards.

2. Framing Condition

Serv	NP	NI	Rev	None

Style: Rafters

Observations:

- Collar ties.
- Split/Broken framing boards observed.

3. Sheathing Condition

Serv	NP	NI	Rev	None

Materials: Solid wood plank

Observations:

- Minor staining at nail penetrations. This is typical and expected for roofs of this age and conditions. Recommend monitoring. No predictions can be made relative to water intrusion due to changing conditions.
- Surface staining on decking suggests inadequate ventilation.

4. Evidence of leaking

Serv	NP	NI	Rev	None

Observations:

- Dry at the time of the inspection.

5. Insulation Condition

Serv	NP	NI	Rev	None

Materials: Blown in insulation • Fiberglass • Rolled/Batt insulation

Observations:

- 6-10" of insulation present.
- Recommend removing insulation from soffits for proper ventilation of the roof deck.

6. Ventilation Conditions

Serv	NP	NI	Rev	None

Style: Hooded Roof Vents • Soffit Vents

Observations:

- No soffit vent baffles observed. Wind may displace insulation. Suggest installing vent baffles
- Recommend installing gable vents for improved ventilation.
- Soffit vents are blocked with insulation.
- Unable to determine if soffit vents actually exist.

7. Window Conditions

Serv	NP	NI	Rev	None

8. Electrical Conditions

Serv	NP	NI	Rev	None

Observations:

- All original knob and tube wiring appears to have been removed.

9. Distribution/Ducting Conditions

Serv	NP	NI	Rev	None

10. Attic Comments

Serv	NP	NI	Rev	None

Observations:

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