



RESIDENTIAL REPORT

1234 Main St.
Edmonton AB T5T3E9

Buyer Name
06/19/2018 9:00AM



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General Information: Overview

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the City Of Edmonton Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist an evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATIONS



IMMEDIATE/SAFETY ITEMS

-  2.1.1 Roof - Coverings: Signs of Curling/Popping
-  2.2.1 Roof - Roof Drainage Systems: Debris
-  2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  2.2.3 Roof - Roof Drainage Systems: Gutter Improperly Sloped
-  2.2.4 Roof - Roof Drainage Systems: Overflow Stain
-  2.2.5 Roof - Roof Drainage Systems: Underground Roof Drainage
-  3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  3.1.2 Exterior - Siding, Flashing & Trim: Exterior penetration
-  3.1.3 Exterior - Siding, Flashing & Trim: Vent Cap
-  3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Crack - Moderate
-  3.3.2 Exterior - Walkways, Patios & Driveways: Uneven Walkways
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Handrail/Guardrail
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
-  4.1.1 Basement, Foundation, & Structure - Foundation: Foundation Cracks - Minor
-  4.3.1 Basement, Foundation, & Structure - Floor Structure: Minor Crack
-  5.1.1 Heating - Equipment: Blower - Excessive Noise
-  5.1.2 Heating - Equipment: Near/beyond End of Furnace life
-  5.1.3 Heating - Equipment: Manifold Dirty
-  5.1.4 Heating - Equipment: Needs Servicing/Cleaning
-  5.3.1 Heating - Distribution Systems: Return Air System Missing/Insufficient
-  6.2.1 Plumbing - Drain, Waste, & Vent Systems: Bath tub
-  6.2.2 Plumbing - Drain, Waste, & Vent Systems: Shut off valve
-  7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker Incorrectly Wired
-  7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
-  7.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
-  7.6.1 Electrical - Smoke Detectors: Recommend Installation
-  7.7.1 Electrical - Carbon Monoxide Detectors: Missing

- ⊖ 8.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⚠ 8.3.1 Attic, Insulation & Ventilation - Ventilation: Plumbing Vents loose
- ⊖ 9.1.1 Doors, Windows & Interior - Doors: Noticeable Gap
- ⊖ 9.1.2 Doors, Windows & Interior - Doors: Water Staining
- ⊖ 9.2.1 Doors, Windows & Interior - Windows: Beyond lifespan
- ⊖ 9.4.1 Doors, Windows & Interior - Walls: Cold Spot
- ⊖ 9.5.1 Doors, Windows & Interior - Ceilings: Previously Repaired
- ⚠ 9.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- 🔧 9.7.1 Doors, Windows & Interior - Countertops & Cabinets: Countertop Not Secured
- 🔧 9.7.2 Doors, Windows & Interior - Countertops & Cabinets: Grout Deteriorating
- ⊖ 10.2.1 Garage - Floor: Minor Crack/damage
- ⊖ 11.1.1 Built-in Appliances - Dishwasher: Dishwasher Door

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied, Stored Item

Style

Bungalow

Temperature (approximate)

20 Celsius (C)

Type of Building

Detached, Single Family

Weather Conditions

Clear

Notes

InspecUs, Partner of InspectR always recommends that after you have reviewed this report and disclosure documentation from all the parties: that you consider additional follow up by other Certified Professionals Such as Carpenters, electricians, Plumbers, Roofers, HVAC installers, WETT installers, WETT installers Chimney sweeps, Sewer line inspectors, Well and or Septic system inspectors or even an engineer if necessary. You may also want to contact your lender and your insurance provider to inquire about any specific inspections or documentation they require. The more information you have up front the better equipped you are to make a sound decision going forward.

[All your Inspection Photo attached here.](#)

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Recommendations

2.1.1 Coverings

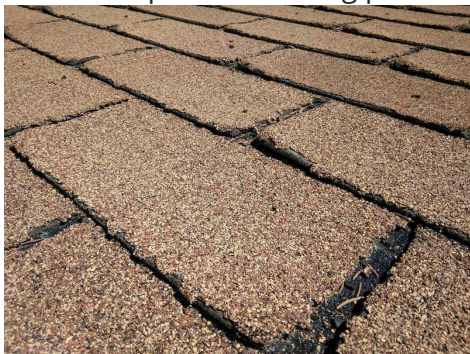
 Recommendations

SIGNS OF CURLING/POPPING

Observed signs of curling on roof shingles, appeared functional though near the end of its service life and will likely need replacing within 3 to 5 years. Recommend further evaluation and Repair/replace by qualified professional.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Significant amounts of debris have accumulated in one or more gutters. Gutters can overflow and cause water to come in contact with the building exterior. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

2.2.2 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**

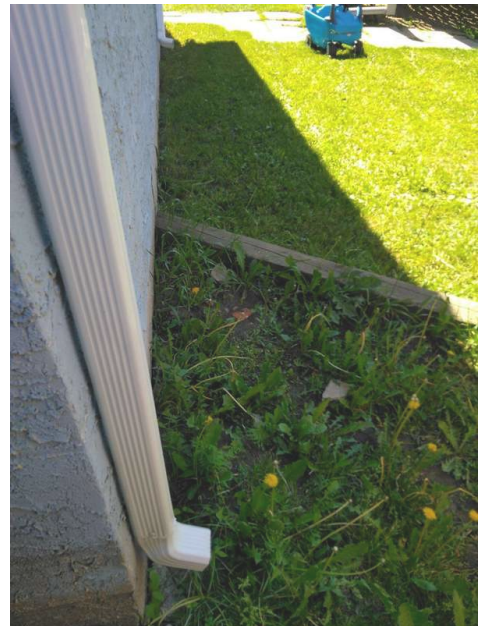
GARAGE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

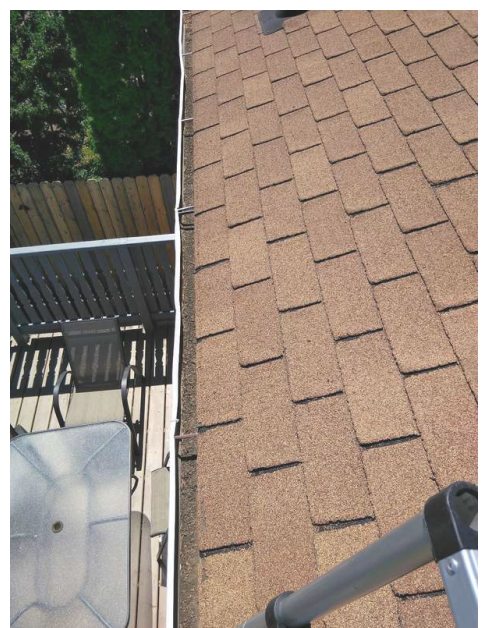
**GUTTER IMPROPERLY SLOPED**

WEST-SOUTH

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Recommendation

Contact a qualified roofing professional.



2.2.4 Roof Drainage Systems

 IMMEDIATE/SAFETY ITEMS

OVERFLOW STAIN

EAST

Stains were found at the front of the gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.



2.2.5 Roof Drainage Systems

 Recommendations

UNDERGROUND ROOF DRAINAGE

Underground roof drainage observed- recommend discharging rain water 6ft away from the foundation as underground drainage tend to damage or clogged overtime & undetermined of its effectiveness/operation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Metal, Stucco

Siding, Flashing & Trim: Siding Style

Clapboard

Exterior Doors: Exterior backyard Door

Steel

Appears functional,

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Recommendations

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

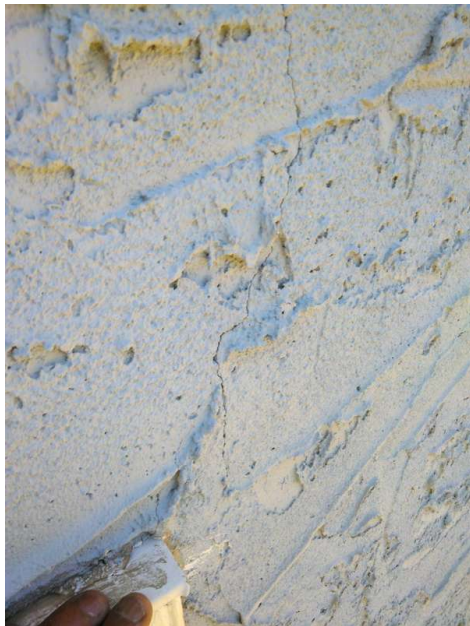
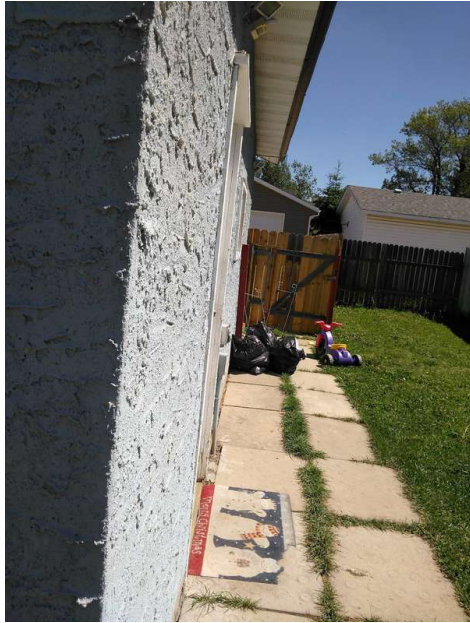
NORTH, SOUTH, WEST, EAST AND GRARAGE

Siding showed minor cracking in one or more places. This is a result of temperature changes, and typical as homes with age. Recommend Repair and monitoring.

Recommendation

Recommended DIY Project





3.1.2 Siding, Flashing & Trim

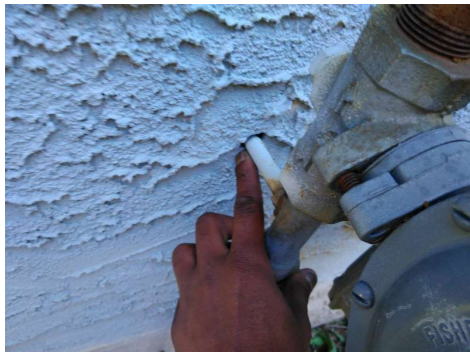
EXTERIOR PENETRATION

 Maintenance Item

Observed missing exterior sealant , recommend sealing all opening to void moisture intrusion.

Recommendation

Recommended DIY Project



3.1.3 Siding, Flashing & Trim

 IMMEDIATE/SAFETY ITEMS

VENT CAP

NORTH

Observed Dryer Vent cap is damage & Clogged, recommend replacing and cleaning to avoid moisture and fire hazards.

Recommendation

Contact a qualified professional.



Damage replace recommended

3.3.1 Walkways, Patios & Driveways

 Recommendations

DRIVEWAY CRACK - MODERATE

GARAGE

Moderate cracks observed. Recommend concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

 Maintenance Item

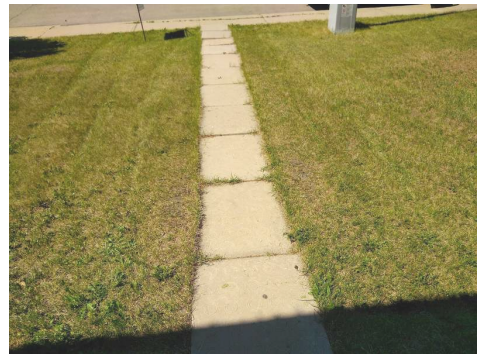
UNEVEN WALKWAYS

WEST

Observed uneven concrete block on walkways, its a trip hazards recommend correction.

Recommendation

Contact a qualified professional.



3.4.1 Decks, Balconies, Porches & Steps

Recommendations

HANDRAIL/GUARDRAIL

EAST

Observed loose, recommend monitoring if worsen seek repair to avoid fall hazards.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendations

NEGATIVE GRADING

SOUTH

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



4: BASEMENT, FOUNDATION, & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			X
4.2	Basements	X			
4.3	Floor Structure	X			X
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Stored Item- Limited Inspection

Limitation: Stored Item & Finish basement

Foundation: Material

Concrete

Floor Structure: Material

Steel Joists, Wood Beams

Floor Structure: Sub-floor

Plank

Floor Structure: Basement/Crawlspace Floor

Concrete

Limitations

Foundation

5% FOUNDATION VISIBILITY

Wall Structure

FINISHED BASEMENT/NOT VISIBLE

Recommendations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR



Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.

4.3.1 Floor Structure

MINOR CRACK

UTILITY ROOM



Minor crack observed in the basement concrete floor near sum pump, these cracks are common when the pumps are install near edge of the slab, recommend monitoring.

Recommendation

Recommend monitoring.



5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Vents, Flues & Chimneys	X			X
5.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand

Airco

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Normal Operating Controls:

Shut off

Basement

Distribution Systems: Ductwork

Insulated, Non-insulated



AFUE Rating

60%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Recommendations

5.1.1 Equipment

BLOWER - EXCESSIVE NOISE



Furnace blower was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

NEAR/BEYOND END OF FURNACE LIFE

Observed 39 years old Airco furnace functional at the of inspection. Recommend upgrading in near future for better efficiency and Air quality.

Recommendation

Contact a qualified HVAC professional.



5.1.3 Equipment

MANIFOLD DIRTY

Manifold was dirty. Cleaning manifolds will result in better air quality.

Recommendation

Contact a qualified HVAC professional.

5.1.4 Equipment

NEEDS SERVICING/CLEANING

No cleaning label found- Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



5.3.1 Distribution Systems

RETURN AIR SYSTEM MISSING/INSUFFICIENT

BASEMENT

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.

6: PLUMBING

		IN	NI	NP	R
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Hot Water Systems, Controls, Flues & Vents	X			
6.5	Fuel Storage & Distribution Systems	X			

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Information

Filters

None

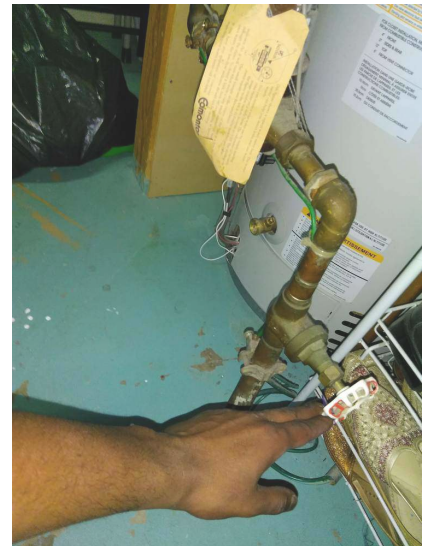
Water Source

Public

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Fuel Storage & Distribution Systems: Main Gas Shut-off

Location

North

Gas Meter



Hot Water Systems, Controls, Flues & Vents: Manufacturer

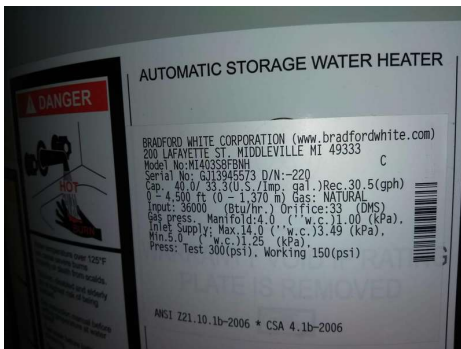
Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Manufacture date

2010, Typical life span of HotWater tank is 10 to 12 years. Recommend service like maintenance..



Recommendations

6.2.1 Drain, Waste, & Vent Systems

BATH TUB

BASEMENT AND MAIN FLOOR

Bath tub and shower had some poor caulking/sealant, Bath Faucet in main floor were loose. this can lead to water damage, recommend replacing or repair.

Recommendation

Contact a qualified professional.



IMMEDIATE/SAFETY ITEMS



6.2.2 Drain, Waste, & Vent Systems

SHUT OFF VALVE

BASEMENT FULL BATHROOM

Observed no shut off valve near toilet, recommend upgrading.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL

		IN	NI	NP	R
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			X
7.7	Carbon Monoxide Detectors	X			X

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Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, 200

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
125 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Recommendations

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

BREAKER INCORRECTLY WIRED

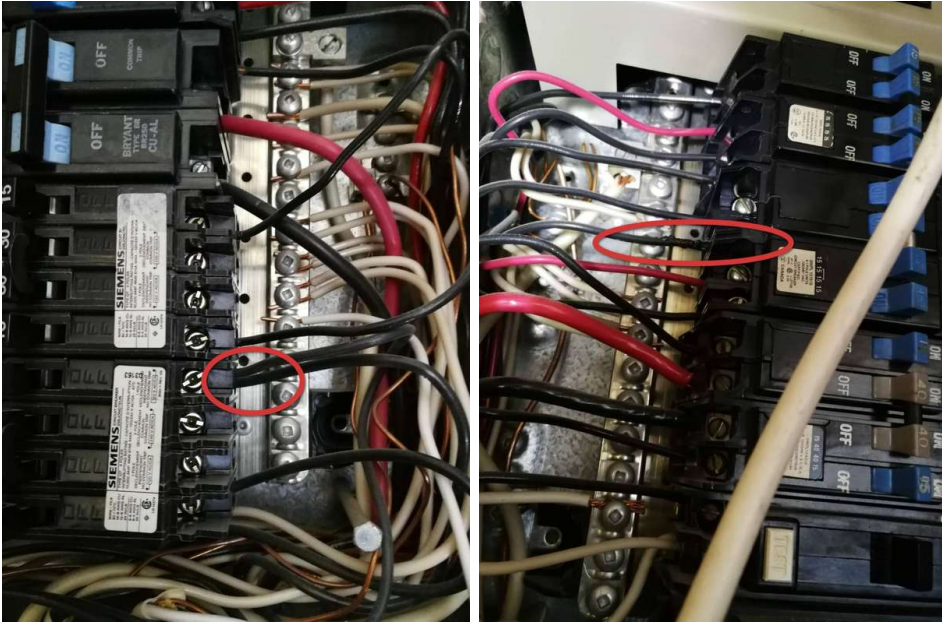
BASEMENT

Circuit breaker was incorrectly wired / installed, observed double tapping and overheated wiring that poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation

Contact a qualified electrical contractor.





7.4.1 Lighting Fixtures, Switches & Receptacles

IMMEDIATE/SAFETY ITEMS

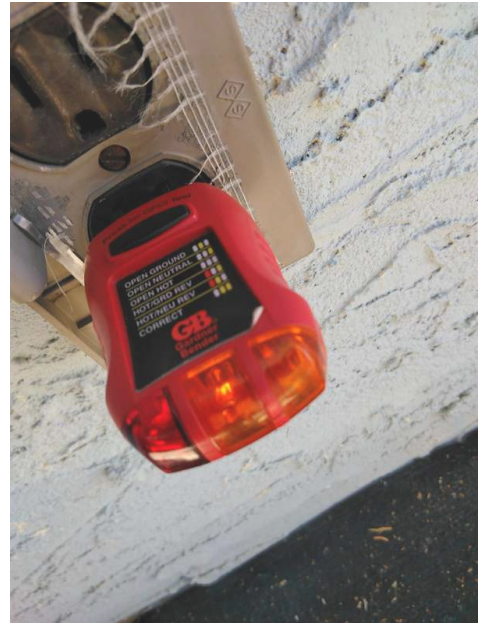
REVERSE POLARITY

EAST-DECK

receptacle had been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

Recommendations

NO GFCI PROTECTION INSTALLED

BASEMENT FULL BATHROOM

No GFCI protection present. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations, except 2nd floor washroom.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



7.6.1 Smoke Detectors

 IMMEDIATE/SAFETY ITEMS

RECOMMEND INSTALLATION

BASEMENT

Recommend Installation of smoke detector near Fireplace and utilities rooms.

7.7.1 Carbon Monoxide Detectors

 Recommendations

MISSING

Recommend installing CO detector near furnace.

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
8.1	Attic Insulation	X			X
8.2	Vapor Retarders (Crawlspace or Basement)	X			
8.3	Ventilation	X			X
8.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

None

Attic Insulation: R-value

18

Attic Insulation: Insulation Type

Cellulose

Ventilation: Ventilation Type

Soffit Vents, Turbines, Roof Vents

Exhaust Systems: Exhaust Fans

Fan Only

Recommendations

8.1.1 Attic Insulation

 Recommendations

INSUFFICIENT INSULATION

ATTIC

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional or replacing the insulation.

Recommendation

Contact a qualified insulation contractor.



8.3.1 Ventilation

 IMMEDIATE/SAFETY ITEMS

PLUMBING VENTS LOOSE

ATTIC

observed damage/loose Plumbing Vent into attic and signs of previous moisture intrusion near the vent. recommend correction to avoid moisture intrusion or possibly mold.

Recommendation

Contact a qualified professional.



9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
9.1	Doors	X			X
9.2	Windows	X			X
9.3	Floors	X			X
9.4	Walls	X			X
9.5	Ceilings	X			X
9.6	Steps, Stairways & Railings	X			X
9.7	Countertops & Cabinets	X			X

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Information

Windows: Window Type

Sliders

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Engineered Wood

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets:

Cabinetry

Wood

Recommendations

9.1.1 Doors

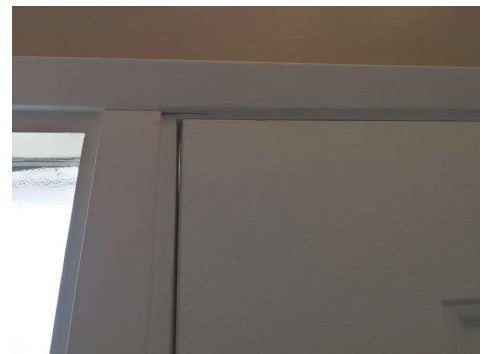


NOTICEABLE GAP

gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified door repair/installation contractor.



9.1.2 Doors



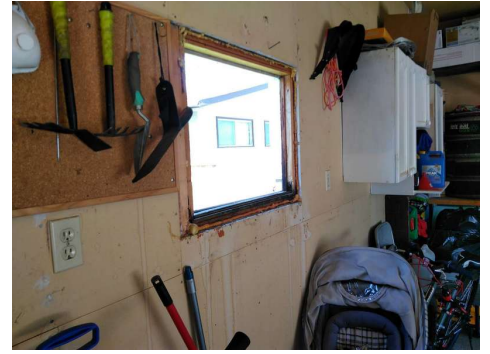
WATER STAINING

GARAGE

Doors and windows near garage shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation

Contact a qualified handyman.



9.2.1 Windows

Recommendations

BEYOND LIFESPAN

Observed signs of deterioration but functional, recommend maintenance like repair and/or upgrading in future .

Recommendation

Contact a qualified window repair/installation contractor.



9.4.1 Walls

Recommendations

COLD SPOT

MAIN FLOOR

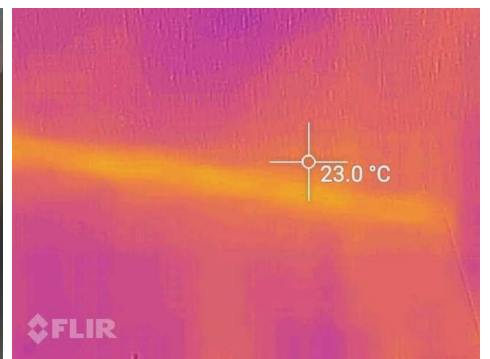
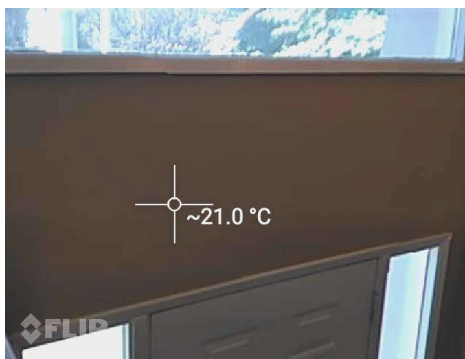
Observed Cold spot one or more area, no active leak or moisture detected at the time of inspection. could be missing insulation.

Recommendation

Contact a qualified professional.



Missing Insulation above main door.



Main floor Bedroom



9.5.1 Ceilings

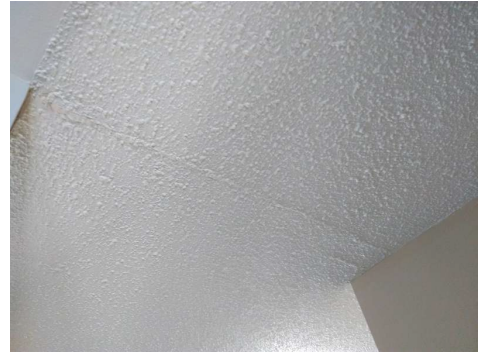
 Recommendations**PREVIOUSLY REPAIRED**

MAIN FLOOR

Observed previously repaired ceiling cracks, Recommend knowing more about these areas from seller and monitor in future.

Recommendation

Recommend monitoring.



9.6.1 Steps, Stairways & Railings

 IMMEDIATE/SAFETY ITEMS**NO HANDRAIL**

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



9.7.1 Countertops & Cabinets

 Maintenance Item**COUNTERTOP NOT SECURED**

MAIN FLOOR FULL BATHROOM

Main Floor Full Bathroom countertop appeared insecure/loose. Recommend qualified countertop contractor evaluate and secure countertop properly.

Recommendation

Contact a qualified countertop contractor.



9.7.2 Countertops & Cabinets

 Maintenance Item**GROUT DETERIORATING**

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified countertop contractor.



10: GARAGE

		IN	NI	NP	R
10.1	Ceiling	X			
10.2	Floor	X			X
10.3	Walls & Firewalls	X			
10.4	Garage Door	X			
10.5	Garage Door Opener	X			
10.6	Occupant Door (From garage to inside of home)		X	X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Material
Insulated, Fiberglass

Garage Door: Type
Automatic

Recommendations

10.2.1 Floor



MINOR CRACK/DAMAGE

GARAGE

Observed minor crack and some damage, recommend repair and monitoring.

Recommendation

Recommended DIY Project



11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			X
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal		X	X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand

Frigidaire

Refrigerator: Brand

Whirlpool

Range/Oven/Cooktop:

Range/Oven Brand

Samsung

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Recommendations

11.1.1 Dishwasher

 Recommendations

DISHWASHER DOOR

Observed the latch is damage, recommend correction.



12: CHIMNEY/FIREPLACE

													IN	NI	NP	R
												IN = Inspected	NI = Not Inspected	NP = Not Present	R = Recommendations	

Limitations

General

LIMITED INSPECTION

Limited inspection on fireplace due to stuffed insulation.

Recommend Chimney professional(WETT) to inspect throughly.