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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:
DATE OF INSPECTION: 24 JANUARY 2012.
TIME OF INSPECTION: 10:000 AM.
CLIENT NAME:
MAILING ADDRESS:
CLIENT PHONE #:
CLIENT FAX #:
INSPECTION SITE: 228 JAMES STREET.
INSPECTION SITE CITY/STATE/ZIP: BARRIEFIELD / KINGSTON ONTARIO.
INSPECTION SITE PHONE #:

CLIMATIC CONDITIONS:

WEATHER: Overcast, Rain, Snow.
SOIL CONDITIONS: Wet, Frozen.
APPROXIMATE OUTSIDE TEMPERATURE in *F: 20-30*F.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
ESTIMATED AGE OF HOUSE: THIS ESTIMATE IS SUBJECT TO THE VENDOR'S DISCLOSURE DOCUMENT IF AVAILABLE AND OR THE LISTING INFORMATION UNKNOWN.
BUILDING TYPE: 1 family, Colonial.
STORIES: 2.

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SPACE BELOW

GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City, Suburb.

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: Yes.

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 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

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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 before closure.

WALLS:

MATERIAL: This is a log structure with a wood sided addition on the east end.
CONDITION: Some minor deterioration of logs noted. Animal entry point noted on west wall. wood siding is , for the most part, in acceptable condition.

TRIM:

MATERIAL: Wood.
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.

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, Basement door appears serviceable.

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

BASEMENT WALLS - TYPE: Concrete block faced with stone.
CONDITION: stone facing is in need of repair along south wall.

BEAMS: Appears serviceable (where visible)

FLOOR JOISTS: Appear serviceable (where visible)

COLUMNS/ SUPPORTS: Appear serviceable.

BASEMENT FLOOR AND DRAINAGE: The following problems were noted at the sump: Two sump pumps used.

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.

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 before closure.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION: Attic is partial, Conventional framing.

INSULATION TYPE AND CONDITION: Combination fibre glass batts and cellulous.

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: Wood shingles.

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: Appears serviceable/within useful life. This roof appears to be free of visual defects that would adversely affect its' performance at this time.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Rubber, Appears serviceable.

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GUTTERS & DOWNSPOUTS:

TYPE &

CONDITION:

Full, Appears serviceable. The gutter and downspout system are presently in the condition appropriate to the design task of carrying water away from the roof structure.

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 or faulty equipment should be corrected by a qualified plumber before closure.

MAIN LINE:

MATERIAL: Copper.
CONDITION: Water meter is located, Appears serviceable. From the exterior, this pipe seems to be without leakage or other conditions that would prevent it from carrying water under the appropriate pressure. Valve is operational, Main line is 3/4 inch diameter, Water pressure appears adequate, in south west corner of basement with hot water tank.

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: 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: The outdoor hose faucet (s) were not tested as they appear to have been drained to protect against freezing and subsequent damage.

WATER HEATER:

TYPE: Gas, This is a rental unit.
SIZE: 30 Gallons.
LOCATION: Basement.
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.

WATER HEATER #2:

TYPE: None.

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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.

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 before closure.

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:

LOCATION OF PRIMARY UNIT:	Basement.
SYSTEM TYPE:	Forced Air.
FUEL TYPE AND NOTES:	Natural Gas.
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.)	100,000 BTU MAXIMUM INPUT / 90,000 BTU MAXIMUM OUTPUT.
APPROXIMATE AGE IN YEARS:	1995.

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**SECONDARY
HEATING
SYSTEM:
OIL STORAGE
TANK**

Baseboard.

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 inside the basement or other areas of 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:
NORMAL
CONTROLS:**

Appear serviceable.

This thermostat functioned as designed at the time of this inspection. This type of thermostat is programmable, allowing the home owner to select pre-set temperatures which the thermostat will automatically maintain.

**GENERAL
SUGGESTIONS:
SECONDARY
HEATING UNIT:
ADDITIONAL
HEATING UNITS:**

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

There is no secondary heating unit.

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:
POWER
SOURCE:**

NONE.

NA.

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**COMPRESSOR
AGE IN YEARS:** NA.
**ESTIMATED
COOLING
CAPACITY** NA.
**RETURN AIR
TEMPERATURE:** NA.
**SUPPLY AIR
TEMPERATURE:** NA.
**AIR
TEMPERATURE
DROP:** NA.
**SYSTEM
CONDITION:** NA.
**CONDENSATE
LINE:** NA.
**NORMAL
CONTROLS:** NA.

**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
MANUFACTURER**

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**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 before closure. Compliance to electrical codes can be verified by a licensed electrician and is outside the scope of this inspection.

SERVICE:

**TYPE AND
CONDITION:**

Underground, 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:**

27.

**# OF 220 VOLT
CIRCUITS:**

8.

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.

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: Standard side/rear door, All secondary exterior doors appear to be in acceptable condition.

INTERIOR

DOORS: A sampling of all interior doors have been tested and are found to be in acceptable and working condition.

WINDOWS:

TYPE &

CONDITION: Wood, Some deterioration of wooden windows noted.

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, Tile, General condition appears serviceable, Typical cracks noted.

FLOORS:

TYPE &

CONDITION: Vinyl, Wood, Tile.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -

TYPE -

CONDITION: Wood burning fire place in main floor living room.

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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: Detached, Two car.

ROOF:

CONDITION: Appears to be in acceptable condition.

FLOOR:

CONDITION: Stored items prevented observation.

FIRE WALL:

CONDITION: Because this is a free standing structure not connected to the living structure a fire wall is not required.

GARAGE DOOR(S):

CONDITION: Garage door(s) appear to be in good condition and without conditions that would impede the proper operation of same. Automatic door opener(s)-operational.

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: Stainless Steel, 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: Gas, A limited test was performed on this unit and it was found to be in working condition at the time of this inspection.

VENTILATION:

TYPE AND CONDITION: Internal, Function of microwave.

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.

DISHWASHER:

CONDITION: A limited test of this unit was conducted and within these parameters was found to be in operating condition. Older model appliance. Unit is near the end of its useful life.

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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: Appears serviceable.

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:

See notes on windows.

SWITCHES/ FIXTURES/

OUTLETS:

A selection of switches, fixtures and outlets were tested and found to be in operating and acceptable condition.

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.

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: Main floor / two piece.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Hall, Upstairs.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.
BATH VENTILATION: None or inadequate ventilation noted.

BATHROOM AREA:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS: Enclosure appears serviceable.
BATH VENTILATION: None or inadequate ventilation noted.

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: This is a gravel drive way.

SIDEWALKS:

TYPE: Flag stone.

CONDITION: Appears serviceable, Cracks noted are typical.

LANDSCAPING:

CONDITION: Maintained.

RETAINING WALLS:

TYPE: None.

GRADING:

SITE: Gentle slope, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

PATIO:

TYPE: None.

DECKS:

TYPE: Wood.

CONDITION: Appears serviceable.

PATIO/PORCH COVER:

TYPE: Same as structure.

CONDITION: Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable. West door sill is rotted.

FENCES & GATES:

TYPE: None.