



BARTEK INSPECTIONS

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RESIDENTIAL REPORT

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11/14/2018 9:00AM



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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Wall junction
- ⊖ 3.5.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.5.2 Exterior - Walkways, Patios & Driveways: Driveway Draining Towards Home
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
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- ⊖ 3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Stone Wall - Leaning
- ⊖ 3.8.1 Exterior - Vent Covers: Plastic Vent Covers
- ⊖ 4.1.1 Roof - Coverings: Shingles - lifted
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- ⊖ 5.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 6.1.1 Interior, Windows, Doors & Rooms - Steps, Stairways & Railings: No Handrail
- ⊖ 6.1.2 Interior, Windows, Doors & Rooms - Steps, Stairways & Railings: Stringers - Not attached properly
- ⊖ 6.2.1 Interior, Windows, Doors & Rooms - Doors Interior View: Door - Damaged Molding
- ⊖ 6.3.1 Interior, Windows, Doors & Rooms - Windows: Damaged
- ⊖ 6.10.1 Interior, Windows, Doors & Rooms - Bathroom: Slow Draining Sink
- ⊖ 6.15.1 Interior, Windows, Doors & Rooms - InfraRed Scan: Cold Air Infiltration or Elevated Humidity
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- ⊖ 9.6.1 Plumbing - Sump Pump: Sump Pump - Non Electric Backup
- ⚠ 10.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 10.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 12.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 12.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Exhaust Fan - Pipe too Long
- ⚠ 13.9.1 Environmental - Fire Hazard: Burned Wiring

1: PROCESS

IN	NI	NP	D
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IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Color Coding Info

MINOR CONCERN

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN

- A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

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 InterNACHI 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 in 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.

Standards of Practice

Note: Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

General Information

The exterior of the building was inspected first to detect any weak points or signs of certain defects.

The pictures taken at the time of the inspection will support this report.

This inspection will allow comments regarding the condition of the building and its components. I will make a list of points, which require special attention, either because they represent a deficiency, or the condition is such that it does not fulfill its intended use. I have not moved any furniture, equipment or plants.

I will not give any conclusion as to the presence or absence of pyrite since no report was provided and there were no visible signs of its presence.

Furthermore, I do not conclude as to the presence or absence of any harmful or carcinogenic substances (except where we find signs of mold and/or moisture)

The responsibility of the undersigned limits itself to the points mentioned in this report.

Included with this report are the contingencies and limiting clauses.

2: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Home Owner

Occupancy

Furnished, Occupied

Temperature (approximate)

1 Celsius (C)

Type of Building

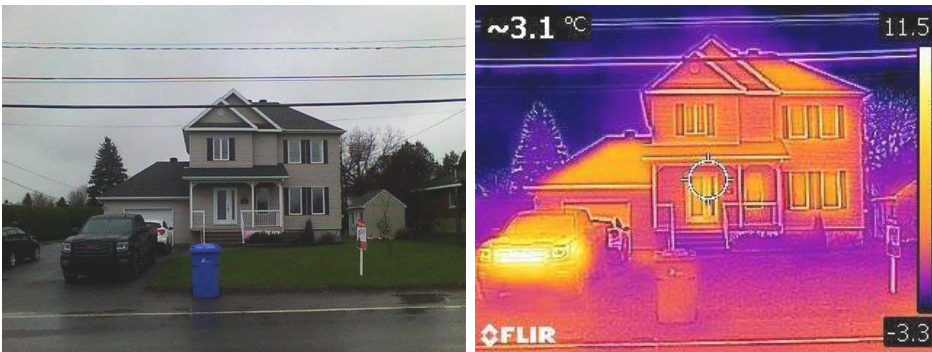
Detached, Single Family

Weather Conditions

Cloudy, Light Rain, Snow

Thermal image

Thermal image of the building shows normal heat transfer through the building envelope.



Orientation Details

Included Photos

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

Location References

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

Limitations

General

LIMITATIONS

Contingency conditions and limitations

I assume no responsibility for legal matters.

This report is to be used within the stipulated goals, and stipulated limits only.

The fees related to the production of this report limit itself to one visit, and production of the report. Any other site visits and their costs, meetings with insurers or other, should be agreed upon in advance.

The undersigned does not agree to testify in court, or appear in court relative to this report of the property concerned, unless another agreement was made for the above.

Possession of this report, or a copy of this report, does not give the right to publication or reproduction, neither the right of utilization by persons other than the client, without prior consent from the undersigned.

Certification

Taking in consideration the pertinence, the quality, and the quantity of the recorded information, I declare that the building described above was visited by qualified professional and I certify that the opinion and the information included in this report are to the best of my knowledge, are true, and that I have no direct or indirect interest in this real estate property.

3: EXTERIOR

		IN	NI	NP	D
3.1	Facade, Bricks, Stone, Siding, Flashing & Trim	X			
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Walkways, Patios & Driveways	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.7	Shed & Other Structures		X		
3.8	Vent Covers	X			X
3.9	Window Exterior	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Infrared, Visual, Moisture Meter, Dyllos Air test

Exterior Doors: Back Door

Steel, Glass, Thermo Pane Glass

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Decks, Balconies, Porches & Steps: Balconies and Decks

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt, Pavers

Walkways, Patios & Driveways: Walkway Materials

Asphalt, Pavers

[Driveways info](#)

Vegetation, Grading, Drainage & Retaining Walls: Type of Ground

Grass, Pavers, Asphalt

Facade, Bricks, Stone, Siding, Flashing & Trim: Wall Covering Material

Vinyl

- Brick cladding.
- Wood cladding. ...
- Metal cladding. ...
- Ceramic cladding. ...
- Concrete cladding. ...
- Stone cladding. ...
- Composite cladding. ...
- Metal Mesh cladding.

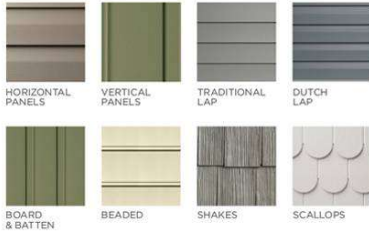
[More info](#)

Facade, Bricks, Stone, Siding, Flashing & Trim: Siding Style

Clapboard

VINYL SIDING STYLES

- Types of Siding.
- Cedar Shake Siding and Board and Batten Siding.
- Horizontal Lap Siding or Clapboard.
- Vinyl Cedar Shake Siding.
- CertainTeed Vinyl Siding.
- Insulated Vinyl Siding.
- Certainteed Dutch Lap Siding.



Facade, Bricks, Stone, Siding, Flashing & Trim: Steel Angle

Not Visible

Actually, the steel angle is put in place to create a horizontal break in the brick veneer so that the expansion of the brick can take place, as well as any shrinkage of the structural frame. ... It is also important to differentiate between shelf angles and steel lintels above windows.

Facade, Bricks, Stone, Siding, Flashing & Trim: Window Lintels

Not Visible

Lintels

Brickwork needs to be supported over openings. There are five methods of doing this: brick arches, steel bars or angles, prefabricated reinforced concrete, prefabricated brickwork and directly from the reinforced concrete structure. The steel angles (known as shelf angles), can provide all the support, or be attached to the primary structure such as a reinforced concrete frame, to which the load is transferred.

Facade, Bricks, Stone, Siding, Flashing & Trim: Window Sills

Not Visible

Window sills are necessary because they are a part of a building's structure. They serve as the framing of the window to keep it in place. Without a window sill, the opening of that window would sway and shift as the foundation settles. ... The window sill acts as a brace to reinforce the wall.

Eaves, Soffits & Fascia: Soffits, Fascia, Eaves

What is a soffit?

The word soffit is derived from the French word for "formed as a ceiling" and the Latin term for "to fix underneath." It is the exposed surface beneath the overhanging section of a roof eave. It can also refer to the horizontal underside of similar architectural structures such as an archway, a staircase or a ceiling.

Part of the function of the soffit is to assist in ventilating the attic. The soffit typically features a plain design with small holes that provide air circulation. The air from the soffit cycles to the vents to draw heat and moisture away from the house. This is a highly important function because moisture in the attic can develop rot in the sheathing and rafters.

Most soffits are made from vinyl, an effective material for withstanding the degradation that comes from heat and moisture exposure. This is especially important considering that the soffit can be easily exposed to moisture due to unkempt gutters and wet weather conditions.

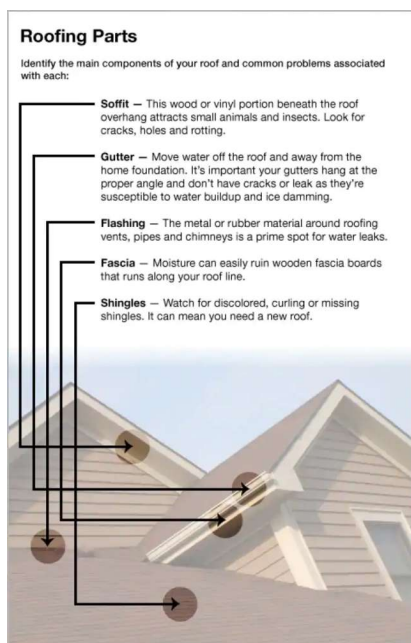
What is fascia?

Roofing fascia board is another common area that can be damaged and may need to be repaired. The fascia is a vertical finishing edge connected to the ends of the rafters, trusses, or the area where the gutter is attached to the roof. The primary role of the fascia is to act as a layer between the edge of the roof and the outdoors, and is meant to protect the wooden board against water damage that can occur during certain weather conditions.

Aside from its functional role, the fascia also plays a very important aesthetic role since it creates a smoother, more even appearance for the edge of the roof. In addition to protecting the wooden board from water damage, the fascia protects the entire roof and the interior of the house from weather damage by blocking its entrance to the home. The majority of homes will feature a fascia board, but some older home styles lack this component.

Eaves:

are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style, such as the Chinese dougong bracket systems.



Exterior Doors: Exterior Entry Door

Glass, Steel

Building Code for exterior doors

According to ADA standards, all exterior doors must measure at least 32 inches wide when opened to 90 degrees. The threshold height can be no higher than 3/4 inch, and hardware must be placed at no higher than 48 inches above the finished floor.

Most front entry doors in our area swing inward, and the justification for it used to be that out-swing doors are unsafe because their hinge pins are exposed outside, where they are easily popped out by a burglar to get into the house. ... You must open the door and unscrew one side of each hinge to remove the door. Jan 8, 2017

Exterior Doors: Patio Door

Slider, PVC, Thermo Pane, Double

So the height is mostly the same for any kind of door, but a sliding glass door width can be almost anything. ... Sliding door consist of two sections one is fixed glass panel and other is sliding glass panel. Standard Size for two-panel sliding glass doors are: 60 inches, or 5 feet.

A sliding glass door or patio door, is a type of sliding door in architecture and construction, is a large glass window opening in a structure that provide door access from a room to the outdoors, fresh air, and copious natural light.

Decks, Balconies, Porches & Steps: Appurtenance

Deck, Deck with Steps, Front Porch, Shed

An appurtenance is something subordinate to or belonging to another larger, principal entity, that is, an adjunct, satellite or accessory that generally accompanies something else. The word derives from Latin appertinere, "to appertain".

Shed & Other Structures: Shed

No foundations

We do not inspect the structures not attached to the main house. The the above is purely additional information.

Shed

noun

a simple roofed structure, typically made of wood or metal, used as a storage space, a shelter for animals, or a workshop.

synonyms: hut, lean-to, outhouse, outbuilding;

Vent Covers: Vent Covers

Plastic

Exterior wall **vent covers** are placed over the vent in order to prevent certain elements from creating havoc on the home. Exterior wall vents have the ability to dispel moisture, heat and pressure but also act as a barrier against weather elements such as rain, snow and hail.

Deficiencies

3.4.1 Decks, Balconies, Porches & Steps

DECK - WALL JUNCTION

BACK

Left side of the balcony had an exposed wall structure. possible water infiltration.

Recommendation



Recommendation
Contact a qualified professional.

3.5.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

3.5.2 Walkways, Patios & Driveways

 Recommendation

DRIVEWAY DRAINING TOWARDS HOME

The driveway has a negative slope and drains towards the structure. Recommend a driveway contractor evaluate and repair.



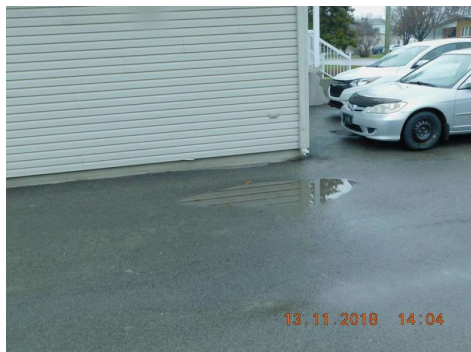
3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

NEGATIVE GRADING

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.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.



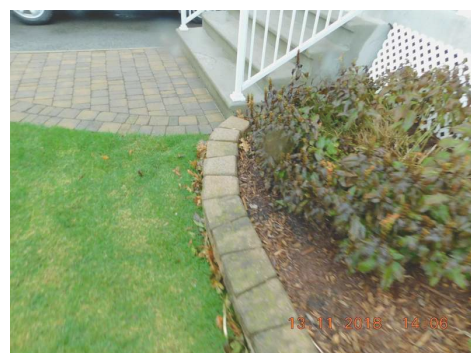
3.6.3 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

STONE WALL - LEANING

Recommendation

Contact a qualified professional.



3.8.1 Vent Covers

 Recommendation

PLASTIC VENT COVERS

Deteriorated Plastic vent covers should be replaced with good quality metal ones.

Recommendation

Contact a qualified professional.



4: ROOF

		IN	NI	NP	D
4.1	Coverings	X			X
4.2	Gutters and Roof Drain	X			X
4.3	Flashings & Soffits	X			X
4.4	Skylights, Chimneys & Other Roof Penetrations			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Ground

Roof Type/Style

Gable

Coverings: Material

Asphalt

Gutters and Roof Drain : Gutter Material

Aluminum, Seamless Aluminum

[All you need to know about different types of gutters!](#)

Flashings & Soffits: Material

Aluminum

Flashings & Soffits: Flashing Types

[Everything you need to know about flashings.](#)

Flashings & Soffits: Type of soffits

Perforated, Aluminum

Found beneath eaves, soffits are vital in protecting your roofing and siding from weathering; they also provide ventilation.

Deficiencies

4.1.1 Coverings

SHINGLES - LIFTED

Recommendation

Contact a qualified professional.

 Recommendation



4.2.1 Gutters and Roof Drain

DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

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.



Gutter extension is sending water up hill.



4.3.1 Flashings & Soffits

LACK OF DRIP EDGE FLASHING

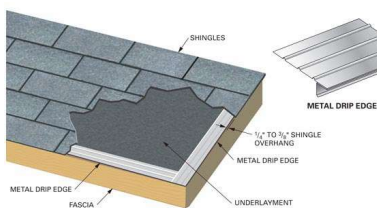
 Recommendation



When it comes to roofing, the importance of drip edges is often overlooked by homeowners. Though drip edges are a common feature on homes located in certain areas, they are not as common in areas that do not experience frequent or severe storms. In addition, drip-edges are sometimes excluded from a project in order to save money. While lacking a drip edge on your roof may save you money in the short-term, it can cause costly damage that will be expensive to fix. As a homeowner, it is important to fully understand how and why a drip edge is used.

Drip edges not only act to preserve the appearance of your roof, but they help shield your property from potential damages:

- Deters insects and other small pests from accessing the space between the fascia board and a deck at the bottom of the roof, which could otherwise give pests the opportunity to enter a home or attic.
- Protects the shingles from potential water damage, which otherwise may cause the roof, deck, and fascia board to erode over time.
- Pushes water away from the fascia and reduces the risk of it eroding over time.
- Helps the gutters to move water away from the house and its base.
- Shields exposed regions from insect and pest infestation.
- Safeguards the edge of a deck from water during rainstorms.
- Guards the underlying roofline against damage in the winter months such as ice and snow damage, which could result in rotting.
- Safeguards the roof from strong gusts of wind and wind-blown rain.
- Shields the fundamental wood and promotes the performance of water-shedding.
- Shields against the occurrence of shifts between a deck and the fascia boards.
- Lengthens the life and the effectiveness of the roofing materials and the roof overall.



Recommendation

Contact a qualified professional.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
5.1	Foundation	X			X
5.2	Basements & Crawlspace	X			X
5.3	Ground Finish In The Basement	X			
5.4	Wall Structure Interior Basement	X			
5.5	Ceiling Structure Visible From the Basement	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

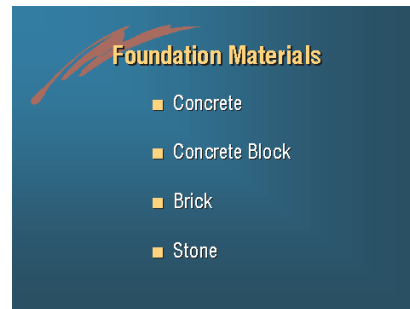
Information

Inspection Method

Attic Access, Infrared, Visual

Foundation: Material

Concrete



Basements & Crawlspace:

Foundations (inside view)

Covered, Insulated

Ground Finish In The Basement:

Material

Concrete, Slab, Floating Floor

Basements & Crawlspace: Basement

Full height, Finished

A **basement** or cellar is one or more floors of a building that are either completely or partially below the ground floor.[1] They are generally used as a utility space for a building where such items as the boiler, water heater, breaker panel or fuse box, car park, and air-conditioning system are located; so also are amenities such as the electrical distribution system, and cable television distribution point. However, in cities with high property prices, basements are often fitted out to a high standard and used as living space

Wall Structure Interior Basement: Interior Walls

Wood Studs, Drywall, Insulated, Batting Insulation, Urethane insulation

Interiors Wall Finishes: Types, Defect Recognition, Repair for Building Interiors

- BRICK INTERIOR WALLS.
- CERAMIC TILE WALLS.
- CONCRETE WALL FINISHES.
- DRYWALL.
- PANELING, WOOD, OTHER.
- PLASTER WALLS.
- STUCCO WALL COATINGS.
- WALL FINISH PROBLEMS. CHINESE DRYWALL. CRACKS in WALLS. LOOSE PLASTER. MOLD on WALLS. NAIL POPS in DRYWALL.

Ceiling Structure Visible From the Basement: Ceiling

Drywall, Unfinished

A ceiling /sil/ is an overhead interior surface that covers the upper limits of a room. It is not generally considered a structural element, but a finished surface concealing the underside of the roof structure or the floor of a storey above.

Deficiencies

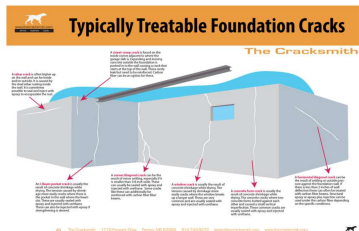
5.1.1 Foundation

 Recommendation

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.



6: INTERIOR, WINDOWS, DOORS & ROOMS

		IN	NI	NP	D
6.1	Steps, Stairways & Railings	X			X
6.2	Doors Interior View	X			X
6.3	Windows	X			X
6.4	Floors	X			
6.5	Walls Interior	X			
6.6	Ceilings Interior	X			
6.7	Kitchen	X			
6.8	Countertops & Cabinets	X			
6.9	Entry Hall	X			
6.10	Bathroom	X			X
6.11	Powder Room	X			
6.12	Dining Room	X			
6.13	Laundry Room	X			
6.14	Utility Room	X			
6.15	InfraRed Scan	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Steps, Stairways & Railings:

Basement Stairs

Wood

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Thermal

Windows: Basement Windows

Slider, Thermal Glass, Lack Of
Caulking

Floors: Floor Coverings

Hardwood, Tile

Walls Interior: Wall Material

Drywall, Gypsum Board, Plaster

Ceilings Interior: Ceiling Material

Gypsum Board, Plaster

Countertops & Cabinets: Cabinetry

Laminate

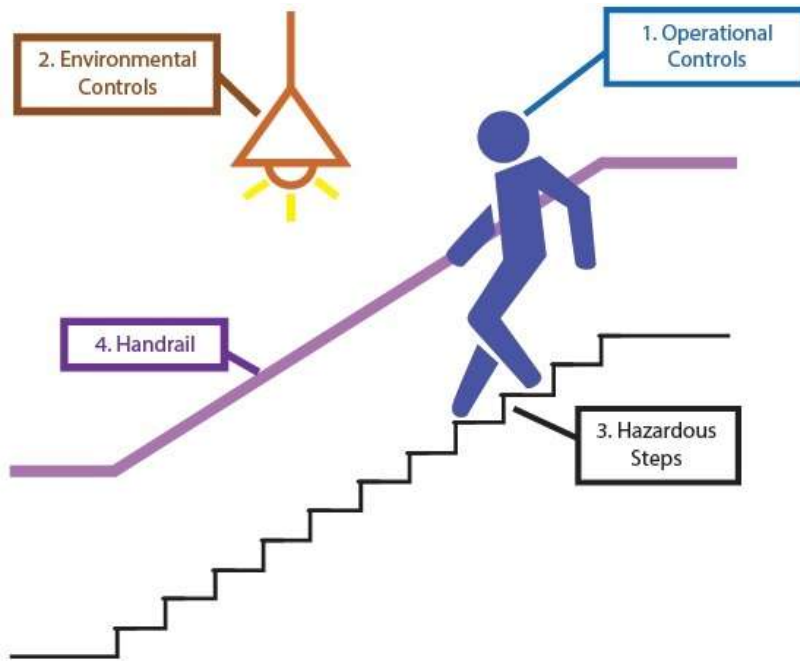
Countertops & Cabinets: Countertop Material

Corian

Steps, Stairways & Railings: Main Stairs

Wood

The Safer Work Stairs and Steps Information Sheet provides practical advice on four interdependent elements of safer stairs and steps - no one element should be considered in isolation.



- Every working day one person is hurt in a slip, trip or fall on work stairs or steps
- Descending is associated with many accidents
- Slips are more common (than trips or falls)

1. Operational Controls

Operational Controls are the rules and policies around the use of stairs and steps

- See the Safer Work Stairs and Steps Information Sheet for advice



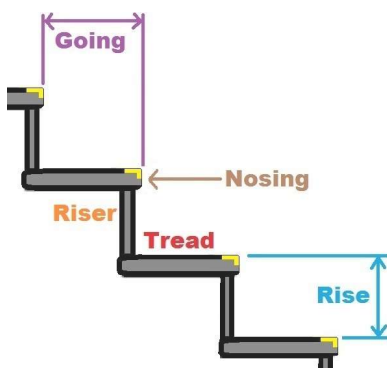
In 2014, 71% of relevant HSA workplace visits found no activities restricted on stairs, steps

- Users should remove/replace spectacles if required

2. Environmental Controls

Environmental Controls refer to the visual cues around stairs and steps

- See the Safer Work Stairs and Steps Information Sheet for advice



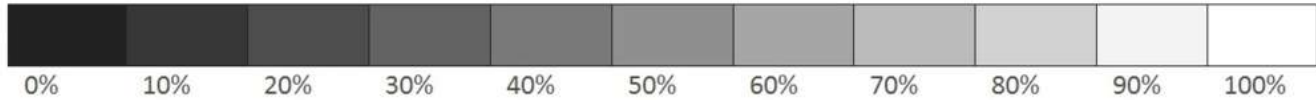
- Provide lighting of at least 100 lux at the tread
- Consider photoluminescent step edges/ nosings and handrails for emergency stairs/ step(s)
- Consider a different-coloured step edge/ nosing at the top and bottom steps for last step confirmation

Visual Contrast and Visual Contrast Checks

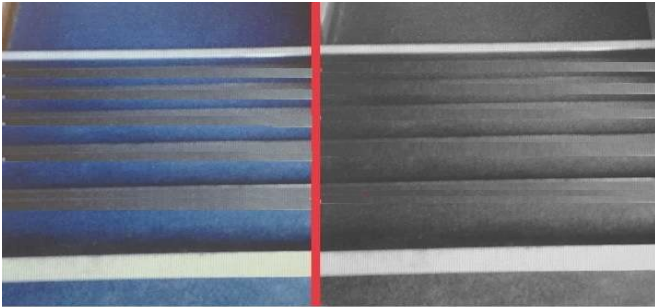
Contrasting step edges/nosings and handrails are about lightness or darkness, not colour. Colours that look different may have little visual contrast.

- Check the Light Reflectance Value (LRV) of adjoining surfaces with information from the manufacturer/supplier. Ensure an LRV difference of at least 30 between adjoining surfaces for visual contrast

Light Reflectance Value (LRV) Scale



- A black and white image can provide a useful indication of the visual contrast



**Stair nosings from above
in colour and black & white**



In 2014, 31% of relevant HSA workplace visits found stairs did not have clearly visible contrasting nosings

3. Hazardous Steps

There are 4 types of hazardous steps Slippery, Surprise, Short and Irregular.

- See the Safer Work Stairs and Steps Information Sheet for advice

a) Slippery Step

A slippery step does not have enough grip, especially at the step edge/nosing.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- On level surfaces, people generally slip on wet surfaces or wet shoes
- On stairs or steps, people could slip if there is inadequate support for the ball of the foot - see Short Steps

b) Surprise Step

A surprise step is not clearly visible or expected. It could be at the bottom of a flight or a single unexpected step.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- Marking more than one step with warning stripes could be visually confusing and ineffective

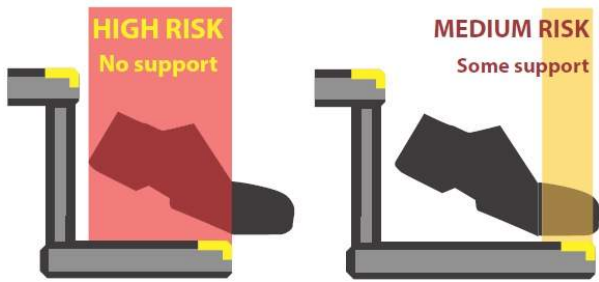


c) Short Step

A short step does not provide adequate support for the ball of the foot for safe forward-facing descent.

- See the Safer Work Stairs and Steps Information Sheet for advice

- Signs should only be used where hazards cannot be avoided or reduced



- The average male shoe is 290mm long
 - On 250mm goings, a large overstep occurs every 10 days
 - On 300mm goings, a large overstep occurs every 73 years
- Building Control Authorities, not the Health and Safety Authority, enforce Building Regulations (including going lengths)

d) Irregular Step

An irregular step is longer or shorter than the other steps in a flight.

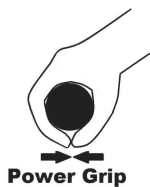
- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- On 250mm goings, a large overstep occurs every 10 days
 - With one 250mm going reduced by 15mm (less than a one cent coin), a large overstep occurs every 2 days
- On 300mm goings, a large overstep occurs every 73 years
 - With one 300mm going reduced by 15mm (less than a one cent coin), a large overstep occurs every 3 years
- Marking more than one step with warning stripes could be visually confusing and ineffective



In 2016, 96% of relevant HSA construction workplace visits found the main site contact had not heard of the Crouch-and-Sight test

4. Handrails

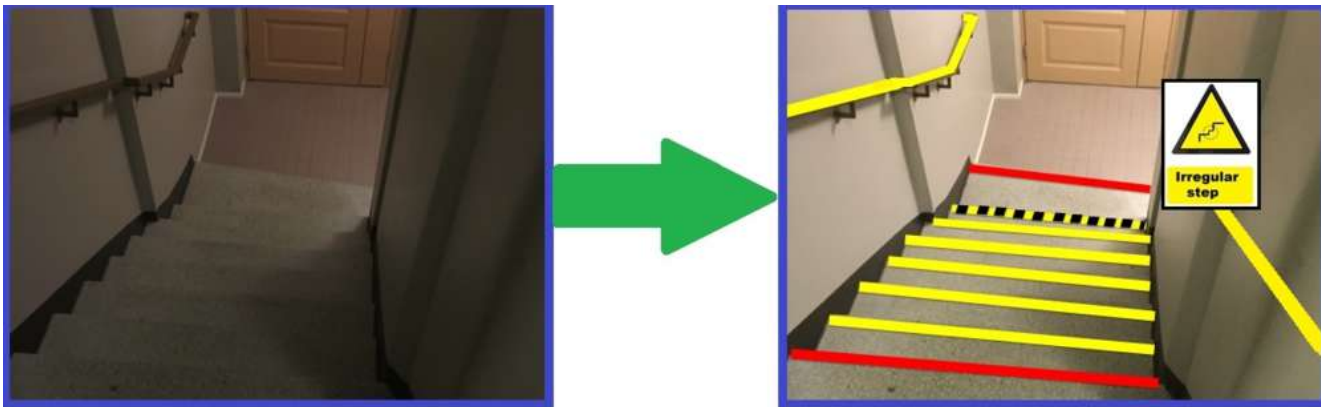
- See the Safer Work Stairs and Steps Information Sheet for advice



- Consider a handrail on the right-hand-side for descent
 - Descending is associated with many accidents
 - Most people are right-handed

When Considering Changes

When considering changes, it may be helpful to edit an image to illustrate proposed changes beforehand



InfraRed Scan: Infrared Scan

The infrared scan allows to detect very small variation in temperature difference. Based on that we can see; cold air infiltration, lack of insulation, or water infiltration. Our findings are verified with moisture meter.

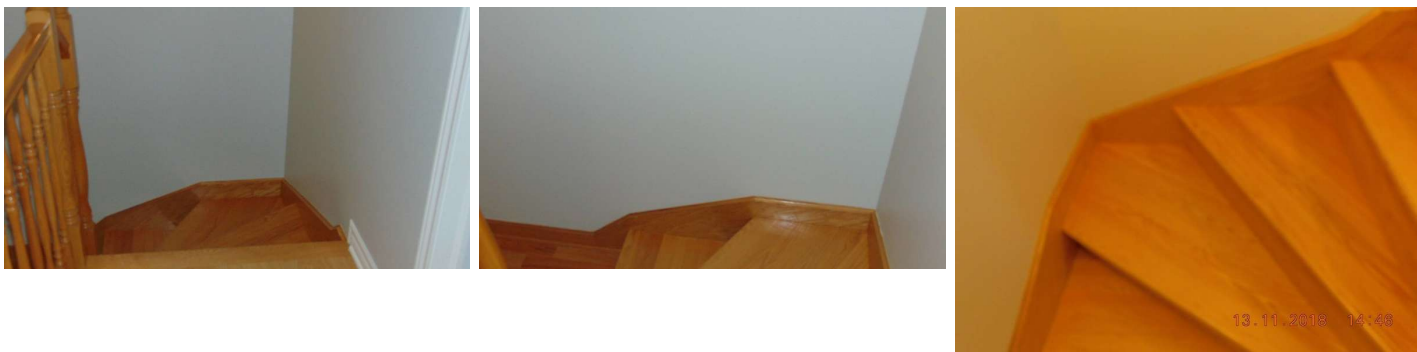
Deficiencies

6.1.1 Steps, Stairways & Railings

Recommendation

NO HANDRAIL

Staircase had no handrails, it is required that the rail is continuous along the entire staircase. This is a safety hazard. Recommend a qualified handyman install a handrail.



6.1.2 Steps, Stairways & Railings

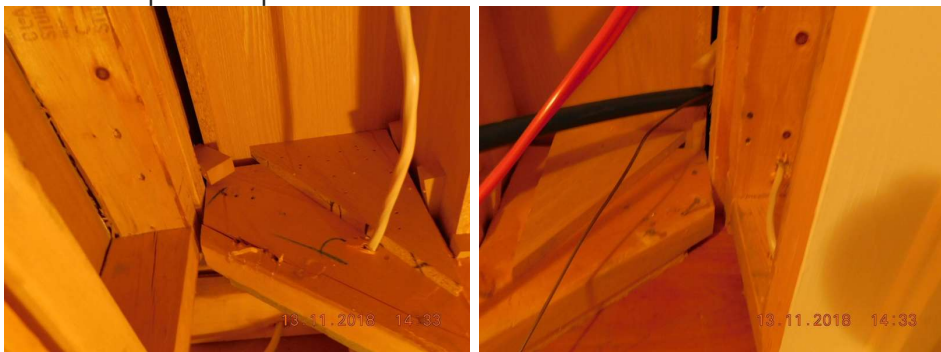
Recommendation

STRINGERS - NOT ATTACHED PROPERLY

It is recommended to add proper supports at the end of the stair stringers.

Recommendation

Contact a qualified professional.



6.2.1 Doors Interior View

DOOR - DAMAGED MOLDING

Recommendation

Contact a qualified professional.

 Recommendation



6.3.1 Windows

DAMAGED

 Recommendation

One or more windows appears to have general damage, but are operational. Window did not close properly. The mechanism (crank) was loose. Recommend a window professional clean, lubricate & adjust as necessary.



6.10.1 Bathroom

SLOW DRAINING SINK

 Recommendation



Sinks was draining slowly; the drain will require cleaning.

Recommendation

Contact a qualified plumbing contractor.

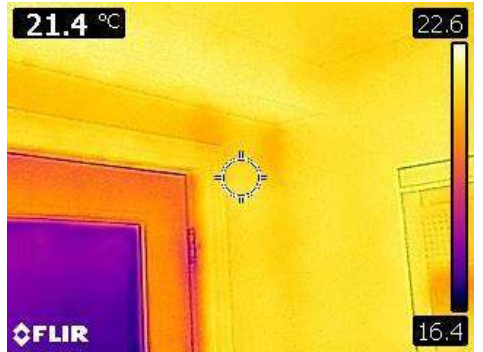
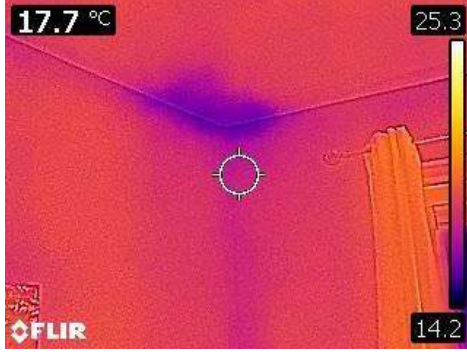
6.15.1 InfraRed Scan

COLD AIR INFILTRATION OR ELEVATED HUMIDITY

Recommendation

Contact a qualified professional.

 Recommendation



6.15.2 InfraRed Scan

LACK OF VAPOUR BARRIER

Due to lack of vapour barrier there is cold air infiltration through the plugs and switches.

Recommendation

Contact a qualified professional.

 Recommendation



7: HEATING

		IN	NI	NP	D
7.1	Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution Systems		X		
7.4	Presence of Installed Heat Source in Each Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

Unknown

Equipment: Energy Source

Electric

Equipment: Heat Type

Electric Baseboard

**Normal Operating Controls:
Thermostat**

Electronic

**Presence of Installed Heat
Source in Each Room: Electrical
Baseboard Heaters**

Thermostat on the Wall,
Baseboard Type heater, Floor
heating, Water

Equipment: Air (Heat) Exchanger

Wash the filters

An HRV or ERV has two fans, one to exhaust stale air from the house, one to supply fresh air into the house, and a heat exchanger to transfer heat or energy from one airstream into the other. ... This heat/energy transfer means that your home heating system uses less when compared to any other form of ventilation.

8: COOLING

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Normal Operating Controls		X		
8.3	Distribution System	X			
8.4	Presence of Installed Cooling Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand
Panasonic

Cooling Equipment: Location
Exterior South

Distribution System: Configuration
Split

Cooling Equipment: Energy Source/Type
Electric, Split Unit AC



9: PLUMBING

		IN	NI	NP	D
9.1	Main Water Shut-off Device	X			
9.2	Drain, Waste, & Vent Systems	X			
9.3	Water Supply, Distribution Systems & Fixtures	X			
9.4	Hot Water Systems, Controls, Flues & Vents	X			
9.5	Fuel Storage & Distribution Systems	X			X
9.6	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Source

Public

Main Water Shut-off Device:

Location

Basement, South, West

Main Water Shut-off Device:

Type of Water Entry

Copper

Main Water Shut-off Device: Size of the Water Entry

3/4 inch

Drain, Waste, & Vent Systems: Material

ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

40 & 12 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Hot Water Tank

Owned

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

At Tank

Sump Pump: Location

Basement, Under Stairs

Sump Pump: Sump Pump

Backup recommended



Filters

None

Whole house filtration systems remove contaminants from your water through a filter connected to your water line. ... If you have specific water contaminant issues such as iron, fluoride, sediment, or bacteria, you will need a whole house system catered to removing that particular contaminant.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Giant

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.](#)

Deficiencies

9.6.1 Sump Pump

SUMP PUMP - NON ELECTRIC BACKUP



Recommendation

It is recommended to install a non-electric back up sump pump, type [Liberty Pumps](#)

Recommendation

Contact a qualified professional.

10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Entrance Conductors	X			
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
10.3	Branch Wiring Circuits, Breakers & Fuses	X			
10.4	Lighting Fixtures, Switches & Receptacles	X			X
10.5	GFCI & AFCI	X			X
10.6	Carbon Monoxide Detectors		X		
10.7	Smoke Detectors	X			
10.8	Central Vacuum		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Overhead, Copper, 220 Volts

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

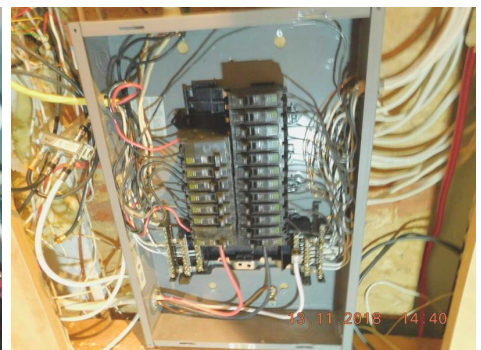
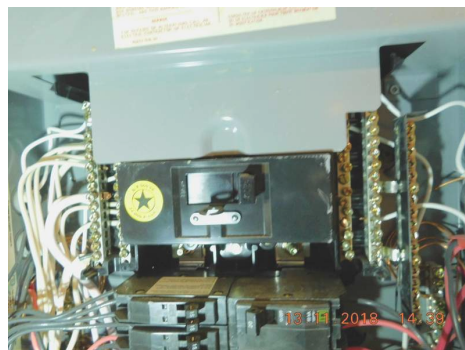
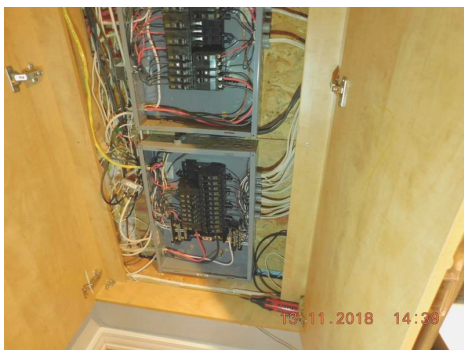
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Switch Location
On the Panel

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

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



GFCI & AFCI: Exterior Plugs

Non GFCI

Outdoor outlets have watertight covers that allow them to stay covered even with a cord plugged in. The National Electrical Code requires the use of ground fault circuit interrupter (GFCI) outlets outdoors.



Example

GFCI & AFCI: Plugs near the water source

No GFCI protection

Not having a GFCI near a water source can lead to injury or even death. ... GFCI protected circuits are not required for receptacles dedicated to refrigerators or other heavy equipment, except when an outlet is within 6 feet of a sink or other water source.

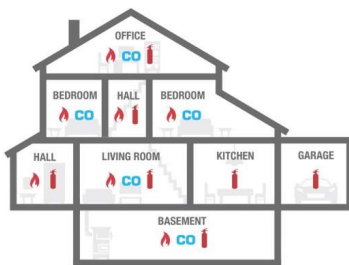
Smoke Detectors: Smoke Detectors

Present

According to the National Building Code, when a residence is renovated or during the construction of a new home, smoke detectors must be installed to warn users of a fire. Not only must a smoke detector be installed near sleeping areas, but there must be one on every floor, including the basement.

Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Take care of your smoke alarms according to the manufacturer's instructions.

Below are some general maintenance tips. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.



Deficiencies

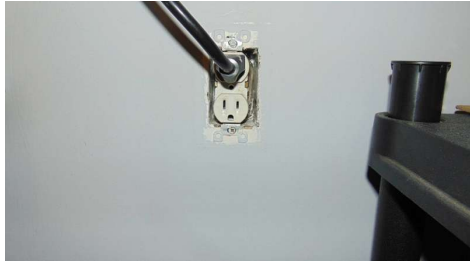
10.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



Safety Hazard



10.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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



11: FIREPLACE

		IN	NI	NP	D
11.1	Vents, Flues & Chimneys		X		
11.2	Lintels		X		
11.3	Damper Doors		X		
11.4	Cleanout Doors & Frames		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

Propane

Since August 2015, it has been illegal to burn wood during smog alerts in the city of Montreal or to install new wood-burning appliances that do not meet the strict new emissions standards. But the most important restriction kicks in on Oct. 1, 2018. After that date, if you burn wood in Montreal in any appliance that emits more than 2.5 grams of fine particles per hour and any stove or fireplace purchased before 2009 almost certainly does you will be liable to a fine of \$100 to \$500 on first offence, \$500 to \$1,000 on second offence, and \$1,000 to \$2,000 on any subsequent offence.



12: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
12.1	Attic Insulation	X			X
12.2	Vapor Retarders (Barrier)	X			
12.3	Ventilation	X			X
12.4	Exhaust Systems	X			X
12.5	Air Exchanger	X			
12.6	Heat Exchanger				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source

220 Electric

Dryer Vent

Vinyl (Flex)

Attic Insulation: Insulation Type

Batt, Fiberglass

Air Exchanger: Filter Cleaning

Recommended to clean the filters regularly.



Attic Insulation: R-value

32

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat flow. The higher the R-Value, the better the thermal performance of the insulation. The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

Attic Insulation: Everything You Need To Know About Insulation And Ventilation Of Your Attic

Here is helpful information from Natural Resources Canada (NRC): [Roofs & Attics](#)

Vapor Retarders (Barrier): What is a Vapor barrier

A vapor barrier (or vapour barrier) is any material used for damp proofing, typically a plastic or foil sheet, that resists diffusion of moisture through the wall, floor, ceiling, or roof assemblies of buildings to prevent interstitial condensation and of packaging. Technically, many of these materials are only vapor retarders as they have varying degrees of permeability.

Vapor Retarders (Barrier): Where does the Vapor Barrier go?

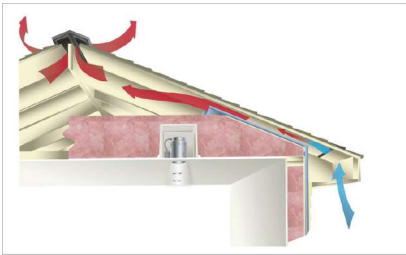
Vapor barriers are sheets of plastic or other material placed on one side of insulation sheets. This barrier is meant to keep moisture from getting to the insulation in the walls and ceilings, and it is required by building codes when insulating most houses. In any case, the vapor barrier must point to the **warm side**.

Ventilation: Ventilation Type

Maximum Vent

Although there are many different types of roof vents to choose from, ensuring you have the right number of both intake and exhaust vents is a central part of roof design. Proper attic ventilation offers numerous advantages to the homeowner:

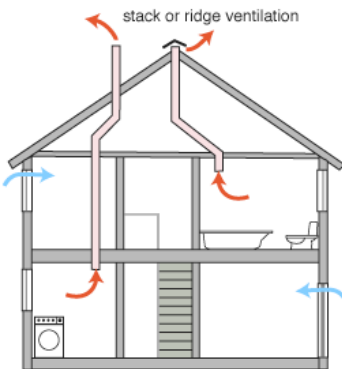
- As the ventilation helps moderate the temperatures in the attic, this will also help moderate the temperature in the rest of the home
- It helps prevent moisture buildup in your attic, which, during colder months, can help prevent condensation issues that can affect the materials in the attic space, especially insulation.
- By preventing excess heat buildup, proper ventilation promotes energy efficiency in the home, so your heating costs may be lower
- It helps protect the life of the roofing materials (condensation is a leading cause of damage to roofing materials, such as asphalt roofing shingles)
- It helps you remain compliant with most local building codes, which often require proper attic ventilation in homes



Exhaust Systems: Exhaust Fans

Fan Only

A balanced ventilation system usually has two fans and two duct systems. Fresh air supply and exhaust vents can be installed in every room, but a typical balanced ventilation system is designed to supply fresh air to bedrooms and living rooms where occupants spend the most time.



Deficiencies

12.1.1 Attic Insulation

INSUFFICIENT INSULATION



Insulation depth was inadequate, space non insulated between the batting. Recommend a qualified attic insulation contractor install additional insulation.



12.4.1 Exhaust Systems

EXHAUST FAN - PIPE TOO LONG

Recommendation

Contact a qualified professional.

 Recommendation



13: ENVIRONMENTAL

		IN	NI	NP	D
13.1	Mold			X	
13.2	Asbestos			X	
13.3	Radon			X	
13.4	Lead Water Supply			X	
13.5	Air Quality	X			
13.6	Pest and Rodents			X	
13.7	Insects			X	
13.8	Natural Gas & Propane	X			
13.9	Fire Hazard	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Air Quality: Indoor Air Quality - Information

[Information by Dylos Air Quality Testers](#)

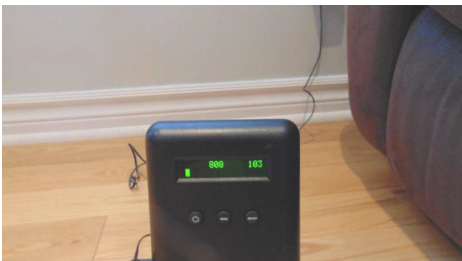
Air Quality: Air Quality Test

Basement Test, 1st floor test, 2nd floor test

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Kitchen reading small 444, and large 130, this is fair quality of air

Air Quality: Air Quality Ground Floor

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Living room reading small 808, and large 103, this is fair quality of air



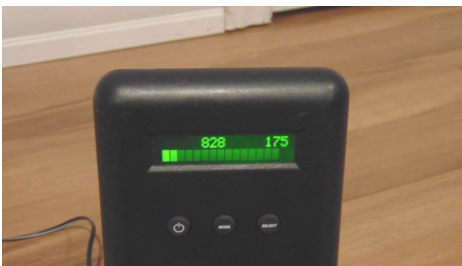
Air Quality: Air Quality 2nd Floor

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Second floor reading small 437, and large 54, this is fair quality of air



Air Quality: Air Quality Basement

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Basement reading small 828, and large 175, this is fair quality of air



Natural Gas & Propane: Propane

Propane is a byproduct of both the refining of oil, and the production of natural gas. Its heavier than air and when released will pool in place and settle in lower areas. Propane is a non-toxic, tasteless, colorless, and odorless gas. Much like natural gas, mercaptan is added as a safety measure so that you can smell it if there is a leak. Propane burns hot at 2,500 BTUs per cubic foot of gas used. Propane is portable, which means you can take it with you when you want to grill, whether on a camping trip or if you decide to rearrange where you placed your grill in the yard.

Deficiencies

13.9.1 Fire Hazard

BURNED WIRING

Signs of burned wires on the wall in the garage. Recommended to verify by Master electrician

Recommendation

Contact a qualified professional.



14: CONCLUSION AND LIMITATIONS

		IN	NI	NP	D
14.1	Conclusion	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Mold

MOLD

This home inspection is not an inspection for mold. Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.

Recommended reading - [A Brief Guide to Mold & Moisture and Your Home](#)

Items Not Inspected

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or re-modeling of a home.

STANDARDS OF PRACTICE

PROCESS

The exterior of the building was inspected first to detect any weak points or signs of certain defects.

The pictures taken at the time of the inspection will support this report.

This inspection will allow comments regarding the condition of the building and its components. We will make a list of points, which require special attention, either because they represent a deficiency, or the condition is such that it does not fulfill its intended use. We have not moved any furniture, equipment or plants.

We will not give any conclusion as to the presence or absence of pyrite since no report was provided and there were no visible signs of its presence.

Furthermore, we do not conclude as to the presence or absence of any harmful or carcinogenic substances (except where we find signs of mold and/or moisture)

The responsibility of the undersigned limits itself to the points mentioned in this report.

Included with this report are the contingencies and limiting clauses.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with

inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Interior, Windows, Doors & Rooms

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of

the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Conclusion and Limitations

IMPORTANT INFORMATION

The Report contains a Grouping of Major Concerns (RED), Moderate Concerns (ORANGE), and Minor Concerns (BLUE) noted that, in the inspectors professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

A Major Concern (Material Defect) is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk (Unsafe) to people or property.

Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property are considered Moderate Concerns or Minor Concerns. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect, but may be listed as a Major Concern because of associated cost.

Unsafe is defined as A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

The Grouping is not intended to determine which items may need to be addressed per the contractual

requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.