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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**FILE #:**  
**DATE OF INSPECTION:** 16 AUGUST 2010.  
**TIME OF INSPECTION:** 11:00 AM.  
**CLIENT NAME:**  
**MAILING ADDRESS:**  
**CLIENT PHONE #:**  
**CLIENT FAX #:**  
**INSPECTION SITE:** 11 QUEEN MARY ROAD.  
**INSPECTION SITE CITY/STATE/ZIP:** KINGSTON ONTARIO.  
**INSPECTION SITE PHONE #:**

## CLIMATIC CONDITIONS:

**WEATHER:** Clear.  
**SOIL CONDITIONS:** Damp.  
**APPROXIMATE OUTSIDE TEMPERATURE in \*F:** 70-80\*F.

## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** Southwest.  
**ESTIMATED AGE OF HOUSE: THIS ESTIMATE IS SUBJECT TO THE VENDOR'S DISCLOSURE DOCUMENT IF AVAILABLE AND OR THE LISTING INFORMATION** LESS THAN SIXTY YEARS.  
**BUILDING TYPE:** 1 family, Single level home typically built during the 1960' and 1970's usually with a basement with the ground floor at or near ground level. This basic design has been carried over to modern versions built today.

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**STORIES:** 1.  
**SPACE BELOW GRADE:** Basement.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** City.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT:** No.  
**PEOPLE PRESENT:** Homeowner.

**PAYMENT INFORMATION:**

**TOTAL FEE:** Invoiced.  
**PAID BY:**

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. **The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.** No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. **The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts.** This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration

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and shall be submitted for binding, non-appealable arbitration to a mutually agreed upon arbitration service , unless the parties mutually agree otherwise. In the event of a claim, the Client will notify the inspection company within fourteen (14) days after the discovery and allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

### NOTE;

It is understood that both the verbal presentation of information and the photographic record ( CD or other device) constitute part of this report. Further, it is recommended that any faults found in the structure, or mechanical, or electrical systems must be referred to a qualified tradesman in the field in question before 'closing'.

The digital photo record ( C.D. ) , when provided, constitutes part of this report. It is understood that the pictures contained in this photo record represent conditions of the inspected structure that may have been a part of the verbal exchange of information that takes part during the inspection process. Further it is understood that the subjects of these photographs may not be directly addressed in the written portion of this report.

In the event of a dispute concerning wording or content of the final report it is agreed that the electronic record of this report, retained by and reproduced by DOMINION HOME INSPECTORS INC. will be determined to be the original and true text while any printed versions of this report will be considered secondary to the electronic record.

# EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. It is recommended that any problems discovered during this inspection should be referred to a qualified foundation expert or a structural engineer for further analysis.

## WALLS:

**MATERIAL:** Brick.  
**CONDITION:** Appears serviceable, Cracks noted are typical.

## TRIM:

**MATERIAL:** Vinyl.  
**CONDITION:** Appears serviceable.

## CHIMNEY:

**MATERIAL:** Brick.  
**CONDITION:** Appears serviceable. Every chimney should be inspected by a qualified service person to assure it's proper function and safety. Minor cracking noted at base of chimney.

## SLAB ON GRADE:

**CONDITION:** Only the garage is equipped with a concrete slab. Further information can be found in the "garage" section of this report.

## BASEMENT/CRAWL SPACE:

**ACCESSIBILITY:** Basement is fully accessible, Stairs and handrail serviceable.

**CRAWL SPACE:** There is no crawl space under this structure.

**BASEMENT WALLS - TYPE:** Concrete block.

**CONDITION:** Minor settlement cracks noted, not significant at this time, Staining was observed: Evidence of present water penetration is noted- Seen at, Evidence of prior water penetration is noted- Seen at, Efflorescence seen on walls indicates the presence of periodic moisture. Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall. Standing water noted.

**BEAMS:** Appears serviceable ( where visible)

**FLOOR JOISTS:** Appear serviceable (where visible)

**COLUMNS/ SUPPORTS:** Appear serviceable, Support has been removed from main beam to form a doorway. Recommend replacement of missing 2 X 4.

**BASEMENT FLOOR AND DRAINAGE:** No drain seen.

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### **BASEMENT FLOOR**

Basement floor is cracked. These cracks are minor in nature and may be the result of concrete's natural tendency to shrink during the curing process. / standing water noted.

# ROOF SYSTEM

This report on roof condition is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Any estimate of the remaining life span of the roof is just that, an estimate only and is offered as a general guide to the condition of the roofing material at the time of this inspection only. The average roof consists of thousands of separate parts ( shingles or other types of materials depending on the type of roof, flashings, drip edges, vents, valley irons, to name a few) all of which must function perfectly in order to assure complete water tightness. The failure of even one of these parts can result in the failure of the roof system. Because of this situation it is impossible to forecast the life span of the roof system or to guarantee the complete water tightness of the roof at the time of this inspection. Any estimate of the remaining life span of a roof system or it's current status as a water tight system is an estimate only. Greater accuracy is beyond the scope of this type of visual report. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. It is recommended that any problems found during this inspection should be referred to a qualified roofing contractor.

## ATTIC AND INSULATION:

**ACCESSIBILITY AND CONDITION:**

Attic is full size, Ventilation is provided.

**INSULATION TYPE AND CONDITION:**

Cellulose- Blown, Appears to have been installed correctly and in sufficient amount to provide acceptable insulating "R Factor"

**DEPTH AND R-FACTOR: The following figures are an estimate only and based on visual observation of conditions in the inspected area.**

13 inches, R-32.

## ROOF:

**STYLE:**

Gable.

**TYPE:**

Composition shingles are usually made of a pitch impregnated backing which includes a fiber glass cloth stabilizer and a coloured glass gravel coating to give the shingles their colour. These shingles are available in 15, 20 and 25 year grades with other grades being less popular. This means that under ideal conditions a 15 year shingle roof will have a service life span of 15 years.

**ROOF ACCESS:**

Viewed from roof edge, on ladder, or from ground level. The equivalent of years of damage can be inflicted on a shingle roof from walking on it. As well, there is always the possibility of overstressing the roof deck and causing damage to it. For these reasons, it is company policy not to attempt to walk on a roof for the purposes of inspection if at all possible.

**ROOF COVERING STATUS:**

Roof appears to be at/near the end of its useful life.

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**EXPOSED FLASHINGS:**

**TYPE AND  
CONDITION:** Metal, Rubber, Appears serviceable.

**GUTTERS & DOWNSPOUTS:**

**TYPE &  
CONDITION:** Full, Route downspouts away from the building in order to carry any water that is collected from the roof away from the foundation of the building. It is estimated that over 75% of "damp" basements can be successfully treated by this simple measure.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. It is recommended that any problems with the plumbing system found during this inspection should be referred to a qualified plumber. Improper installations should be corrected by a qualified plumber.

**MAIN LINE:**

**MATERIAL:** Copper.  
**CONDITION:** Water meter is located, in basement in south east corner.

**SUPPLY LINES:**

**MATERIAL:** Copper.  
**CONDITION:** Appears serviceable. This piping system appears, after, and limited to, a visual inspection of the outside of the pipe, to be free of leakage or other conditions that might render it unable to carry water under the appropriate pressure.

**WASTE LINES:**

**MATERIAL:** Copper, Plastic.  
**CONDITION:** Appears serviceable. The waste piping system appears to be in good condition and without visual defects that might otherwise prevent the transportation of waste water. Plumbing vents appear serviceable.

**HOSE FAUCETS:**

**OPERATION:** An exterior water faucet has been observed and has either been tested or is observed to be correctly installed.

**WATER HEATER:**

**TYPE:** Gas.  
**SIZE:** 30 Gallons.  
**LOCATION:** Basement, Utility room.  
**CONDITION:** This hot water tank produced hot water at a relatively safe temperature at the time of this inspection. Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, 'older'

**WATER HEATER #2:**

**TYPE:** None.

**FUEL SYSTEM:**

**METER/TANK LOCATION-CONDITION:** The meter is located at an exterior location, usually on an outside wall close to the front of the structure, System appears serviceable and in working condition.

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**SEPTIC SYSTEM: Usually consisting of a sewage tank and a drain field.**

**SEPTIC TANK**

**LOCATION:**

This house is serviced by a municipal sewage system.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. It is recommended that any problems with the heating system found through this inspection be referred to a qualified heating contractor. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building and adequacy cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. It is recommended that any problems discovered during this inspection should be referred to a qualified furnace service technician.

NOTE - Gas fired and oil fired heating systems, found to be older than 15 years, are judged, by industry standards, to be operating at or beyond their design life span.

## HEATING SYSTEM DESCRIPTION:

<b>LOCATION OF PRIMARY UNIT:</b>	Basement.
<b>SYSTEM TYPE:</b>	Forced Air.
<b>FUEL TYPE AND NOTES:</b>	Natural Gas.
<b>ESTIMATED CAPACITY OF UNIT: ( NOTE - INDUSTRY STANDARD INDICATES THAT ANY FURNACES OPERATING AT OR BEYOND THE 15'th YEAR ARE PROBABLY OPERATING AT OR BEYOND THEIR DESIGN LIFE AND MAY NEED REPLACEMENT IN THE NEAR FUTURE.)</b>	69,000 BTU MAXIMUM INPUT / 66,900 BTU MAXIMUM OUTPUT 2009.
<b>APPROXIMATE AGE IN YEARS:</b>	2009.

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**SECONDARY  
HEATING  
SYSTEM:  
OIL STORAGE  
TANK**

There is no secondary heating system provided.

No fuel oil tank was seen inside, outside, or in adjacent buildings or structures. Buried fuel oil tanks remain outside the limitations of a visual inspection.

**HEATING SYSTEM CONDITION:**

**PRIMARY UNIT:  
BURNERS/HEAT  
EXCHANGERS:**

Appears operational and to be without visual defects.

Closed System - Unable to inspect. The design of this type of furnace precludes the inspection of the internal structure of the furnace without a complete disassembly of the unit. This is beyond the scope of this inspection. To obtain such an assessment a qualified furnace technician should be employed. The heat exchanger portion of a gas or oil fired furnace is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger if this information is required by the client.

**PUMP/BLOWER  
FAN:  
COMBUSTION  
AIR:**

Appears Serviceable and tested as operational at the time of this inspection.

Appears serviceable. A visual inspection of this system indicates that a sufficient volume of air is available to the furnace. Combustion air is drawn from outside the structure.

**VENTING:**

Appears serviceable. A visual inspection of this venting system indicates that the combustion gases produced by the furnace should be successfully carried away from this unit. Code compliance is outside the scope of this report.

**AIR PLENUM:**

Appears to be of sufficient size to service both this structure and this heating unit.

**AIR FILTERS:**

Appear serviceable.

**NORMAL  
CONTROLS:**

This thermostat functioned as designed at the time of this inspection.

**GENERAL  
SUGGESTIONS:**

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

**SECONDARY  
HEATING UNIT:**

There is no secondary heating unit.

**ADDITIONAL  
HEATING UNITS:**

There is no additional heating source that would be the subject of a visual inspection.

**AIR CONDITIONING: It is recommended that any problems discovered with the air conditioning system during this inspection should be referred to a qualified air conditioning contractor.**

**TYPE:**

Central, Electric, Appears operational.

**POWER**

**SOURCE:**

220 Volt, No disconnect provided - Recommend providing shutoff capability at unit.

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**COMPRESSOR AGE IN YEARS:** Older.

**ESTIMATED COOLING CAPACITY:** Estimate one to two tons.

**RETURN AIR TEMPERATURE:** 76°F.

**SUPPLY AIR TEMPERATURE:** 54°F.

**AIR TEMPERATURE DROP:** 22°F.

**SYSTEM CONDITION:** This unit operated within design specifications and with a sufficient temperature drop to provide cooling to this structure.

**CONDENSATE LINE:** Condensate line installed.

**NORMAL CONTROLS:** This thermostat functioned as designed at the time of this inspection.

**SECONDARY AIR CONDITIONING SYSTEM CONDITION:** There is no secondary air conditioning system present.

**ADDITIONAL AIR CONDITIONING SYSTEMS CONDITION:** There is no additional air conditioning system present.

**DUCTWORK:**

**TYPE:** Consisting of galvanized steel ducting leading from the furnace to each individual room.

**DUCTS/AIR SUPPLY:** Appears serviceable.

**SECONDARY SYSTEM DUCTWORK:** Appears serviceable.

**AUXILIARY EQUIPMENT:**

**HEAT RECOVERY VENTILATOR SYSTEM; CERTAIN HEAT RECOVERY VENTILATION SYSTEMS HAVE BEEN DETERMINED TO PRESENT A FIRE DANGER. HOME OWNERS ARE ENCOURAGED TO CONTACT THE**

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**MANUFACTURER  
OF THEIR  
SYSTEM TO  
ESTABLISH  
WHETHER OR  
NOT IT HAS  
BEEN RECALLED  
OR IF  
REPLACEMENT  
PARTS ARE  
AVAILABLE TO  
ADDRESS THIS  
SITUATION.  
BUILT IN VAC'  
SYSTEM**

None.

None.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. It is recommended that any problems discovered with the electrical system during this inspection should be referred to a qualified electrician. Compliance to electrical codes can be verified by a licensed electrician and is outside the scope of this inspection.

## SERVICE:

**TYPE AND  
CONDITION:**

Overhead, 110/220 Volt, Circuit breakers, Appears to be in operating condition  
This is a 200 amp service panel suitable for most electrical needs of a house that might have electric heating, pool heaters, air conditioning and similar heavy duty electrical requirements.

## ELECTRICAL PANELS:

**MAIN PANEL  
LOCATION AND  
NOTES:**

Basement, Appears to be in an acceptable location.

**Inspector Notes:**

Circuit and wire sizing correct so far as visible. For a more detailed assessment of the sizing of the wire used in this panel, for the purposes of determining compliance with electrical codes the employment of a licensed electrician is recommended. Grounding system appears to be present.

**# OF 110 VOLT  
CIRCUITS:**

19.

**# OF 220 VOLT  
CIRCUITS:**

4.

**SUB PANEL #1  
LOCATION:**

There is no sub-panel attached to this main panel.

## CONDUCTORS:

**ENTRANCE  
CABLES:**

Cannot determine.

**BRANCH  
WIRING:**

Copper, The internal wiring of this house, where visible, appears to be in working condition. Compliance to electrical codes can be verified by a licensed electrician.

## SWITCHES & OUTLETS:

**CONDITION:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY

**DOOR:** The main door appears to be in good condition.

### OTHER

### EXTERIOR

**DOORS:** Sliding glass, All secondary exterior doors appear to be in acceptable condition.

## WINDOWS:

### TYPE &

**CONDITION:** Aluminum, Full vinyl or vinyl clad type windows.

## INTERIOR WALLS:

### MATERIAL &

**CONDITION:** Drywall. Unless otherwise specified, it appears that this drywall is installed over a modern type of construct. Older renovated houses may be of the 'balloon' type of construction. General condition appears serviceable, Typical cracks noted.

## CEILINGS:

### TYPE &

**CONDITION:** Drywall, General condition appears serviceable, Typical cracks noted.

## FLOORS:

### TYPE &

**CONDITION:** Carpet, Vinyl, Wood, Tile, General condition appears serviceable.

## STAIRS & HANDRAILS:

**CONDITION:** Interior stairs serviceable, Hand rail needed at basement stairs.

## FIREPLACE/WOOD BURNING DEVICES:

### LOCATION -

### TYPE -

**CONDITION:** Gas burning fireplace in main floor living room operated at the time of this inspection.

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**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

We suggest additional smoke detectors be installed in appropriate locations. FIRE / SMOKE DETECTORS ARE YOUR FIRST LINE OF DEFENSE AND COULD MAKE THE CRITICAL DIFFERENCE IN GETTING THE OCCUPANTS OUT OF A BURNING HOME IN TIME TO SAVE THEIR LIVES. It is recommended that smoke detectors over 5 years old be replaced with new units. Furthermore, smoke detectors can be replaced every year to assure that the sensor that detects smoke is fresh and in working order. Older smoke detectors can become less sensitive as they age and should be at least tested to assure proper function.

# GARAGE - CARPORT - OTHER STRUCTURES

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

**LOCATION:** Attached, One car.

**ROOF:**

**CONDITION:** See house roof report.

**FLOOR:**

**CONDITION:** Appears to be in acceptable condition for a floor designed for this use. Typical cracks noted.

**FIRE WALL:**

**CONDITION:** Damage is noted.

**GARAGE DOOR(S):**

**CONDITION:** Garage door(s) appear to be in good condition and without conditions that would impede the proper operation of same. The door was opened manually ( not equipped with electrical opener ) and operated in an acceptable manner.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

**TYPE AND  
CONDITION:**

This sink is made of a poly carbonate ( plastic) material. It can be subject to premature wear due to the use of abrasive cleaners, extreme temperature liquids and staining. Care should be taken in the use and maintenance of this type of sink to avoid unnecessary damage. Appears serviceable, Faucet is serviceable.

**Range/cook top and oven: the timed functions of a range cannot be tested due to the excessive amount of time required. For the same reasons, the self cleaning functions of some ranges cannot be tested during this inspection.**

**TYPE/**

**CONDITION:**

Electric, This unit was not inspected.

### VENTILATION:

**TYPE AND**

**CONDITION:**

External.

**REFRIGERATOR: Because most "frost free" type refrigerators operate on a 48 to 72 hour cycle it is impossible to test these functions during this inspection. Conclusions can be drawn from certain indicators such as the amount of ice build up in the freezer the temperature of the refrigerator etc. However it is understood that these are only conclusions based on secondary indications.**

**TYPE AND  
CONDITION:**

**Because most  
"frost free" type  
refrigerators  
operate on a 48  
hour to 72 hour  
cycle it is  
impossible to test  
this system**

Electric, This unit was not inspected.

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## **DISHWASHER:**

**CONDITION:** No dishwasher is installed.

## **GARBAGE DISPOSAL:**

**CONDITION:** No garbage disposal is installed. Garbage disposals should never be installed in a septic tank disposal system.

## **TRASH COMPACTOR:**

**CONDITION:** No trash compactor is installed.

## **OTHER BUILT-INS:**

**MICROWAVE:** No microwave oven is installed as a permanent fixture.

**ICE MAKER:** No ice maker is installed.

**INSTANT HOT  
WATER**

**DISPENSER:** No hot water dispenser is installed.

**FOOD**

**PROCESSOR:** No food processor is installed.

## **INTERIOR COMPONENTS:**

**COUNTERS AND  
CABINETS:**

Counters are Formica (plastic laminate), Appear be i n good condition without major damage or defects. Cabinets appear to be in good condition without major damage or defects.

**WALLS/CEILINGS/  
FLOORS:**

Walls and ceilings appear serviceable, Floor covering tile, Appears serviceable.

**WINDOWS/  
DOORS:**

Appear serviceable See remarks on windows.

**SWITCHES/  
FIXTURES/**

**OUTLETS:**

Suggest installation of G.F.I. outlets at all locations close to water sources. This is a safety issue and these outlets will provide protection against serious electrical shock. Kitchen.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## **LAUNDRY:**

**LOCATION:** Kitchen.

**CONDITION:** Plumbing appears serviceable, It is highly recommended that "armored" or wire re-enforced hoses are used to connect the washer to the pressure plumbing system to avoid catastrophic rupture and flooding caused by burst hoses, 220 Service-operational.

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**WASHER AND DRYER:**

**CLOTHES**

**WASHER:**

This unit was not inspected.

**CLOTHES**

**DRYER:**

This unit was not inspected.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## **BATHROOM AREA:**

**BATH LOCATION:** "roughed in " in basement.

**CONDITION OF TOILET:** Toilet flange improperly sealed.

## **BATHROOM AREA:**

**BATH LOCATION:** Hall, Upstairs.

**CONDITION OF SINK:** Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**TUB/SHOWER PLUMBING FIXTURES:** Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND WALLS:** Caulk and seal all tub and shower areas as a precaution.

**BATH VENTILATION:** Appears serviceable.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**DRIVEWAY:**

**CONDITION:** Appears to be in acceptable condition without major defects, weathering or damage. Cracks noted are typical, Brick.

**SIDEWALKS:**

**TYPE:** Brick.

**CONDITION:** Appears serviceable, Cracks noted are typical.

**LANDSCAPING:**

**CONDITION:** Maintained.

**RETAINING WALLS:**

**TYPE:** None.

**GRADING:**

**SITE:** Gentle slope.

**PATIO:**

**TYPE:** Brick.

**CONDITION:** Appears serviceable, Cracks noted - typical.

**DECKS:**

**TYPE:** Wood.

**CONDITION:** Appears serviceable.

**PATIO/PORCH COVER:**

**TYPE:** Same as structure.

**CONDITION:** Appears serviceable.

**EXTERIOR STAIRS/STOOPS:**

**CONDITION:** Appears serviceable, Handrails serviceable.

**FENCES & GATES:**

**TYPE:** Chain link.

**CONDITION:** Appears serviceable.