

Prepared for Exclusive Use by:

Jane Doe

Address of Property:

1234 Main St.
Toronto ON M6S 5A5

Date of Service:

5/25/2017



Company Providing Service:

Michael Schmidt

Proper Home Inspections, Inc. o/a HouseMaster

2100 Bloor Street West, Suite 6254

Toronto, ON M6S 5A5

416-MASTER1 (416-627-8371)

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INSPECTION INFORMATION

CLIENT:

Jane Doe

PROPERTY ADDRESS:

*1234 Main St.
Toronto ON M6S 5A5*

INSPECTION DATE/TIME:

5/25/2017 - 11:00 am

INSPECTOR:

Michael Schmidt

INSPECTION COMPANY:

*Proper Home Inspections, Inc. o/a HouseMaster
2100 Bloor Street West, Suite 6254
Toronto, ON M6S 5A5
416-MASTER1 (416-627-8371)*

INSPECTION DETAILS

DESCRIPTION OF HOME:

Two Story, Single Family

EST. AGE OF HOME:

5 to 10 years

TYPE OF INSPECTION:

Standard Home Inspection

WEATHER CONDITIONS:

Rain and Wind

APPROX. TEMPERATURE:

10-15 C

PEOPLE PRESENT:

Client, Buyer's Agent, Listing Agent

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other

biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Guarantee Eligibility - Your local HouseMaster office provides a complimentary Limited Repair Reimbursement Guarantee as part of most standard home inspections. Other inspection services, and some standard inspections, are not eligible for the Guarantee, unless expressly stated in writing; these ineligible services include: Pre-Inspections, Limited Element Inspections, Single Element Inspections, Multi-Family Dwellings, Investment/Rental Properties, New Homes/New Construction, Vacant Homes (30 days or more), common elements in Condominiums, Structural Element Inspections, Commercial Inspections, Maintenance Surveys, Consultation Services, Ancillary Services (such as Mold Assessments, Radon Testing, Thermal Imaging, Material Sampling, Well Inspections, Septic Inspections, WETT/Chimney Inspections, etc.), as well as other services that may be offered. Please consult your local HouseMaster office to confirm eligibility of the Guarantee in your area, and review the Terms and Conditions where applicable.

Images in Report - Any images (photographs, graphics, pictures, or videos) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These images do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any image in the report nor the exclusion of any image taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of an image for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. All images, including any additional images which may have been taken but were not provided with the report, are the exclusive property of the company to be used as it sees fit and are maintained for a limited time for reference and educational purposes, but may be kept for an indefinite period of time. Contracting with the company does NOT imply or grant the client or any other party the rights, ownership, or third-party use to these images. Unauthorized use, duplication, or distribution of these images without prior written consent is prohibited.

Insurance Requirements - Many insurance companies now mandate insurance inspections to make sure the home meets their particular criteria or regulatory requirements for coverage. These inspections may be performed after the home has been purchased and are to limit the insurer's liability. Each jurisdiction and insurer has varying underwriting requirements. This report is not intended as a tool to determine whether the dwelling and property meets insurance underwriting requirements. HouseMaster recommends that all homebuyers consult with their insurance provider to determine any requirements prior to the purchase of the home.

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding the design, adequacy, energy efficiency, cost, or compliance with current standards, or other similar factors for any house system, including the heating, ventilation, air conditioning, plumbing systems and appliances. In addition to basic condition or function, these factors, may be pertinent to the need to or desire to repair, replace, or upgrade equipment or appliances. If major repair or replacement of mechanical or plumbing equipment or appliances is required or desired, now or in the future, in addition to any increased costs associated with the purchase and installation of the equipment or appliance, additional expenditures may be required for work on associated system components or the house structure due to design and size changes, accessibility and/or other factors.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

Seasonal/Weather Factors - Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Any report ratings or comments are based on readily visible/accessible elements at the time of inspection. Hidden defects may exist. Client should assess the level of concern that may exist due to such limitations and arrange additional inspections when conditions permit or otherwise address limitations prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:

Steep Slope

MATERIAL:

Asphalt Shingle

ESTIMATED AGE:

5 to 7 Years

DESIGN LIFE:

20 to 25 years

INSPECTION METHOD:

From Ground w/Binoculars

CHIMNEYS / VENTS:

No Chimneys

GENERAL LIMITATIONS:

*Height and Design
Weather Conditions*

S F P N A N I

●					1.0 ROOF COVERING
●					1.1 EXPOSED FLASHING Minimal visible flashing. All flashed areas, including chimneys, vent pipes and valleys should be checked periodically for wear or damage and should be repaired or sealed as needed.
●					1.2 PLUMBING STACKS
●					1.3 VENTILATION COVERS
●					1.4 RAIN GUTTERS
●					1.5 DOWNSPOUTS / ROOF DRAINS (1) Downspout discharge onto lower roofs can cause leakage/premature wear. This condition should be monitored or corrected to ensure that no consequential damage occurs. Recommend running a leader to the gutter. (2) Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. Recommend re-directing to ground as required and/or desired.
●					1.6 FASCIA / SOFFITS

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.5(1) DOWNSPOUTS / ROOF DRAINS Image 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay,

insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Downspouts Into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable during a home inspection.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if roof leakage occurs. Repair or seal as needed.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

2. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFING and INTERIOR ELEMENTS.



ATTIC:

Entrance: Ceiling Hatch
Insp. Method: From Entrance Area

ROOF CONSTRUCTION:

Framing: Wood Rafter
Deck: Wood Sheathing

INSULATION:

Form: Loose Fill
Type: Fiberglass
Est. Average: 8+/- Inches

VENTILATION PROVISIONS:

Location: Roof and Soffits

GENERAL LIMITATIONS:

Design
Insulation Over Faming

S F P N A NI

●					2.0 ROOF FRAMING
●					2.1 ROOF DECK / SHEATHING
●					2.2 VENTILATION PROVISIONS
●					2.3 INSULATION PROVISIONS Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.

S F P N A NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels

and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

3. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

PORCHES/DECKS:

- Covered Porch w/ Concrete Floor*
- Front of House*
- Wood Frame Deck w/ Wood Flooring*
- Rear of House*

GENERAL LIMITATIONS:

- Vegetation Overgrowth*
- Inaccessible Deck/Porch Understructure*
- Storage/Furniture*

SIDING 1:

Material: Brick/Veneer

SIDING 2:

Style: Lapped
Material: Vinyl

S F P NANI

●					3.0 SIDING
●					3.1 SIDING 2
●					3.2 WINDOWS (1) The evaluation of windows is based on a limited inspection from the ground of representative, readily accessible units. Varying conditions may be found at other units. Review the Interior Section for additional information on window conditions. (2) Windows found at or near grade are prone to deterioration and leakage, and may hide concealed damage beneath the substrate. Repair, paint and seal, or replace unit(s), as required. Regularly monitor conditions on interior and exterior of home to immediately address any issues and prevent future concerns.
●					3.3 ENTRY DOORS
●					3.4 STAIRS / STOOPS
●					3.5 PORCH(ES)
	●				3.6 DECK(S) (1) For all wood components, see IMPORTANT NOTE regarding "Wood Deterioration" under Supplemental Information at the bottom of this section. (2) Wood soil contact observed. Correct to avoid premature wood deterioration.
	●				3.7 RAILINGS Railings missing at deck. Handrails or guardrails should have the proper height and balusters spacing, and should be securely installed for proper protection. In general, spacing between spindles/pickets should be no more than 4 inches; guards are required for surfaces greater than 24 inches in height; and handrails are required along stairways of 3 or more steps. Consult a qualified contractor or the municipality for local requirements.
●					3.8 FOUNDATION COATING
●					3.9 ELECTRIC / GFCI(S)
●					3.10 EXTERIOR FAUCET(S)
		●			3.11 DRYER/OTHER EXTERIOR VENTS Vents for fuel burning appliances require proper clearance from windows and doors to reduce the potential of combustion gases (like carbon monoxide) from re-entering the home. For health safety, confirm and provide adequate distance/clearance for vents from windows and doors.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.11 DRYER/OTHER EXTERIOR VENTS Image 1

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken prior to closing to confirm desired coverage exists and/or storage locations.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

4. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have a direct impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, soil testing, or evaluation of the effects of, or potential for, earth movement such as may be caused by earthquakes, landslides, or the sinking, heaving or shifting of the ground for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated general limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVEWAYS:

*Walks: Concrete
Driveway: Asphalt*

PATIOS:

*Type: None
Location: None*

RETAINING WALLS:

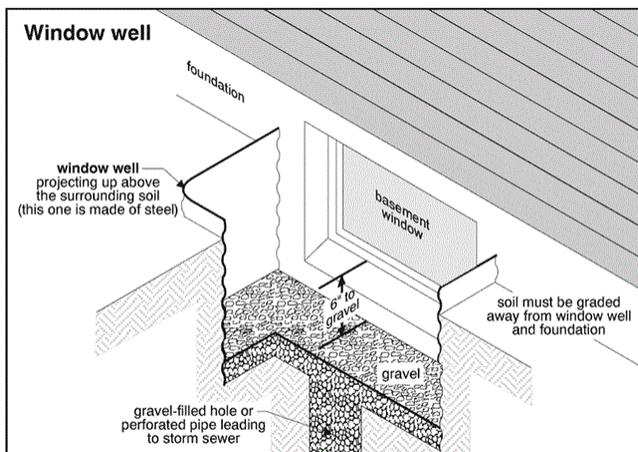
Not Applicable

S F P N A N I

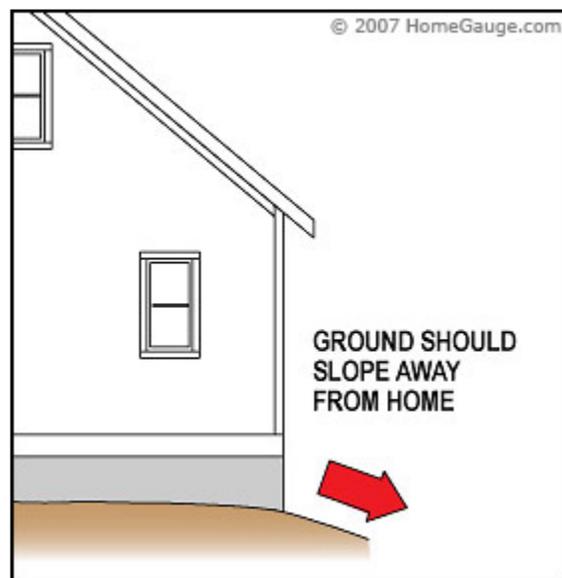
●					4.0 WALKWAYS
	●				4.1 DRIVEWAY Sealing joint/crack between home and driveway/walks/patio may prevent moisture penetration into foundation/home and reduce settlement. Recommend sealing/resealing as needed.
●					4.2 WINDOW WELLS. Window wells can help minimize soil/water seepage into sub-grade areas; however, drains, if present, must be kept clear. Covers may help prevent rainwater accumulation and should be installed where warranted.
●					4.3 GROUND SLOPE AT FOUNDATION To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised.
●					4.4 SITE GRADING Houses near hillsides and low laying areas are prone to drainage concerns. The property is located near or on a hillside. To reduce the potential for water runoff that could adversely affect the house structure and/or result in water penetration, proper contouring (grading) of the site and/or along the foundation should be provided. Drainage provisions may also be required. Particularly around back porch.

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.2 WINDOW WELLS. Image 1



4.3 GROUND SLOPE AT FOUNDATION Image 1



4.4 SITE GRADING Image 1

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological, soil-related or water-related concerns. All buildings are subject to water penetration; those built on expansive clays or uncompacted fill, on hillsides, near or along bodies of water, or in low-lying areas are especially prone to structural and water-related concerns. All improved surfaces such as patios, walks, and driveways must be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of all ancillary and site elements by qualified service companies is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

Window Wells/Areaways - Window wells can help minimize soil/water seepage into sub-grade areas; however, drains, if present, must be kept clear. Covers may help prevent rainwater accumulation and should be installed where warranted. Should the drain at the sub-grade area entry become blocked or clogged, water may accumulate and eventually seep into the interior. All drains should be checked and cleaned out on a regular basis. Adding a cover may help prevent accumulation in some situations.

5. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:

Type: Attached
Construction: Wood Frame

HOUSE/GARAGE WALL:

Finish at House: Drywall Ceiling and Wall
Door at House: Solid Door

GENERAL LIMITATIONS:

Storage/Belongings

S F P N A N I

●					5.0 FLOOR SLAB
	●				5.1 WALLS / CEILINGS Any openings in the wall or ceiling between the house and garage, including any hatches or doors, should be covered to provide an adequate air barrier separation between a garage and the interior to prevent the potential infiltration of carbon monoxide into the home. Taped and sealed drywall, or another appropriate wall/ceiling cover, is required for safety. Consult a qualified contractor for further recommendations and estimates.
●					5.2 VEHICLE DOOR(S) Exception: Left hand door (looking front to rear) could not be operated due to storage. Recommend check during closing walk through.
●					5.3 DOOR OPERATOR(S)
●					5.4 ELECTRIC / GFCI. The evaluation of electric fixtures and devices throughout the property is based on inspection of random, representative units; different conditions may be found at any particular fixture or device.
	●				5.5 HOUSE / SERVICE DOOR(S). Door requires closer. Repair/install as required.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



5.1 WALLS / CEILINGS Image 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/

contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits in garages.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

6. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected; hidden defects may exist.** Aesthetic and cosmetic factors (e.g., paint and wallpaper); the condition of finish materials and coverings; and pest infestations are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:

Wood Frame w/ Drywall and Plaster

PREDOMINANT FLOORS.:

Wood Frame in Most Areas

PREDOMINANT WINDOWS:

Mixed Windows Styles

FIREPLACES/STOVES:

Metal Fireplace w/ Gas Burner

GENERAL LIMITATIONS:

Excess Furnishing/Storage

S F P N A N I

●					6.0 CEILINGS
●					6.1 WALLS
●					6.2 FLOORS (FRAMED)
●					6.3 STAIRS
●					6.4 RAILINGS
●					6.5 INTERIOR WINDOWS The evaluation of windows is based on inspection of random, representative units and does not necessarily indicate the condition of all units.
	●				6.6 INTERIOR WINDOWS (BASEMENT). Windows found at or near grade are more susceptible to deterioration and leakage, and may hide concealed damage beneath the substrate. Regularly monitor conditions on interior and exterior of home to immediately address any issues and prevent future concerns. Repair, paint and seal, or replace unit(s), as required. Windows stick in areas. Repair/replacement may be needed in future.
●					6.7 INTERIOR ROOM DOORS.
●					6.8 SLIDER / PATIO DOORS
	●				6.9 ELECTRIC / DEVICES (1) The evaluation of electric fixtures and devices throughout the property is based on inspection of random, representative units; different conditions may be found at any particular fixture or device. (2) Open ground (no grounding) noted at receptacle outlet(s) randomly checked. Noted at single outlet in dining room. As a precaution, all receptacles should be checked by a qualified electrician and repaired as needed.
●					6.10 SMOKE/CO ALARMS Smoke/carbon monoxide (CO) alarms were <u>present</u> on all levels of the home, but alarms are <u>not tested</u> as part of a standard home inspection. Test all alarms upon moving into the home and check/replace units on a regular basis as required. Please see the Supplemental Information about "Smoke/CO Alarm Requirements" at the bottom of this section.
				●	6.11 FIREPLACE GAS BURNERS (1) Please see the Supplemental Information regarding "Fireplace Inspection and Use" at the bottom of this section. (2) Fireplace control/thermostat not observed or inoperable. Not inspected. Consult homeowner on operation, and confirm proper operation of system before use.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, pets and pests, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-

organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations or insect/pest inspections, a qualified testing or inspection firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of fire/smoke detectors/alarms. All detectors/alarms should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Fireplace Inspection and Use - The inspection of fireplaces and wood stoves in a standard home inspection is visual in nature and only includes inspection of readily visible and accessible components. It does not include an evaluation of the nonvisible flue components or confirm the system's compliance with current industry standards. It is recommended that all chimneys be checked and cleaned by a qualified specialist upon moving into a new home, and periodically thereafter, to ensure they are performing correctly and safely. For more information regarding the fireplace and chimney or wood stove, a WETT or Level II Chimney inspection or equivalent is required by a qualified technician. In gas burning or gas assisted fireplaces, a permanent clamp should be installed on the damper to maintain a small opening to the flue at all times; this allows the escape of any pilot exhaust. When the fireplace is in use, the damper must be fully opened to safely vent combustion gases, or as per manufacturer instructions. A minimum clearance of 12 inches from any combustible materials around the fireplace is recommended; remove any surrounding combustible materials/items before use (including those items that may have been present during staging/showing/time of inspection). It is recommended that a functioning smoke/carbon monoxide alarm be installed in any area with a fuel burning appliance. Confirm the presence of working alarms upon moving into the home, and check them regularly.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Smoke/CO Alarm Requirements - Smoke/carbon monoxide detection systems and fire extinguishers are recommended for all homes, and alarms are required by law in Ontario. A working smoke alarm is required on every level of a home and outside all sleeping areas. A working carbon monoxide (CO) alarm is required near all sleeping areas and in all service/utility rooms. Install appropriate alarms in the required areas, where absent. Combination smoke/CO alarms may be appropriate in some areas. CO and gas alarms are also recommended in areas with fuel-burning appliances, fireplaces or attached garages. NO alarms are tested as part of a standard home inspection. All alarms should be tested upon moving into the home, and then checked/serviced monthly. Newer construction and/or renovated homes may have additional and different requirements; check with your contractor or local fire department to confirm the requirements in your area. This is a life safety issue and should be addressed accordingly.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

7. KITCHEN(S)

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.



RANGE:

*Electric Range
Est. Age: 5 to 7 Years*

VENTILATOR:

Exhaust Fan

DISHWASHER:

Est. Age: 5 to 7 Years

GENERAL LIMITATIONS:

Storage/Obstructions

S F P N A N I

●					7.0 PLUMBING / SINK
●					7.1 FLOOR
●					7.2 WALLS / CEILING
●					7.3 ELECTRIC / GFCI
	●				7.4 RANGE Cooktop is cracked. Repair/replace as needed.
	●				7.5 DISHWASHER The unit was functional at time of inspection, but is near or at the end of its design life.
	●				7.6 VENTILATOR The unit was functional at time of inspection, but is near or at the end of its design life.
●					7.7 CABINERY
●					7.8 COUNTERTOP

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate

field following local requirements and best practices.

Carbon Monoxide - Gas-burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if gas-burning equipment is present.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Ventilator Discharge - Due to the fire hazard that exists if grease-laden exhaust vents into an enclosed space, such as an attic, all exhaust type ventilators should discharge directly to the exterior. Recirculating type units can be vented into the kitchen; however, exterior venting is advisable.

8(A) . FIRST FLOOR BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



DESCRIPTION:
Half Bath

VENTILATOR(S):
Ceiling Exhaust Fan

GENERAL LIMITATIONS:
Storage in Vanity

S F P NA NI

●					8.0.A SINK(S)
●					8.1.A TOILET
●					8.2.A FLOOR(ING)
●					8.3.A WALLS / CEILING
●					8.4.A VENTILATOR
●					8.5.A ELECTRIC / GFCI

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120 F (49 C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

8(B) . SECOND FLOOR BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



DESCRIPTION:
Full Bath

VENTILATOR(S):
Ceiling Exhaust Fan

GENERAL LIMITATIONS:
Storage in Vanity

S F P NA NI

●					8.0.B SINK(S) Defective stopper noted; correct as required.
●					8.1.B TOILET
●					8.2.B BATHTUB
●					8.3.B STALL SHOWER
●					8.4.B SURROUND / ENCLOSURE
●					8.5.B FLOOR(ING)
●					8.6.B WALLS / CEILING
●					8.7.B VENTILATOR
●					8.8.B ELECTRIC / GFCI

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120 F (49 C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

8(C) . MASTER BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



DESCRIPTION:
3/4 Bath

VENTILATOR(S):
Ceiling Exhaust Fan

GENERAL LIMITATIONS:
Storage in Vanity

S F P NA NI

●					8.0.C SINK(S) No sink stoppers installed. Consider install for convenience.
●					8.1.C TOILET
●					8.2.C STALL SHOWER
●					8.3.C SURROUND / ENCLOSURE
●					8.4.C FLOOR(ING)
●					8.5.C WALLS / CEILING
●					8.6.C VENTILATOR
●					8.7.C ELECTRIC / GFCI

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120 F (49 C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

9. LAUNDRY ROOM / AREA

A standard home inspection does not include the evaluation of laundry equipment and appliances, and **these items were not inspected and do not qualify for any applicable Guarantee**, unless otherwise noted. Any comments found below are in relation to how the noted items relate to other systems and components in the home, or are provided as a courtesy to the client for informational purposes only.

S F P NA NI

●					9.0 LAUNDRY TUB / SINK
	●				9.1 DRYER VENTING Inferior materials have been used for venting; as a precaution, replace with non-combustible material to reduce the risk of fire. (See additional notes in this section under SUPPLEMENTAL INFORMATION.)
●					9.2 CLOTHES WASHER DISCHARGE.

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SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Dryer Vent Discharge - Proper Installation & Choice of Building Materials:

1. Make sure dryer ducts are made of solid rigid metal, or semi-rigid metal if a flexible duct must be used. Both vinyl and foil are combustible and spiral-wound surfaces tend to catch lint more readily.
2. Dryer ducts should vent to the exterior and in no case should they vent to the attic, crawlspace, or other interior space. Avoid the use of inside heat recovery diverter valves or termination boxes, which do not comply with current standards.
3. Keep duct lines as straight and short as possible. Avoid kinking or crushing a dryer duct to make up for installation in tight quarters -- this restricts airflow. To save the space, the Dryerbox is a new product that allows the dryer to be safely installed against the wall.
4. Minimize the length of exhaust ducts (maximum recommended lengths depend on a number of factors, such as number of bends, and vary by model -- check with your manufacturer for their specifications). If this is not possible, you can install a dryer duct booster.
5. If at all possible, use 4-inch diameter vent pipes and exterior exhaust hoods that have openings of sixteen square inches or more, which offer the least resistance to air flow.
6. Do not use screws to connect vent pipes together -- the screw shafts inside the piping collect lint and cause additional friction.

10. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. In most homes, only a representative portion of the structure can be inspected. Elements or areas concealed from view for any reason cannot be inspected; hidden defects may exist. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect or pest inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

CONSTRUCTION TYPE:

Basement w/ Finished Areas

FOUNDATION WALLS/PIERS:

Indeterminate - Foundation Not Visible

FLOOR STRUCTURE:

*Floor Framing: Indeterminate
Beams: Solid and Built-up Wood
Beams: Steel I-beam
Beam Support: Metal Screw Jacks*

INSULATION/VAPOR RETARDERS:

*Wall Insulation: Fiber Batts (est. 2-3 inches)
Vapor Retarder: Faces Interior*

GENERAL LIMITATIONS:

*Storage/Belongings
Finished Surfaces*

S F P NA NI

					●	<p>10.0 FOUNDATION WALLS In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general information purposes only; the specific material type and/or make-up cannot be verified.</p>
●						<p>10.1 PIERS / COLUMNS</p>
●						<p>10.2 FLOOR FRAMING</p>
●						<p>10.3 MAIN BEAM(S)</p>
					●	<p>10.4 BASEMENT FLOOR (SLAB) Floor slab covered with carpets. Recommend inspection when carpets are removed. Crack observed in area of floor slab near floor drain. Typically basement and crawlspace floor slabs are non-structural elements that do not support load-bearing portions of the structure. If this is the case, cracks and movement of the slab may have no bearing on the overall structural integrity of the house.</p>
	●					<p>10.5 STAIRS / RAILINGS Handrails absent. Handrails are required along the stairway. They must be graspable and securely fastened to the wall and/or supports.</p>
●						<p>10.6 COLD ROOM.</p>
●						<p>10.7 INSULATION PROVISIONS It is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under finished walls or other obstructions. The inspection is limited to observable, visual elements.</p>

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visible components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

11. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are limited to visible conditions at readily accessible at-grade/subgrade areas of the house at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected; consequently there may be hidden evidence of water penetration concerns or damage. This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.



AREAS AT GRADE/SUBGRADE:
Basement

SUMP PUMP(S):
Type: Pedestal
Location: Basement

GENERAL LIMITATIONS:
Storage/Belongings
Finished Surfaces

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●						<p>11.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS</p> <p>(1) See additional notes under SITE ELEMENTS - GROUND SLOPE AT FOUNDATION and/or SITE GRADING</p> <p>(2) Grading slopes towards the house; assess run-off features and correct as needed.</p>
●						<p>11.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION</p> <p>Due to storage, obstructions and/or the basement being fully finished, foundation areas could not be observed to report on water penetration conditions, unless otherwise noted; <u>no moisture was found on the interior components at the time of inspection</u> by using a moisture meter on the surface of the lower portion of the walls facing the exterior.</p> <p>See additional notes on the use and limitations of "Moisture Meters" under Supplemental Information at the bottom of this section.</p>
●						<p>11.2 SUMP PUMP</p> <p>Sump pit is dry. Sump pump could not be operated/inspected for function due to no water in sump pit. A dry sump pit may indicate that the potential for water penetration into the basement is low.</p>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate

field following local requirements and best practices.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary sewer system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Grading/Roof Drains - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Moisture Meters - The use of a moisture meter to identify water penetration concerns is limited to a random selection survey of non-invasive meter tests performed on the surface of the lower portion of accessible exterior facing walls in subgrade areas of the property only, unless otherwise noted. Not all areas are checked or tested, and hidden damage may exist. Moisture meters cannot detect moisture content in all building materials. Moisture meters use electrical conductance principals to measure the moisture level of a given material between two electrodes, up to a depth of 3/4 of an inch. In other words, a moisture meter cannot read moisture levels in surfaces deeper than 3/4 of an inch, such as the space, fill, or foundation wall located behind a standard piece of drywall mounted on 2x4 studs. These areas cannot be inspected and water penetration concerns cannot be confirmed.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Window Wells/Areaways - Window wells and/or areaways are intended to minimize soil/water seepage into sub-grade areas. Drains must be kept clear and covers should be provided when warranted.

12. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.



HOUSE SERVICE:

*Service Line: Underground
Est. Service Capacity: 120/240 Volts; 100 Amps
Type Service Feeder: Not Visible
Est. Feeder Capacity: 100 Amps*

DISTRIBUTION PANEL:

*Type: Circuit Breaker Panel
Est. Capacity: 100 Amps
Main Disconnect: 100 Amps
Location: Basement*

TYPE CIRCUITS/WIRING:

*120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire
Wiring Method: Non-Metallic Cable*

CIRCUIT-INTERRUPTERS:

*GFCI: At Receptacle Outlets
AFCI: Noted in Panel*

GENERAL LIMITATIONS:

Nearly 100% Concealed Wiring

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										<p>12.0 SERVICE / ENTRANCE LINE Service entrance conductors concealed within panel; not inspected. Conductor material and size could not be verified to help determine service capacity and/or material defects. Consult a licensed electrician for further evaluation should additional information be required/desired.</p>
●										<p>12.1 SERVICE GROUNDING PROVISIONS</p>
●										<p>12.2 DISTRIBUTION PANEL</p>
	●									<p>12.3 WIRING / CONDUCTORS (EXPOSED) Open junction box(es) and/or knockout(s) observed. Recommend all junction boxes be properly covered for safety.</p>
				●						<p>12.4 ARC-FAULT CIRCUIT INTERRUPTER TEST Arc Fault Circuit Interrupter (AFCI) breaker(s) noted in electrical panel. An Arc Fault Circuit Interrupter breaker is designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. There are test buttons on the AFCI breakers, however there is a risk of damaging any electronic equipment plugged into the circuit when testing. Because of this the test buttons were not pressed as part of the home inspection. Recommend testing breakers by pressing test buttons to confirm proper operation of AFCI breakers at pre-closing walk through.</p>
										<p>12.5 IMPORTANT NOTE Please see additional "ELECTRIC" notes under INTERIOR ELEMENTS, BATHROOM(S), KITCHEN(S), EXTERIOR ELEMENTS, GARAGE, etc.</p>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



12.3 WIRING / CONDUCTORS (EXPOSED) Image 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

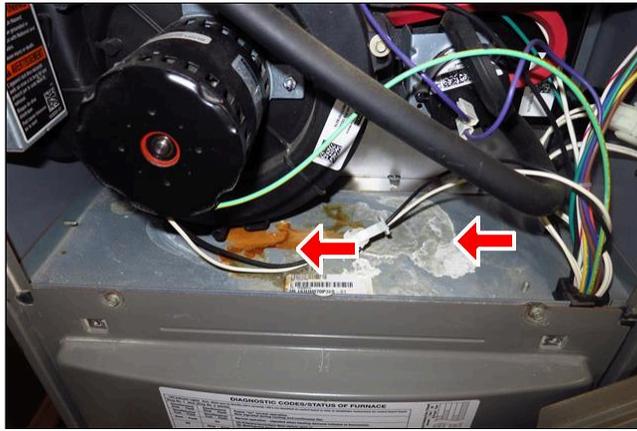
Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Arc-Fault Circuit Interrupters - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. The function of AFCIs can not be tested without disrupting the electric flow on circuits throughout the house and hence they are not tested during a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip" it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Electric System Grounding/Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

Ground Fault Circuit Interrupters - Ground Fault Circuit Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Wire Splices - Wires should only be spliced together using approved wire nuts; splices should be installed in a covered junction (splice) box. Exposed/taped splices are not proper.



13.0 HEATING UNIT Image 1

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Blower/Filter(s) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

14. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

GENERAL LIMITATIONS:

Cold Weather

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						● 14.0 ----- COOLING ----- Items in this section and related sections not inspected, unless otherwise noted, due to cold weather conditions. Recommend inspection of system when limiting conditions are removed and prior to closing. At a minimum, consult homeowner to confirm the condition and history of system prior to completion of contract.
						● 14.1 COOLING SYSTEM.
						● 14.2 OUTDOOR UNIT
						● 14.3 INDOOR UNIT (AIR HANDLER)
						● 14.4 CONDENSATE PROVISIONS
						● 14.5 DISTRIBUTION SYSTEM (DUCTWORK)
						● 14.6 THERMOSTAT

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NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

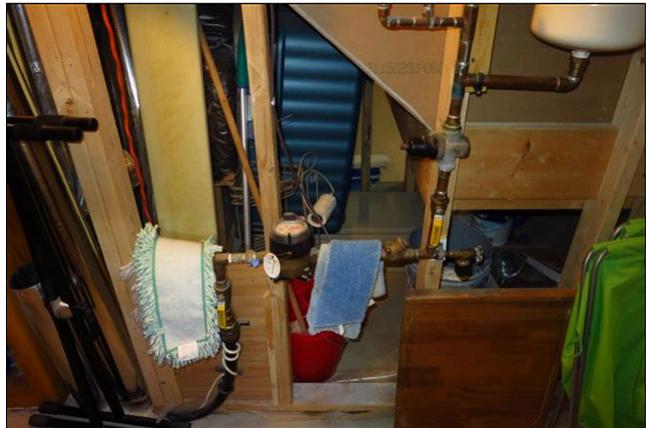
Blower/Filter(s) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Ductwork Insulation - Any uninsulated ductwork through unconditioned areas (i.e., attics, crawlspaces, etc.), or on the exterior, should be insulated to reduce conditioned air heat gain and condensation concerns.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

15. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, evaluation of the adequacy/capacity of hot-water supply systems, inspection of saunas, steam baths, or solar systems, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, safety valves, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.



LOCATION OF SHUT-OFFS:

Gas: At Meter
Gas: At Right Side of House
Water: At Meter
Water: At Right Side of Basement

WATER SUPPLY PIPING:

Copper

DRAIN/WASTE LINES:

Predominantly
Plastic (PVC/ABS)

GENERAL LIMITATIONS:

Nearly 100% Concealed Piping

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●					15.0 GAS PIPING (EXPOSED)
●					15.1 WATER SUPPLY PIPING (EXPOSED)
●					15.2 WATER FLOW AT FIXTURES
●					15.3 DRAIN / WASTE PIPING (EXPOSED)
●					15.4 FIXTURE DRAINAGE
				●	15.5 IMPORTANT NOTE Observed installation of a water filtration or water softener system. Inspection of supplementary equipment/ systems is not part of a standard home inspection and this unit/system was not inspected. Consult the owner about the condition and proper operation of the unit/system.

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NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems present. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change at any time, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Maintaining hot-water supply temperatures at no more that about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. Adequate clearance to combustibles must also be maintained around the unit and any vents and in garages. Temperature-pressure relief valves (TPRV) are not operated during a standard home inspection but should be checked regularly for proper operation. An increase in the hot-water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Confirm and label

gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Remedial Work/Further Evaluation - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Latent concerns or consequential damage may exist. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.5 DOWNSPOUTS / ROOF DRAINS

Fair

1.5 (1) Downspout discharge onto lower roofs can cause leakage/premature wear. This condition should be monitored or corrected to ensure that no consequential damage occurs. Recommend running a leader to the gutter.

1.5 (2) Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. Recommend re-directing to ground as required and/or desired.

3. EXTERIOR ELEMENTS

3.6 DECK(S)

Fair

3.6 (1) For all wood components, see IMPORTANT NOTE regarding "Wood Deterioration" under Supplemental Information at the bottom of this section.

3.6 (2) Wood soil contact observed. Correct to avoid premature wood deterioration.

3.7 RAILINGS

Fair

Railings missing at deck. Handrails or guardrails should have the proper height and balusters spacing, and should be securely installed for proper protection. In general, spacing between spindles/pickets should be no more than 4 inches; guards are required for surfaces greater than 24 inches in height; and handrails are required along stairways of 3 or more steps. Consult a qualified contractor or the municipality for local requirements.

3.11 DRYER/OTHER EXTERIOR VENTS

Poor

Vents for fuel burning appliances require proper clearance from windows and doors to reduce the potential of combustion gases (like carbon monoxide) from re-entering the home. For health safety, confirm and provide adequate distance/clearance for vents from windows and doors.

4. SITE ELEMENTS

4.3 GROUND SLOPE AT FOUNDATION

Fair

To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised.

4.4 SITE GRADING

Fair

Houses near hillsides and low laying areas are prone to drainage concerns. The property is located near or on a hillside. To reduce the potential for water runoff that could adversely affect the house structure and/or result in water penetration, proper contouring (grading) of the site and/or along the foundation should be provided. Drainage provisions may also be required. Particularly around back porch.

5. GARAGE

5.1 WALLS / CEILINGS

Poor

Any openings in the wall or ceiling between the house and garage, including any hatches or doors, should be covered to provide an adequate air barrier separation between a garage and the interior to prevent the potential infiltration of carbon monoxide into the home. Taped and sealed drywall, or another appropriate wall/ceiling cover, is required for safety. Consult a qualified contractor for further recommendations and estimates.

5.5 HOUSE / SERVICE DOOR(S).

Fair

Door requires closer. Repair/install as required.

6. INTERIOR ELEMENTS

6.6 INTERIOR WINDOWS (BASEMENT).

Fair

Windows found at or near grade are more susceptible to deterioration and leakage, and may hide concealed damage beneath the substrate. Regularly monitor conditions on interior and exterior of home to immediately address any issues and prevent future concerns. Repair, paint and seal, or replace unit(s), as required.

Windows stick in areas. Repair/replacement may be needed in future.

6.9 ELECTRIC / DEVICES

Fair

6.9 (1) The evaluation of electric fixtures and devices throughout the property is based on inspection of random, representative units; different conditions may be found at any particular fixture or device.

6.9 (2) Open ground (no grounding) noted at receptacle outlet(s) randomly checked. Noted at single outlet in dining room. As a precaution, all receptacles should be checked by a qualified electrician and repaired as needed.

6.11 FIREPLACE GAS BURNERS

Not Inspected

6.11 (1) Please see the Supplemental Information regarding "Fireplace Inspection and Use" at the bottom of this section.

6.11 (2) Fireplace control/thermostat not observed or inoperable. Not inspected. Consult homeowner on operation, and confirm proper operation of system before use.

7. KITCHEN(S)

7.4 RANGE

Poor

Cooktop is cracked. Repair/replace as needed.

7.5 DISHWASHER

Fair

The unit was functional at time of inspection, but is near or at the end of its design life.

7.6 VENTILATOR

Fair

The unit was functional at time of inspection, but is near or at the end of its design life.

8(B) . SECOND FLOOR BATHROOM

8.0.B SINK(S)

Fair

Defective stopper noted; correct as required.

9. LAUNDRY ROOM / AREA

9.1 DRYER VENTING

Fair

Inferior materials have been used for venting; as a precaution, replace with non-combustible material to reduce the risk of fire. (See additional notes in this section under SUPPLEMENTAL INFORMATION.)

10. FOUNDATION / SUBSTRUCTURE

10.0 FOUNDATION WALLS

Not Inspected

In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general information purposes only; the specific material type and/or make-up cannot be verified.

10.4 BASEMENT FLOOR (SLAB)

Not Inspected

Floor slab covered with carpets. Recommend inspection when carpets are removed.

Crack observed in area of floor slab near floor drain. Typically basement and crawlspace floor slabs are non-structural elements that do not support load-bearing portions of the structure. If this is the case, cracks and movement of the slab may have no bearing on the overall structural integrity of the house.

10.5 STAIRS / RAILINGS

Fair

Handrails absent. Handrails are required along the stairway. They must be graspable and securely fastened to the wall and/or supports.

11. FOUNDATION AREA WATER PENETRATION

11.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS

Fair

11.0 (1) See additional notes under SITE ELEMENTS - GROUND SLOPE AT FOUNDATION and/or SITE GRADING

11.0 (2) Grading slopes towards the house; assess run-off features and correct as needed.

11.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION

Not Inspected

Due to storage, obstructions and/or the basement being fully finished, foundation areas could not be observed to report on water penetration conditions, unless otherwise noted; no moisture was found on the interior components at the time of inspection by using a moisture meter on the surface of the lower portion of the walls facing the exterior.

See additional notes on the use and limitations of "Moisture Meters" under Supplemental Information at the bottom of this section.

11.2 SUMP PUMP

Not Inspected

Sump pit is dry. Sump pump could not be operated/inspected for function due to no water in sump pit. A dry sump pit may indicate that the potential for water penetration into the basement is low.

12. ELECTRIC SYSTEM

12.0 SERVICE / ENTRANCE LINE

Not Inspected

Service entrance conductors concealed within panel; not inspected. Conductor material and size could not be verified to help determine service capacity and/or material defects. Consult a licensed electrician for further evaluation should additional information be required/desired.

12.3 WIRING / CONDUCTORS (EXPOSED)

Fair

Open junction box(es) and/or knockout(s) observed. Recommend all junction boxes be properly covered for safety.

12.4 ARC-FAULT CIRCUIT INTERRUPTER TEST

Not Inspected

Arc Fault Circuit Interrupter (AFCI) breaker(s) noted in electrical panel. An Arc Fault Circuit Interrupter breaker is designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. There are test buttons on the AFCI breakers, however there is a risk of damaging any electronic equipment plugged into the circuit when testing. Because of this the test buttons were not pressed as part of the home inspection. Recommend testing breakers by pressing test buttons to confirm proper operation of AFCI breakers at pre-closing walk through.

13. HEATING SYSTEM

13.0 HEATING UNIT

Fair

Prior signs of leakage/corrosion noted at furnace compartment. Area dry at time of inspection. The leakage, which may come from the vent, condensate removal system, or heat exchanger may indicate hidden a damage that could affect system operation and service life. Recommend the system be further evaluated by a HVAC technician to determine the remedial needs and costs.

14. COOLING SYSTEM

14.0 ----- COOLING -----

Not Inspected

Items in this section and related sections not inspected, unless otherwise noted, due to cold weather conditions. Recommend inspection of system when limiting conditions are removed and prior to closing. At a minimum, consult homeowner to confirm the condition and history of system prior to completion of contract.

14.1 COOLING SYSTEM.

Not Inspected

14.2 OUTDOOR UNIT

Not Inspected

14.3 INDOOR UNIT (AIR HANDLER)

Not Inspected

14.4 CONDENSATE PROVISIONS

Not Inspected

14.5 DISTRIBUTION SYSTEM (DUCTWORK)

Not Inspected

14.6 THERMOSTAT

Not Inspected

15. PLUMBING SYSTEM

15.5 IMPORTANT NOTE

Not Inspected

Observed installation of a water filtration or water softener system. Inspection of supplementary equipment/systems is not part of a standard home inspection and this unit/system was not inspected. Consult the owner about the condition and proper operation of the unit/system.

16. HOT WATER SUPPLY

16.0 WATER HEATER

Fair

16.0 (1) The unit was functional at time of inspection, but is near or at the end of its design life.

16.0 (2) The water heater is labeled as a rental unit. Contact the supplier for details on unit cost, operation and maintenance.

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INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted Home Inspection Standards of Practice . Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.



Michael Schmidt, Inspector

Inspection Date: 5/25/2017

INSPECTION COMPANY

Proper Home Inspections, Inc. o/a HouseMaster
2100 Bloor Street West, Suite 6254
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416-MASTER1 (416-627-8371)

PROPERTY INFORMATION

Client: Jane Doe
1234 Main St.
Toronto ON M6S 5A5

Inspection Report Attachments

The following files present the results of ancillary services such as laboratory analyzes, third-party vendor reports, or copies of report information in an alternate format. Related information may be found in the principal inspection report itself. Please contact the office if you do not receive any expected reports or results in a timely fashion.

[Window Well Guidelines](#)