

SUMMARY REPORT

Page: 1

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Document #: 0801122

Inspector: Kevin Hawes

Client Name: Hap E. Clients

Dwelling Address: 123 Anywhere Avenue, Somewhereville, Alberta



This Summary Report is designed to assist the reader as an overview of the full report. This report contains information that we want to bring to your attention, as well as helpful maintenance tips, comments and suggestions. This report also contains several exclusions. We will not be held liable for any omissions on this report. We strongly encourage you to read both the Summary Report and the Full Report. Please keep in mind that the report is not intended to be interpreted negatively.

This is a confidential report prepared for the client only. Any use by unauthorized persons is prohibited.

SUMMARY REPORT

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Grounds

1102. Grade, Slope and Drainage



Maintenance. Low areas noted at various locations around the foundation. Recommend adding backfill or regrading as necessary, to ensure proper, positive drainage away from the foundation/structure at all times. Recommend further review by a qualified specialist for repair estimate prior to closing.

1106. Retaining Wall(s)



Attention. Wood deterioration/rot observed. In the Inspectors opinion, the retaining wall(s) are at/near the end of their serviceable life. Recommend further review by a qualified specialist for repair/replacement estimate prior to closing.

SUMMARY REPORT

Page: 3

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Roofs & Flashing

1203. Conditions and Observations



Attention. Following conditions were noted: Granular loss, cracking and curling shingles, most notably on the southern exposure. In the Inspectors opinion, these roofing materials are at the end of their serviceable life. Recommend review by a qualified professional for repair/replacement estimate, as necessary, prior to close.

SUMMARY REPORT

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Exterior of Building

1400. Foundation
and Coating



Maintenance. Common cracks noted. Loose/missing parging observed, suggest reparging where required as part of routine maintenance.

1402. Trim



Maintenance. Recommend sealing/caulking where required as part of routine maintenance.

SUMMARY REPORT

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

1404. Downspouts and Extensions



Maintenance. Missing downspout extension(s) noted, recommend replacing these to ensure proper drainage away from the foundation.

1405. Windows and Frames



Attention. Cracked window pane(s) observed, recommend repairs. It would appear that some of the basement windows are at/near grade. Recommend regrading or having windows wells installed to prevent seepage at these locations. Recommend further review by a qualified specialist for repair estimate prior to close.

1406. Electrical

Attention. GFCI receptacle(s) did not respond to test. Recommend minor repairs for safety.

SUMMARY REPORT

Page: 6

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

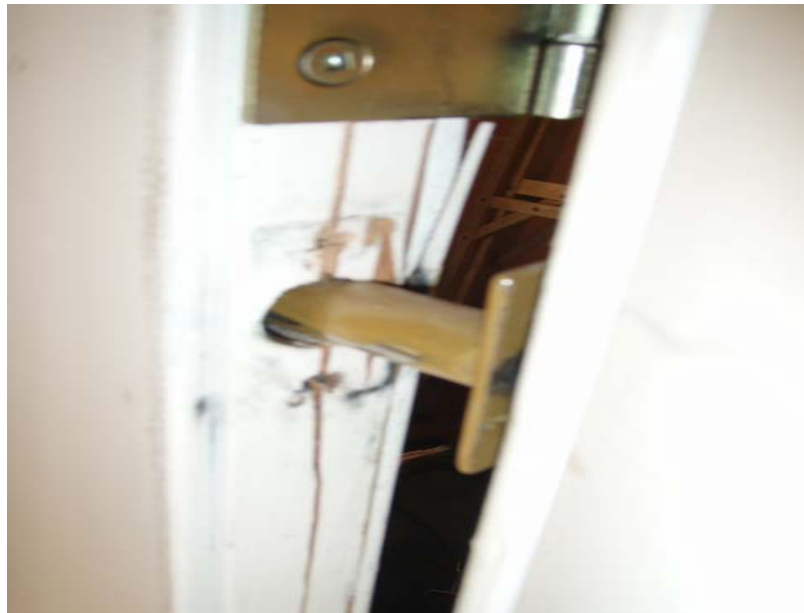
1408. Deck(s)



Attention. Wood deterioration/rot observed on many of the deck boards. Recommend further review by a qualified professional for repair/replacement estimate prior to close.

Attached Garage

1606. Fire Door



Attention. Damaged door and self closing device. It is required that the door between the garage and dwelling be fitted with a self-closing device. Recommend further review by a qualified professional for repairs estimate prior to close.

SUMMARY REPORT

Page: 7

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Back Entranceway

1803. Doorbell

Doorbell was inoperable at time of inspection, suggest minor repairs.

Attic

2105. Ventilation



Attention. Exhaust fan(s) appears to be vented into attic space. Exhaust fan(s) are required to be vented through the roof, with insulated ducting, to a proper and dedicated roof vent. This is to prevent moisture/condensation from occurring and subsequent damage in the attic area. Recommend further review from a qualified professional for repair estimate prior to close.

Heating

2204. General Conditions

Last recorded servicing for heating unit was: 2001. Recommend a cleaning and servicing now, and at least every two years minimum. Filters should be changed every 2 months during the heating season.

SUMMARY REPORT

Page: 8

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Water Heater

2301. Tank

Attention. The water heater appears to be 22 years of age. Average life expectancy is 12-15 years. Recommend replacing this unit. Recommend obtaining replacement estimate from a qualified professional prior to close.



TPR valve discharge pipe is missing; recommend having this inexpensive but essential copper pipe installed for safety.

SUMMARY REPORT

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Plumbing

2502. Supply Piping



Attention. Leakage observed at copper supply piping, visible in the laundry room. Recommend further review by a qualified professional for repair estimate prior to close.

2504. Drainage Piping



Attention. Leakage observed at ABS drain piping, visible in the furnace room. Recommend further review by a qualified professional for repair estimate prior to close.

SUMMARY REPORT

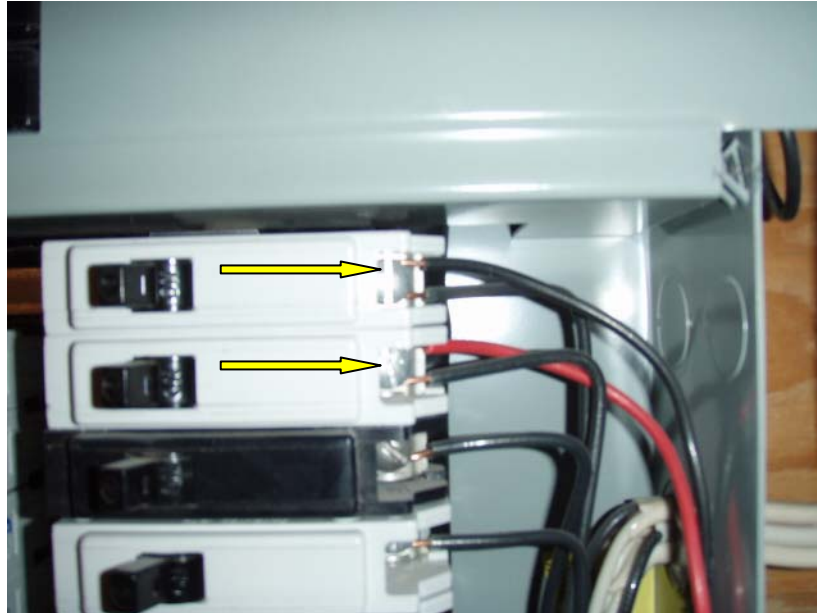
Page: 10

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Electrical

2601. Main Electrical
Panel



Attention. Double lugging (double tapping) noted. This is where two wires are connected to one breaker, which is not allowed. Recommend further review by a qualified professional for repair estimate prior to close.

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Structure

2708. Floor Joists



Attention. Improper notching of joist observed. Notches are to be located on the top of the member within 1/2 the joist depth from the edge of bearing and are not to be deeper than 1/3 the joist depth unless depth of member is increased by the size of the notch. Recommend further review by a qualified professional (with structural expertise) and obtaining a repair estimate prior to close.

SUMMARY REPORT

Page: 12

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Laundry Area

2913. Dryer and Hook-ups.



Attention. Flex-vinyl venting is no longer approved for dryers and should be replaced with an approved type of dryer vent piping.

Stairs/Hallways

3001. Stairs

Handrail is missing. A handrail is required on at least one side of stairs, where there is more than 3 risers. Recommend having handrail installed as required.

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Full Bathroom

3116. Tub Surround



Attention. Loose/cracked/missing grout observed at many areas. Soft walls noted at many areas. This is an indication of moisture penetration and damage. Moisture meter showed a reading of 20%. Recommend further review by a qualified professional for repair/replacement estimate prior to close. All tub/shower walls should be routinely caulked/sealed to prevent moisture penetration and subsequent damage. All missing/damaged/cracked grout should be repaired/replaced. An approved grout sealant should be applied annually. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the framing, flooring, and surrounding walls. This damage is not always visible or accessible to the inspector at time of inspection.

2nd Full Bathroom-basement

3307. Electrical

Although an exterior vented exhaust fan may not have been required at the time of construction, it is recommended that an exterior vented exhaust fan be installed for proper moisture control.

3308. Heat Source

No heat source in this room. You may want to consider having a heating duct and register installed in this room.

SUMMARY REPORT

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Half Bathroom

3407. Electrical

Receptacles near water sources should be GFCI protected. This may not have been required at time of construction. Recommend having GFCI receptacles installed to enhance safety.

3414. Toilet



Attention. Loose toilet observed. Moisture meter has detected significant moisture (24%) under the flooring, which indicates moisture penetration and possible damage to the subfloor. This condition is not fully visible or accessible to the Inspector without destructive investigation. Recommend further review by a qualified professional for repairs estimate prior to close.

SUMMARY REPORT

Page: 15

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Bedroom #1

3608. Electrical



Attention. Reversed polarity receptacle(s) observed. This means that the hot and neutral wires have been installed incorrectly, on the wrong sides of the receptacle. Recommend minor repairs to have this corrected.

Bedroom #2

3704. Windows

Maintenance. Some windows appear painted or caulked shut, suggest minor repairs to rectify this condition, so that window(s) will open/close to allow emergency egress and for proper ventilation.

Recreation Room-basement

4309. Heat Source

Ideally, every room with a supply register should have a return register (cold air return). In modern construction, a return air duct & register should be installed in every room. Recommend further review from a qualified professional for repair estimate prior to close.

SUMMARY REPORT

Assured Home Inspections

Website: www.assuredhi.com E-mail: contact@assuredhi.com Phone: (403) 617-4677

Health & Safety

4400. Smoke Detectors

Attention. Basement smoke detector did not respond to test; recommend replacing this unit for safety as required. All smoke detectors should be replaced every 5 - 7 years.

4401. Carbon Monoxide Detectors

It is recommended that a carbon monoxide detector be installed in the dwelling for safety.

Fireplaces & Their Flues

4502. Visible Flue

Maintenance. Moderate creosote build up noted; recommend cleaning/sweeping.

Kitchen/Eating Area

4613. Drain/Trap



Attention. Leakage observed at drain piping. Recommend further review by a qualified professional for repair estimate prior to close.

Appliances

4705. Garburator

Attention. Unit was inoperable at time of inspection. Recommend further review by a qualified professional for repair/replacement estimate prior to close.



Document #: 0801122
Inspector: Kevin Hawes
Date: 1/16/2008
Dwelling Address: 123 Anywhere Avenue, Somewhereville, Alberta
Client Name: Hap E. Clients
Client's Agent: E. C. Going
Real Estate Co: Customer One Realty

This inspection was performed in accordance with, and exceeds the minimum "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors Inc.

This inspection was performed according to the terms set forth in the "INSPECTION AGREEMENT". Only items listed on this report are inspected, unless otherwise noted. Any items not listed are therefore, excluded from the report. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel an item was overlooked, please inform us as soon as possible so we may review and/or correct the situation.

The "American Society of Home Inspectors" (ASHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional. Where it is noted that repairs or replacement may be required, we encourage you to use licensed professionals in the required field of expertise. We do not perform verifications of repairs, so it is essential that you obtain any and all paperwork from these professionals with regards to the repair or replacement work completed. It is also recommended that you retain this paperwork for future reference.

DEFINITION OF TERMS

FUNCTIONAL - Performing its function and its condition is appropriate for its age and use.

ATTENTION - Item is not performing its function completely or properly, or its condition is not appropriate for its age or use. Replacement or repair will be required to make item **FUNCTIONAL**. "ATTENTION" can also indicate potential or current safety hazard. Correction of condition is recommended.

COMMENTS - condition requiring further explanation. Does not necessarily represent an improper condition or need for repair, unless otherwise noted.

MAINTENANCE - Currently functioning, but appearance and/or age indicates that limited remaining life is expected, or maintenance is required.

N/A - Not applicable or Not present.

MAIN INSPECTION REPORT

GENERAL CONDITIONS

1001	Inspector	K. Hawes
1002	Start Time	8:30 am.
1003	Estimated/Reported Age of Dwelling	50-55 yrs.
1004	Temperature	0 to -5C.
1005	Weather Conditions	Functional. Mostly sunny; Ice/frost/snow covered. Current weather conditions limit the exterior inspection; client is advised to verify exterior conditions prior to closing.
1006	Occupancy	Functional. The property is occupied. The property is occupied, therefore, this is a limited review of many areas of the home, as the house was occupied at the time of this inspection. Efforts are made to inspect as much of the house as possible, however, due to the presence of personal items, numerous areas are not visible or accessible. Furniture, clothing and other personal items are not moved for the inspection.
1007	Present During Inspection	Functional. Client; Client's Agent.

Grounds

Step #	Component	Comments
1101	Lot	Functional. Residential.
1102	Grade/Slope/Drainage	Maintenance. Minor slope; Low Area(s) Noted; Surface drainage system noted. Low areas noted at various locations around the foundation. Recommend adding backfill or regrading as necessary, to ensure proper, positive drainage away from the foundation/structure at all times. Recommend further review by a qualified specialist for repair estimate prior to closing. Surface drainage system noted. It is beyond the scope of this inspection to perform tests on surface drainage systems; suggest client obtain information from seller or verify that the drainage system functions properly prior to close.
1103	Driveway	Functional. Asphalt over concrete. Common cracks noted.
1104	Walkways	Functional. Textured/Sculpted concrete.
1105	Patio	Functional. Patio blocks.
1106	Retaining Wall(s)	Attention. Wood. Wood deterioration/rot observed. In the Inspectors opinion, the retaining wall(s) are at/near the end of their serviceable life. Recommend further review by a qualified specialist for repair/replacement estimate prior to closing.
1107	Fences/Gates	Functional. Wooden.
1108	Electrical	N/A. None.
1109	Irrigation System	N/A. None.
1110	Outbuilding(s)/Other	Functional. Metal shed.

Roofs & Flashing

Step #	Component	Comments
1200	Observed from	Functional. Roof; Ground; Eaves; "Walked" the roof. Limited review due to partial snow cover. Where possible, the Inspector sweeps for a closer observation.
1201	Roof Type/Design	Functional. Gable; Hip.
1202	Roofing Material/Type	Functional. Asphalt composition shingles.
1203	Condition/Observations	Attention. Worn roofing materials noted. Following conditions were noted: Granular loss, cracking and curling shingles, most notably on the southern exposure. In the Inspectors opinion, these roofing materials are at the end of their serviceable life. Recommend review by a qualified professional for repair/replacement estimate, as necessary, prior to close.
1204	Flashings, Flues & Penetrations	Functional. Furnace flue; Attic vents; Plumbing stack(s); Metal; Plastic; Rubber.
1205	Valleys	Functional. Metal Open Valleys.
1206	Eavestroughing System	Functional. Metal.
1207	Skylights	N/A. None.

Chimney(s)

Step #	Component	Comments
1300	Chimney Type	Functional. Masonry fireplace chimney.
1301	Visible Condition	Functional. Observed from roof top; Crown and flashings intact where visible.
1302	Chimney Flue(s)	Functional. Metal; Flue liner.
1303	Chimney Flashings	Functional. Step flashing; Metal.
1304	Rain Cap/Spark Arrestor	Functional. Rain cap observed.

Exterior of Building

Step #	Component	Comments
1400	Foundation/Coating	Maintenance. Parging. Common cracks noted. Loose/missing parging observed, suggest reparging where required as part of routine maintenance.
1401	Siding	Functional. Vinyl siding.
1402	Trim	Maintenance. Vinyl; Metal; Wood. Recommend sealing/caulking where required as part of routine maintenance.
1403	Soffit/Fascia	Functional. Metal.
1404	Downspouts/Extensions	Maintenance. Metal. Missing downspout extension(s) noted, recommend replacing these to ensure proper drainage away from the foundation.

1405		<p>Attention. Wood Frame; Metal Frame; Synthetic Frame; Aluminum Cladding; Window Wells; Thermopane. Cracked window pane(s) observed, recommend repairs. It would appear that some of the basement windows are at/near grade. Recommend regrading or having windows wells installed to prevent seepage at these locations. Recommend further review by a qualified specialist for repair estimate prior to close.</p> <p>Thermopane windows (some or all windows) observed in the dwelling. Thermopane windows have a seal between the panes for efficiency. Over time these seals can fail. This is usually indicated by condensation between the glass panes. Generally, this condition shows itself when there are colder outside temperatures. For more complete information on the condition of all double glazed windows, we recommend consulting the seller prior to closing. Window wells should be cleaned out regularly to promote proper drainage.</p>
1406	Electrical	<p>Attention. Lights; Receptacles; GFCI protection present. GFCI receptacle(s) did not respond to test. Recommend minor repairs for safety.</p>
1407	Hose Bib(s)	N/A. Back side; Right side; Winterized, unable to test hose bib(s).
1408	Deck(s)	<p>Attention. Wood; 2x6. Wood deterioration/rot observed on many of the deck boards. Recommend further review by a qualified professional for repair/replacement estimate prior to close.</p>
1409	Deck(s) Structure	Functional. 2x8 Frame; 4x4 Posts; Pressure Treated.
1410	Exterior Stairs	Functional. Concrete.
1411	Vents	Functional. Fresh Air; Exhaust; Dryer.
1412	Balcony(s)	N/A. None.

Attached Garage

Step #	Component	Comments
1600	Foundation	Functional. Concrete. Common cracks observed; no evidence of leakage observed at time of inspection.
1601	Floor	Functional. Concrete. Common cracking observed.
1602	Electrical	Functional. Lights; Switch(es); Receptacles.
1603	Electrical Panel	N/A. None.
1604	Heating System	N/A. None.
1605	Exterior Man Door	N/A. None.
1606	Fire Door	<p>Attention. Metal/metal clad; Latchset; Deadbolt; No operable self closing device. Damaged door and self closing device. It is required that the door between the garage and dwelling be fitted with a self closing device. Recommend further review by a qualified professional for repairs estimate prior to close.</p>
1607	Fire Wall	Functional. Drywall.
1608	Interior Walls	Functional. Drywall.
1609	Ceiling	Functional. Drywall.
1610	Windows & Frames	Functional. Sliding.
1611	Vehicle Door(s).	Functional. 1 door; Roll-up panel.
1612	Vehicle Door Opener(s) & Hardware.	Functional. Belt drive; Safety reverse mechanism; Tracks and rollers; Safety springs.

Front Entranceway

Step #	Component	Comments
1700	Location	Main.
1701	Interior door(s)	N/A. None.
1702	Exterior Door	Functional. Wooden; Storm door(s); Glass insert; Sidelight(s); Latchset; Deadbolt.
1703	Doorbell	Functional. Hardwired/low voltage.
1704	Flooring	Functional. Tile.
1705	Ceiling	Functional. Paint.
1706	Walls	Functional. Paint.
1707	Windows & Frames	N/A. None.
1708	Closet(s)	N/A. None.
1709	Heat Source	Functional. Register.
1710	Electrical	Functional. Lights; Switch(es).

Back Entranceway

Step #	Component	Comments
1800	Location	Lower.
1801	Interior door(s)	N/A. None.
1802	Exterior Door	Functional. Wooden; Storm door(s); Glass insert; Latchset; Deadbolt.
1803	Doorbell	Hardwired/low voltage. Doorbell was inoperable at time of inspection, suggest minor repairs.
1804	Flooring	Functional. Composition Tile.
1805	Ceiling	Functional. Stipple/Textured.
1806	Walls	Functional. Paint; Panelled.
1807	Windows & Frames	N/A. None.
1808	Closet(s)	Functional. Entry Door; Rod/shelf.
1809	Heat Source	Functional. Register.
1810	Electrical	Functional. Lights; Switch(es); Receptacles.

Attic

Step #	Component	Comments
2100	Attic Accessed at:	Viewed from attic hatch only; Ceiling; Hallway. Attic is viewed from hatch only as the inspector is unable to enter the attic space for insurance reasons.
2101	Framing/Structure	Functional. 2x6; Collar ties. Review is limited as visual inspection is done from hatch only, and ceiling joist is covered by insulation.
2102	Roof Sheathing	Functional. Plywood.
2103	Vapour Barrier	Functional. Paper. Limited review, as vapour barrier is located below the insulation in the attic.
2104	Insulation	Functional. Blown-in Cellulose; 6-9 Inch depth of insulation. Approximately 8 inches of insulation was measured (R-30 approximately). R-40 is recommended. Suggest adding insulation for efficiency.

2105	Ventilation	Attention. Hooded Roof Vents; Soffit Vents. Exhaust fan(s) appears to be vented into attic space. Exhaust fan(s) are required to be vented through the roof, with insulated ducting, to a proper and dedicated roof vent. This is to prevent moisture/condensation from occurring and subsequent damage in the attic area. Recommend further review from a qualified professional for repair estimate prior to close.
2106	Electrical	N/A. None. No electrical equipment was observed in the attic space.

Heating

Step #	Component	Comments
2200	Fuel Supply	Functional. Natural Gas; Gas meter located at back side.
2201	Heating System	Functional. Limited Review; Heat Exchanger; Mid Efficiency. Holes and cracks in the heat exchanger are not within the scope of this inspection as the heat exchangers are not visible (or fully visible) or accessible to the inspector. This review is limited. Most areas are sealed and inaccessible. Unit was tested using the normal operating controls and (unless otherwise noted in this report) appeared to function properly at the time of inspection.
2202	Age of Unit	Functional. 9-11 yrs. This furnace is 10 years of age, average life expectancy is 25-30 years.
2203	Burner Chamber(s)	Functional. Hot Surface Igniter; Partially Visible; Normal Conditions Observed. Review is limited as this area of the unit is not fully visible or accessible to the inspector.
2204	General Conditions	Fuel On; Shut-Offs & Switches. Last recorded servicing for heating unit was: 2001. Recommend a cleaning now and servicing at least every two years minimum. Filters should be changed every 2 months during the heating season.
2205	Exhaust/Venting	Functional. Metal; Fresh Air Duct to Cold Air Return; Fresh Air Spillpot. Review of the exhaust flue and venting is limited to the visually accessible sections only.
2206	Distribution/Ducting	Functional. Metal Ducts/Registers/Fan. Review of the supply and return air ducting/venting is limited to the visually accessible sections only.
2207	Humidifier	N/A. None.
2208	Thermostat	Functional. Setback/Programmable.

Water Heater

Step #	Component	Comments
2300	Fuel Supply	Functional. Natural Gas.
2301	Tank	Attention. 33 gallon/151 litre (approx.). The water heater appears to be 22 years of age. Average life expectancy is 12-15 years. Recommend replacing this unit. Recommend obtaining replacement estimate from a qualified professional prior to close. TPR valve discharge pipe is missing; recommend having this inexpensive but essential copper pipe installed for safety.
2302	Combustion Chamber	Functional. Partially visible.

2303	Exhaust Flue/Venting	Functional. Metal vent pipe. Review of the exhaust flue and venting is limited to the visually accessible sections only.
2304	Supply/Distribution Plumbing	Functional. Copper Pipe.
2305	Hot Water Temperature	Functional. 110-130F (43-54C).

Carbon Monoxide Testing

Step #	Component	Comments
2400	CO At Heating Equipment	Functional. 0 PPM.
2401	CO At Water Heater	Functional. 0-PPM.
2402	CO At Nearest Supply Register	Functional. 0-PPM.
2403	CO At Fireplace	Functional. 0-PPM.
2404	CO At Stove/Oven	N/A.
2405	CO At Gas Dryer	N/A.

Plumbing

Step #	Component	Comments
2500	Main Water Service	Functional. Public Supply; Water Softener. Underground, under slab, or concealed piping is not accessible to the inspector and is beyond the scope of this inspection. A water softening device was observed. This appliance was not inspected, as a water treatment device, controlled by a timer; this unit is an accessory which is beyond the scope of this inspection.
2501	Main Shut-off Valve	Functional. Basement; Laundry room. Since main shut-off valves are operated infrequently, it is not unusual for them to become sticky (stuck) over time. They often leak or break when operated after a period of inactivity. For this reason, main shut off valves are not tested during a home inspection. All shut off valves should be turned regularly to ensure free movement in case of emergency.
2502	Supply Piping	Attention. Copper Pipe. Attention. Leakage observed at copper supply piping, visible in the laundry room. Recommend further review by a qualified professional for repair estimate prior to close. Some sections of the supply piping is located behind finished/partially finished, concealed/partially concealed walls or ceilings. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.
2503	Waste Removal	Functional. Most of the components in a public waste system are not accessible to the inspector (ex: underground pipes) and are not within the scope of this inspection.
2504	Drainage Piping	Attention. ABS plastic. Leakage observed at ABS drain piping, visible in the furnace room. Recommend further review by a qualified professional for repair estimate prior to close. Some sections of the drainage piping is located behind finished/partially finished, concealed/partially concealed walls or ceilings. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.

2505	Venting	Functional. Stack(s). Some sections of the vent piping is located behind finished/partially finished, concealed/partially concealed walls or ceilings. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.
2506	Sump Pit	Functional.
2507	Booster Ejector Pump	N/A. None.

Electrical

Step #	Component	Comments
2600	Main Electrical Service Drop	Functional. Overhead Service; Rear Located Meter.
2601	Main Electrical Panel and/or Sub-electrical Panel	Attention. Breakers; 100 amp; Grounded; Copper service to panel; Double tapping. Double lugging (double tapping) noted. This is where two wires are connected to one breaker, which is not allowed. Recommend further review by a qualified professional for repair estimate prior to close.
2602	General Wiring	Functional. Copper Branch Circuitry; Non-metallic Sheathed Cable; 120 volt & 240 volt Branch Circuitry; Upgraded 2 Wire System. Some sections of the branch circuitry of this system utilizes a 2 wire system, where there is only hot and neutral wires; no ground wire. This type of wiring system was common in older (pre 1960) homes. As part of an electrical upgrade, it would appear that this system has been upgraded and GFCI protected (deadfronted), as applicable.

Structure

Step #	Component	Comments
2700	Property Description	Functional. Single Family. Inspector is not responsible for determining if basement development is properly permitted. Suggest review with the appropriate government agency to make this determination prior to close.
2701	Style of Dwelling	Functional. Side Split-Level.
2703	Foundation Type	Functional. Basement. Many components of a foundation are not accessible or visible to the inspector. Examples include (but are not limited to) Footings, Piles, Piers, Sills, etc. As Stated in the Inspection Agreement, any components not visible or accessible are excluded from the scope of this inspection.
2704	Foundation Walls	Functional. Concrete; Finished/Partially Finished Walls; Storage. Common cracks noted. No evidence of past leakage observed at visible cracks. The original basement walls were not fully visible or accessible, due to the additional construction that is present, such as framed out, or insulated, or finished walls. Where possible, the inspector uses a moisture meter to check for moisture behind finished/partially finished walls. Any abnormal readings would be recorded in this report. This test is not 100% definitive. As these areas are not visible or accessible to the inspector, they are excluded from this inspection. Due to storage of personal possessions, access and visibility of foundation was limited. Therefore the review of this section is limited.

2705	Foundation Floor	Functional. Concrete; Finished/Partially Finished; Storage. Common cracks noted. No evidence of past leakage observed at visible cracks. The original basement floor(s) were not fully visible or accessible, due to the additional construction that is present, such as added floor coverings. As these areas are not visible or accessible to the inspector, they are excluded from this inspection. Due to storage of personal possessions, access and visibility of floor was limited. Therefore the review of this section is limited.
2706	Posts/Columns	Functional. Adjustable Steel Column(s); Concealed. Posts, columns, or bearing walls are finished/partially finished, concealed/partially concealed. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.
2707	Beams	Functional. Wood (built-up); 2x10; Quadrupled; Concealed. Beam(s) are concealed/partially concealed. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.
2708	Floor Joists	Attention. 2x10 Dimensional Lumber; Concealed. Improper notching of joist observed. Notches are to be located on the top of the member within 1/2 the joist depth from the edge of bearing and are not to be deeper than 1/3 the joist depth unless depth of member is increased by the size of the notch. Recommend further review by a qualified professional (with structural expertise) and obtaining a repair estimate prior to close. Joists are finished/partially finished, concealed/partially concealed. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.
2709	Subfloor	Functional. Wood Plank; Concealed. Subfloor is concealed/partially concealed. Concealed/finished components were not inspected as they are not accessible or visible to the inspector.
2710	Framing	Functional. 2x4 Wood. Review of the actual and overall 2x4 framing is limited as it is mostly, if not entirely, concealed by finished walls (exterior and interior). Problems with the actual framing can only be discovered by "invasive" inspection, which is not allowed and beyond the scope of a home inspection.
2711	General Interior Finish	Functional. Drywall; Paneling.

Laundry Area

Step #	Component	Comments
2900	Location	Basement.
2901	Doors	Functional. Latchset; Hollow core.
2902	Floors	Functional. Unfinished.
2903	Walls	Functional. Unfinished Drywall.
2904	Ceiling	Functional. Unfinished.
2905	Windows	N/A. None.
2906	Cabinetry	Functional. Wood/Wood Product; Open Shelving; Permanently Installed.
2907	Counter Tops	N/A. None.
2908	Closet(s)	N/A. None.
2909	Electrical	Functional. Lights; Switches; Receptacle(s).

2910	Heat Source	Functional. Register.
2911	Tub/Sink/Faucet/Drain	N/A. None.
2912	Washer/Hook-ups	Functional. Hot & Cold Water Supply; Drain Piping. Washing machine was operable at time of inspection.
2913	Dryer/Hook-ups.	Attention. Vent; Gas & 240 volt Electric. Flex-vinyl venting is no longer approved for dryers and should be replaced with an approved type of dryer vent piping. Dryer was operable at time of inspection.

Stairs/Hallways

Step #	Component	Comments
3000	Location	Basement; Mainfloor; Upper Floor; Lower Floor.
3001	Stairs	Wooden; Handrail Missing. Handrail is missing. A handrail is required on at least one side of stairs, where there is more than 3 risers. Recommend having handrail installed as required.
3002	Floors	Functional. Carpet; Hardwood; Tile.
3003	Walls	Functional. Paint.
3004	Ceiling	Functional. Paint; Stipple/Textured.
3005	Doors	Functional. Latchset; Hollow core.
3006	Windows	N/A. None.
3007	Closet(s)	Functional. Entry Door; Rod(s)/Shelf(s).
3008	Electrical	Functional. Lights; Switches; Receptacle(s).
3009	Heat Source	N/A. None.

Full Bathroom

Step #	Component	Comments
3100	Location	Upper Floor.
3101	Doors	Functional. Lockset; Hollow core.
3102	Floors	Functional. Sheet Vinyl.
3103	Walls	Functional. Paint.
3104	Ceiling	Functional. Paint.
3105	Closet(s)	N/A. None.
3106	Windows	Functional. Sliding.
3107	Electrical	Functional. Lights; Switches; Receptacle(s); GFCI Protection; Exhaust Fan.
3108	Heat Source	Functional. Register.
3109	Cabinetry	Functional. Wood/Wood Product.
3110	Counter Tops	Functional. Laminate.
3111	Sink(s)	Functional. Porcelain.
3112	Faucet(s)	Functional. Single Lever.
3113	Drain/Trap	Functional. ABS.
3114	Toilet	Functional. Standard.
3115	Tub	Functional. Enamelled Steel.

3116	Tub Surround	Attention. Tile. Loose/cracked/missing grout observed at many areas. Soft walls noted at many areas. This is an indication of moisture penetration and damage. Moisture meter showed a reading of 20%. Recommend further review by a qualified professional for repair/replacement estimate prior to close. All tub/shower walls should be routinely caulked/sealed to prevent moisture penetration and subsequent damage. All missing/damaged/cracked grout should be repaired/replaced. An approved grout sealant should be applied annually. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the framing, flooring, and surrounding walls. This damage is not always visible or accessible to the inspector at time of inspection.
3117	Tub Enclosure	Functional. Curtain/rod.
3118	Tub Faucet/Tapset	Functional. Double Lever.
3119	Shower Head	Functional. Standard.

2nd Full Bathroom-basement

Step #	Component	Comments
3300	Location	Basement.
3301	Doors	Functional. Lockset; Hollow core.
3302	Floors	Functional. Tile.
3303	Walls	Functional. Paint; Tile.
3304	Ceiling	Functional. Stipple/Textured.
3305	Closet(s)	N/A. None.
3306	Windows	Functional. Awning.
3307	Electrical	Lights; Switches; Receptacle(s); GFCI Protection; No Exhaust Fan. Although an exterior vented exhaust fan may not have been required at the time of construction, it is recommended that an exterior vented exhaust fan be installed for proper moisture control.
3308	Heat Source	None. No heat source in this room. You may want to consider having a heating duct and register installed in this room.
3309	Cabinetry	Functional. Wood/Wood Product.
3310	Counter Tops	Functional. Granite.
3311	Sink(s)	Functional. Porcelain.
3312	Faucet(s)	Functional. Double Lever.
3313	Drain/Trap	Functional. ABS.
3314	Toilet	Functional. Flush Size Selector.
3319	Shower Head	Functional. Standard.
3320	Shower Base	Functional. Synthetic.
3321	Shower Surround	Functional. Synthetic.
3322	Shower Enclosure	Functional. Sliding Doors; Tempered Safety Glass.
3323	Shower Faucet/Tapset	Functional. Single Lever.

Half Bathroom

Step #	Component	Comments
3400	Location	Lower Floor.
3401	Doors	Functional. Lockset; Hollow core.
3402	Floors	Functional. Sheet vinyl.
3403	Walls	Functional. Paint.
3404	Ceiling	Functional. Paint.
3405	Closet(s)	N/A. None.
3406	Windows	Functional. Sliding.
3407	Electrical	Lights; Switches; Receptacle(s); No GFCI Protection. Receptacles near water sources should be GFCI protected. This may not have been required at time of construction. Recommend having GFCI receptacles installed to enhance safety.
3408	Heat Source	Functional. Register.
3409	Cabinetry	N/A. None.
3410	Counter Tops	N/A. None.
3411	Sink(s)	Functional. Porcelain; Pedestal.
3412	Faucet(s)	Functional. Double Knob.
3413	Drain/Trap	Functional. ABS & Metal.
3414	Toilet	Attention. Standard. Loose Toilet observed. Moisture meter has detected significant moisture (24%) under the flooring, which indicates moisture penetration and possible damage to the subfloor. This condition is not fully visible or accessible to the Inspector without destructive investigation. Recommend further review by a qualified professional for repairs estimate prior to close.

Master Bedroom

Step #	Component	Comments
3500	Location	Upper Floor; Back; Left.
3501	Floors	Functional. Hardwood.
3502	Walls	Functional. Paint.
3503	Ceiling	Functional. Paint.
3504	Windows	Functional. Sliding.
3505	Doors	Functional. Lockset; Hollow core.
3506	Closet(s)	Functional. Bi-fold Doors; Rod(s)/Shelf(s).
3507	Cabinetry	N/A. None.
3508	Electrical	Functional. Lights; Switches; Receptacle(s).
3509	Heat Source	Functional. Register.

Bedroom #1

Step #	Component	Comments
3600	Location	Upper Floor; Front; Right.
3601	Floors	Functional. Hardwood.
3602	Walls	Functional. Paint; Panelling.
3603	Ceiling	Functional. Paint.
3604	Windows	Functional. Sliding.
3605	Doors	Functional. Latchset; Hollow core.
3606	Closet(s)	Functional. Bi-fold Doors; Rod(s)/Shelf(s).
3607	Cabinetry	N/A. None.
3608	Electrical	Attention. Lights; Switches; Receptacle(s). Reversed polarity receptacle(s) observed. This means that the hot and neutral wires have been installed incorrectly, on the wrong sides of the receptacle. Recommend minor repairs to have this corrected.
3609	Heat Source	Functional. Register.

Bedroom #2

Step #	Component	Comments
3700	Location	Upper Floor; Front; Left.
3701	Floors	Functional. Hardwood.
3702	Walls	Functional. Paint.
3703	Ceiling	Functional. Paint.
3704	Windows	Maintenance. Sliding. Some windows appear painted or caulked shut, suggest minor repairs to rectify this condition, so that window(s) will open/close to allow emergency egress and for proper ventilation.
3705	Doors	Functional. Latchset; Hollow core.
3706	Closet(s)	N/A. None.
3707	Cabinetry	N/A. None.
3708	Electrical	Functional. Lights; Switches; Receptacle(s).
3709	Heat Source	Functional. Register.

Living Room/Dining Area

Step #	Component	Comments
4000	Location	Mainfloor; Front; Back; Right.
4001	Floors	Functional. Hardwood.
4002	Walls	Functional. Paint.
4003	Ceiling	Functional. Paint; Stipple/Textured.
4004	Windows	Functional. Sliding; Fixed Pane; Patio/Garden Door.
4005	Doors	N/A. None.
4006	Closet(s)	N/A. None.
4007	Cabinetry	N/A. None.
4008	Electrical	Functional. Lights; Switches; Receptacle(s).
4009	Heat Source	Functional. Register.
4010	Wet Bar	N/A. None.

Recreation Room-basement

Step #	Component	Comments
4300	Location	Basement; Front.
4301	Floors	Functional. Carpet.
4302	Walls	Functional. Paint.
4303	Ceiling	Functional. Stipple/Textured.
4304	Windows	Functional. Awning.
4305	Doors	Functional. Latchset; Hollow core.
4306	Closet(s)	Functional. French Doors; Walk-in; Rod(s)/Shelf(s); Lights.
4307	Cabinetry	Functional. Permanently Installed; Open Shelving; Drawers/Doors; Wood/Wood Product.
4308	Electrical	Functional. Lights; Switches; Receptacle(s).
4309	Heat Source	Register; No Return Air Ducting/Register. Ideally, every room with a supply register should have a return register (cold air return). In modern construction, a return air duct & register should be installed in every room. Recommend further review from a qualified professional for repair estimate prior to close.
4310	Wet Bar	N/A. None.

Health & Safety

Step #	Component	Comments
4400	Smoke Detectors	Attention. Basement; Upper Floor. Basement smoke detector did not respond to test; recommend replacing this unit for safety as required. All smoke detectors should be replaced every 5 - 7 years.
4401	Carbon Monoxide Detectors	None*. It is recommended that a carbon monoxide detector be installed in the dwelling for safety.

Fireplaces & Their Flues

Step #	Component	Comments
4500	Location	Living Room.
4501	Firebox	Functional. Wood Burning; Masonry; Gas Starter. Common cracks noted in firebrick. Suggest client monitor these cracks, and have them repaired if they expand, become larger or more plentiful.
4502	Visible Flue	Maintenance. Moderate creosote build up noted; recommend cleaning/sweeping. This chimney review was limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection.
4503	Damper	Functional. Lever.
4504	Hearth	Functional. Tile; Brick.
4505	Mantle	Functional. Brick; Wood/wood product.
4506	Screen	Functional. Glass Doors. Exercise caution around glass as it can become quite hot during operation.

Kitchen/Eating Area

Step #	Component	Comments
4600	Location	Mainfloor.
4601	Doors	N/A. None.
4602	Floors	Functional. Sheet Vinyl.
4603	Walls	Functional. Paint; Tile.
4604	Ceiling	Functional. Paint.
4605	Pantry/Closet(s)	N/A. None.
4606	Windows	Functional. Sliding.
4607	Electrical	Functional. Lights; Switches; Receptacle(s); Split Receptacles.
4608	Heat Source	Functional. Register.
4609	Cabinetry	Functional. Permanently Installed; Drawers/Doors; Wood/Wood Product.
4610	Counter Tops	Functional. Laminate.
4611	Sink(s)	Functional. Stainless Steel.
4612	Faucet(s)	Functional. Single Lever.
4613	Drain/Trap	Attention. ABS. Leakage observed at drain piping. Recommend further review by a qualified professional for repair estimate prior to close.

Appliances

Step #	Component	Comments
4700	Refrigerator/Freezer	Functional. Freestanding Electric.
4701	Stove/Cooktop	Functional. Built-in; Electric; Halogen.
4702	Oven	Functional. Built-in; Electric; Self Cleaning. Self cleaning feature/device is outside the scope of this inspection and was not tested. Suggest verifying proper operation with seller prior to close. Self cleaning feature/device is outside the scope of this inspection and was not tested. Suggest verifying proper operation with seller prior to close.
4703	Exhaust/Hood Fan	Functional. Recirculating. Suggest making this unit vent to the exterior for proper ventilation and improved indoor air quality.
4704	Dishwasher	Functional. Built-in Electric. Dishwasher was operational at time of inspection, and unless otherwise stated in this section of the report, appeared to function normally. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect various components. The inspection is limited to operating the unit on the "normal wash cycle" only.
4705	Garburator	Attention. Continuous Feed (switched). Unit was inoperable at time of inspection. Recommend further review by a qualified professional for repair/replacement estimate prior to close.
4706	Microwave	N/A. None.
4707	Trash Compactor	N/A. None.