



INSPECTOR IAN

iNACHI Certified Property Inspectors LIC# 07102506

Home Inspection Report #2012xxxx

Date of Inspection: April 7, 2012



For the Property located at:
Sample Report

For the Exclusive use of:
Client Name

Clients Agent/Broker:
Realtor Name

Important, please read:

Your reliance upon the information contained in this report in the purchase of property is **your acknowledgement** that you have read the entire report, including our contract and Standards of Practice, and that **you agree to and accept** all of the terms, conditions and limitations contained in those documents.

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Terms & Conditions

The primary purpose of the inspection is to enhance the Client's information and knowledge about the residential building. This inspection is not a substitute for any property disclosure statements required by law or lending institution; nor does it substitute for or replace any disclosure obligation of the seller. The Inspector has no present or contemplated future interest in the property to be inspected.

The inspection will not commence until the Inspector receives this agreement, signed by the Client. Prior to the inspection, the Client will notify the buying/listing or building's agent, or owner of the property, of the date and time of the inspection. Client will ensure that all utilities are turned on prior to the inspection. Client hereby represents and warrants that all approvals necessary have been secured for the Inspector's entrance onto the property. The inspection and report is only for the subject building listed above. Any other structures will be subject to further negotiation and additional fees.

Fees & Cancellation Policy: The Client, for the completion and delivery of the inspection report described herein, agrees to pay to the Inspector the sum listed above. Payment is due at the time of the inspection. Checks should be made payable to "Ian Westmoreland". If Client defers payment until a later date, the Inspector may withhold the report until payment is received. If a second visit to the property is required in order to complete the inspection, for any reason beyond the inspector's control, a revisit fee of \$150.00 will be charged. Re-inspections of the subject property as requested by the Client for any reason shall be bound by this agreement. If the inspection appointment is canceled or rescheduled with less than twenty four (24) hours notice a revisit fee of \$150.00 will be charged. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If Client is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of The Inspector of the structure. As it may relate to this residential building inspection, Inspector may offer comments as a courtesy, but these comments will not comprise the bargained-for report. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the assurance of the written report. The report will be hand delivered, faxed, emailed or posted by mail to the Client no later than forty eight (48) hours from the end of the inspection. Client understands and agrees that Inspector reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

Scope and Limitations: Inspector agrees to perform a visual inspection of the residential building and to provide Client with a written inspection report identifying the defects that Inspector both observed and deemed material. Where accessible, Inspector will view a representative sample of the building components covered under this inspection to be used in the preparation of the written inspection report. Areas that are not readily accessible or visible to the Inspector are not included in this inspection or report. Conditions that can only be discovered by invasive methods, removal of materials or dismantling of systems are not included. The Inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area where the opening is less than 24 inches high and wide or as the Inspector deems unsafe.

As noted above, this residential building inspection is visual only. In certain instances, Inspector may engage or deploy certain mechanical or other systems in the residential building for purposes of preparing the written inspection report. However, it is not possible to engage or deploy many systems in a residential building, including fire suppression systems, and thus determination of whether such systems are properly functioning or otherwise in need of repair, replacement or maintenance is beyond the scope of this basic residential building inspection. The Inspector will not turn on circuit breakers or valves or plug in or otherwise make connections in order to operate any device, appliance or system.

The Inspector will not report on or inspect cosmetic/aesthetic defects which include but are not limited to the following: foggy window panes; scratches; small holes; defective carpet; typical minor cracks found in concrete, stucco, asphalt; painting requirements when structural damage is not imminent and other minor defects which have no bearing on the structural integrity of the property.

The inspection does not include appliances or equipment that are present such as, but not limited to, swimming pools, saunas, spas, the structures relating to those items, docks, water softeners, freezers, refrigeration units, water treatment systems, playground equipment, fences, awnings, central vacuum systems, wood stoves, gas logs, space heaters, solar heating systems, wells, well pumps, septic systems or other water storage devices.

This is not a code inspection. The Inspector does not report on compliance or noncompliance with any applicable building, electrical, mechanical or plumbing codes in effect at the time of construction or this report. The Inspector does not conduct testing for the presence of potential dangers arising from water quality or quantity, asbestos, lead paint, formaldehyde, molds, radon gas, soil contamination, insect infestation, or any other tests. The Inspector does not test or determine the presence of toxins or environmental hazards or violations.

If any structure or portion of any structure that is to be inspected pursuant to this Agreement is a log home, log structure or similar log construction, Client understands that such structures have unique characteristics that make it impossible for an Inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

Do not consider this inspection to be an implied warranty that any or all systems and material conditions are or will be problem free. Deficiencies and defects, which are latent or concealed, are excluded from the inspection.

Inspection Standards: Unless otherwise inconsistent with this Agreement or not possible, Inspector agrees to perform the inspection in accordance with InterNACHI's International Standards of Practice for Inspecting Residential Properties, a copy of which will be furnished on request, or can be viewed on the internet at www.nachi.org. Although Inspector agrees to follow these standards, Client understands that these standards contain certain limitations, exceptions, and exclusions. Client also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over Inspector or representations made by Inspector and does not supervise Inspector.

Inspector does not perform engineering, construction, architectural, plumbing, electrical or any other job function requiring an occupational license in the State of California. Where noted in the written inspection report, Inspector may recommend, and Client acknowledges that such may be necessary, that Client hire a professional engineer, or other qualified and licensed professional, to provide an independent inspection and analysis of certain elements that may be beyond the scope of this basic residential building inspection.

Use by Others: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any third party not involved in the transaction. Client may distribute copies of the inspection report to any other party directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said parties directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend and hold Inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Limitation of Liability: Inspector's inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the residential building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law.

Inspector assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client acknowledges that the liability of Inspector, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the Inspector's negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the Inspector, and this liability shall be exclusive. Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the residential building even if the Client has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the Inspector and Client; and (iii) to enable the Inspector to perform the inspection at the stated fee.

Arbitration Clause: Any dispute, controversy, interpretation of claim including claims for, but not limited to, breach of contract, fraud, or misrepresentation or any other theory of liability arising out of, from or related to, this Agreement or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

Disputes: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the Inspector has its principal place of business. In the event that Client fails to prove any adverse claims against Inspector in a court of law, Client agrees to pay all legal costs, expenses and fees of Inspector in defending said claims. Client further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or Inspector's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

Attorney's Fees: In the event legal proceedings are instituted against the Client by Inspector Ian/Inspector for payment of inspection fee or any dispute arising out of this agreement, the inspection, or report(s), including proceedings instituted by the Client against Inspector Ian/Inspector, then the Client agrees to pay all Court costs attorney's fees, arbitrator fees and other related costs incident to such proceedings, if judgment is in favor of Inspector Ian/Inspector.

Severability: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this Agreement is void, or unenforceable, the remaining provisions and portions shall remain in full force and effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of Inspector or its agents shall be binding unless reduced to writing and signed by Inspector. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. Client shall have no cause of action against Inspector after one year from the date of the inspection.

General Information

Client & Site Information

Date of Inspection:

Time of Inspection: 1:00 pm until 3:30 pm

Client Name:

Mailing Address:

Client Phone:

Client Email:

Site Characteristics

Climatic Conditions: Clear, sunny, dry

Soil Conditions: Dry

Approximate Outside
Temperature (F): 65-70

Building Characteristics

Main Entry Faces: Approximately North

Estimated Age: Original build 1961, upper level 1989

Building Type: single family home

Stories: 2

Space Below Grade: Yes

Size (square feet): 2400

Utility Services

Water Source: Public

Sewage Disposal: Public

Utilities Status: All on

Location of Emergency Controls

Electric Meter/Service Panel: Right side at front (below left)
Water Shut-Off: Left side of garage (below center)
Gas Meter: Right side at front (below right)



Other Information

Area: Residential
House Occupied: Yes
House Furnished: Yes
Client Present: Yes
Additional People Present: Client's agent

Summary of Recommendations

This section of our report summarizes items needing attention or repairs. Cosmetic defects or blemishes are not part of our Inspection, except as noted. General maintenance items and suggestions will not be shown on this page, but will be mentioned throughout the report as relevant.

This list is not an attempt by Inspector Ian to determine which items are to be repaired, if any, or who should be responsible for said repairs or alterations. Before making such decisions, the entire report should be carefully considered.

Failures can, and do, develop between the time of inspection and the close of Escrow. A pre-close walk through would be advisable.

Exterior Walls: Fill cracks in the stucco to prevent water penetration.

Trim: Repaint the trim below the overhang. All loose paint should be removed before repainting.

Windows & Exterior Doors: Relocate the position of the slider door handle/latch. Torn, damaged or missing screens should be repaired or replaced.

Roof: The roof covering after transfer of the property.

Gutters & Downspouts: replace the roof drainage system when the roof is replaced.

Chimney: monitor the condition of the chimney.

Fireplace: clean the fireplace flue. Note: no opinion is offered as to the actual condition of the flue since it was not properly inspected.

Crawl Space: consult a specialist inspector with regard to damage to structural timbers in the crawlspace.

Laundry: install a cover at the exterior of the clothes dryer air vent.

Kitchen: clear the blockage in the plumbing in order for the dishwasher to drain correctly. repair the front right gas burner at the stove top. It is advisable to keep a multi-purpose fire extinguisher in the kitchen at all times in case of fire. A high percentage of household fires start in kitchen areas.

Bathroom Two: reseal the toilet at the floor and bolt in place.

Firewall: fit a self-closing device to the door between the garage and living space.

Summary: The property appears to be in overall serviceable condition. Minor deficiencies are not listed on this page but are noted throughout the report.

Grounds

Our review of the grounds includes the following items if applicable: Concrete flatwork and asphalt paving including driveways, steps and walkways, fences, walls, gates, retaining walls, decks, porches; sprinkler systems are not included if present.

Entranceway

Location: Left side.

Type: Concrete slab pathway steps leading to tiled entranceway.

Comments: The overall condition of the entranceway was noted to be serviceable.

Recommendations: None.



Driveway, Patios & Walkways

Comments: The property is bordered in front by a double driveway, and by concrete flatwork along both sides and at the rear. The overall condition of these areas was noted to be serviceable.

Recommendations: None.



Decks

Comments: The rear deck has been fitted with synthetic deck boards which do not require maintenance. The deck was found to be level and in good condition.

Recommendations: None.

Fences, Gates & Railings

Comments: The sides and rear of the lot are enclosed by chain link fences with secure gates present at both sides of the building. Gates and fences were found to be in serviceable condition. The right side gate does not clear the gas installation, and must be opened inwards. Repeated miss-use may damage the gas piping.

Recommendations: Reverse the swing of the right side gate to clear gas meter pipe work.



Exterior

Our review of the exterior includes the following items if applicable: Exterior walls/siding, trim, masonry veneer, stucco, exterior doors, paint, vents, porches, railings, and windows.

Exterior Walls

Type: Mixture of stucco-type coating (lower) and plastic siding over timber frame.

Comments: The walls were found to be in generally adequate to serviceable condition. There were some minor stress cracks in the stucco at the rear of the left side.

Recommendations: fill cracks in the stucco to prevent water penetration.



Trim

Type: Painted wood.

Comments: The trim consists of eaves, fascia, and window and door trim. The overall condition of the trim was noted to be adequate with several areas of peeling paint. There was some damage to the wood at the side of the garage door..

Recommendations: repaint the trim below the overhang. All loose paint should be removed before repainting and any rotten or damaged wood replaced.



Windows

Comments: Windows are aluminum-framed units with horizontal and sliding panes and some fixed panels. The overall condition of the windows was noted to be adequate. Several windows were stiff and/or difficult to operate. Most windows were fitted with screens which were found to be in adequate to poor condition with small tears and/or holes. Several screens were missing. Four skylights are present above the upper level. There was evidence of minor moisture penetration at one skylight. There was some damage to the ceiling in the same area (see living areas section, below). The rear slider in the right side bedroom was very difficult to secure in the closed position.

Recommendations: relocate the position of the slider door handle/latch. Torn, damaged or missing screens should be repaired or replaced.



Chimney

Location: Front of house towards the center.

Type: brick chimney.

Comments: The visible areas of the exterior of the chimney were inspected from the crawls space, attic and from the exterior of the building. The chimney has been modified since the original construction. Texture of the bricks at the exterior is not consistent throughout the entire length. The base of the chimney has been fortified with mortar (arrow).

Recommendations: monitor the condition of the chimney.



Fireplace

Location: Main living area at front of house.

Type: tiled hearth and surround, brick firebox.

Comments: The fireplace, hearth and facing were found to be in serviceable condition. The firebox was also found to be in serviceable condition with no significant cracking. The damper was operated and found to be functional. Soot fell from the flue when the damper was opened. A partial inspection of the entrance to the chimney flue was attempted from the firebox using a mirror and a flashlight; the type of flue opening prevented a proper inspection of the flue, and no opinion is offered as to the condition of the flue interior. These areas would benefit from cleaning.

Recommendations: clean the fireplace flue. Note: no opinion is offered as to the actual condition of the flue since it was not thoroughly inspected.



Foundation & Crawl Space

Our review of the foundation includes the following items if applicable: Foundation, cripple walls, retaining walls. Please note this 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.

Our review of the crawl space area includes the following items if applicable: Floor insulation, condition of framing members, ventilation, clearance, excessive moisture, concrete foundation, cellulose and other debris, earth-to-wood contact, heating ducts and plumbing. Please note this is not a Structural Inspection. No representation is made as to the structural integrity of the property. If a structural inspection is required, a specialist should be consulted. Opinions vary widely as to what amount of movement, cracking of foundations or unevenness or sloping of floors is considered excessive.

Foundation

Type: raised foundation.

Anchor Bolted: yes.

Cripple Wall Bracing: no.

Comments: The overall condition of the foundation was assessed from the crawlspace. No signs of severe or unusual cracking were noted at the base of cripple walls in the areas where they were visible. The subfloor crossbeams are supported by timber columns which stand on concrete foundation piles. Subfloors and supports were found to be in serviceable condition. Sills are anchor bolted with the bolts visible in several places (for example below right).

Recommendations: None.



Crawl Space

Comments: Clearance in this area is restricted to less than twelve inches in areas below plumbing and/or heating ducts. The crawl space was found to be dry. There were signs of a previous leak in the plumbing below the hallway bathroom - timbers were damaged in this area. This area was dry at the time of the inspection.

Recommendations: consult a specialist inspector with regard to damage to structural timbers in the crawlspace.



Drainage

Our review of the drainage systems includes the following items if applicable: Site grading, site drainage, rain gutters and downspouts

Grading & Drainage

Comments: The building lies on an approximately level lot. The driveway at the front slopes down towards the Street from the front of the garage. Drainage of the site appears adequate.

Recommendations: None

Gutters and Downspouts

Comments: The building has full gutters and downspouts that were noted to be in overall poor to adequate condition. The gutters were inspected from the eaves and were found to be heavily rusted. Some of the gutters were blocked. Downspouts were fitted with extensions and/or splash blocks. Several drainage openings exist at locations no longer served by downspouts.

Recommendations: replace the roof drainage system when the roof is replaced.



Roof & Attic

Our review of the roof and attic includes the following items if applicable: roof surface area, roof type and condition, fastenings of material, roof-jacks, boots, valley flashing, chimney flashing, counter-flashing, chimney cap, skylights, spark arrester, debris, roof leaks, water damage and stains, condition of structural members, roof sheathing, ventilation, heat ducting and type of insulation as readily visible from the access opening. Please note that no representation is made as to the water tightness, fastening, spacing, number of layers or remaining serviceable life span of the roof. If a complete roof evaluation is required a roofing contractor should be consulted.

Roof

Type: Composition/asphalt shingles.

Layers: one.

Estimated Age: over 20 years.

Comments: The roof is in poor condition and requires replacement. Since most of the damage caused to roofing shingles comes from the sun, shingles are covered with quartz granules to deflect sunlight & heat. The first indications that shingles are deteriorating is the loss of some of these particles, which erode naturally with time as they become dried out. Eventually, sunlight heats the exposed shingles to the point where they begin to curl up and crack. Quartz particles were mostly eroded on the roof.



Curled shingles were present throughout the roof and at the edges of the roof. The right side of the roof at the rear was covered with moss. Flashings at roof vents are rusted, and have been repaired with roofing cement a number of times.

Recommendations: The roof covering requires replacement.



Attic

Comments: Rafters, other framing members and roof sheathing were noted to be in serviceable condition. There were no signs of water staining in visible areas of the under-side of the roof. The attic floor has been insulated with several inches of fiberglass-type material.

Recommendations: None.



Electrical System

Our review of the electrical system includes the following items if applicable: main service amperage, system grounding, handyman connections, presence of ground fault circuit interrupter breakers (GFCI's), breaker to wire size (where readily visible), unsafe extension cords, open or damaged junction boxes or receptacles. No opinion is rendered as to the adequacy or performance of system or compatibility of breakers. We do not trip GFCI or other breakers in order to avoid service interruptions.

Service

Type: Overhead service drop.

Comments: The service wires were inspected and found to be in adequate condition.

Recommendations: None.

Electric Meter & Main Panel

Location: Left side of house at front.

Comments: The inspector was not able to access the main panel.

Recommendations: Not applicable.

Sub-Panel

Location: Garage.

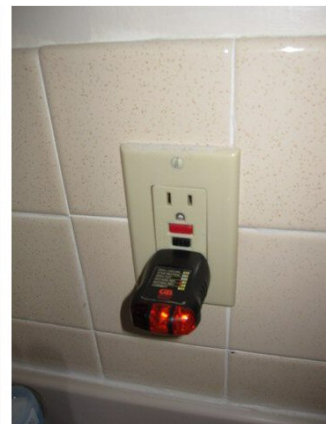
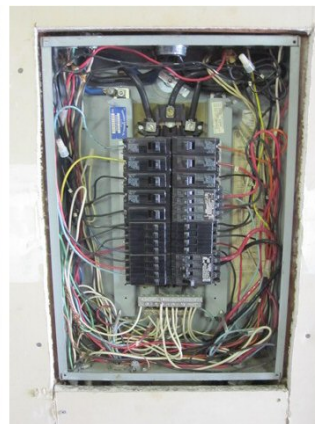
Comments: The sub panel and housing for the supply breakers were noted to be in serviceable condition. Wire to breaker size appears to be correct as readily visible; however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a licensed electrical contractor should be consulted. Evidence of electrical alterations was noted in the garage and other areas.

Recommendations: None. The electricity supply must always be shut off before carrying out any electrical maintenance; if in any doubt consult a State of California licensed Electrical Contractor.

Fixtures, Switches & Outlets

Comments: The overall condition of the accessible fixtures, switches and outlets was noted to be serviceable. All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and, open grounds. No defects were found. Ground Fault Circuit Interrupter (GFCI) type device(s) were present in bathroom(s). Exactly which device protects which outlets was not established.

Recommendations: None.



Heating, Ventilation & Air Conditioning Systems

Our review of the heating and air conditioning systems includes the following items if applicable: Flue pipe connections, ventilation, heat exchangers, filters, shut-off valves, gas lines, thermostatic controls, heating and cooling system operation, fireplace damper, hearth, facing and box. Typically the fireplace flue is not visible; therefore no representation is made as to the actual condition of the flue. No opinion is offered as to the adequacy and performance/balance of any of these systems. If a complete evaluation of furnace heat exchangers is desired, a licensed HVAC Contractor or PG&E should be consulted.

Heating System & Furnace

Type: Forced air; natural gas.

Location: Garage.

Thermostat Location: On wall in main living area

Comments: The furnace area is adequately vented. Flue pipe connections appear proper as readily visible above the furnace. The furnace was found to be in good condition. Gas supply to the furnace was turned on at the time of the inspection. The furnace was operated by raising the desired temperature at the thermostat. The furnace responded within a few minutes, and circulated warm air to registers. Access to the heat exchange areas is so limited that no assessment of the condition of the heat exchanger(s) can be made. The furnace gas supply line and gas shut-off valve appear to be in serviceable condition.

Recommendations: It is considered good practice to have the furnace inspected annually by a qualified engineer or gas safety specialist familiar with this type of appliance. The filter should be changed after transfer of the property and at least every twelve months thereafter; some furnace manufacturers recommend more frequent filter changes.



Air Conditioning

Type: Air ducts to registers (same distribution system as for heat supply).

Comments: The air conditioning was operated by lowering the desired temperature at the thermostat. Cool air was circulated within a few minutes to all registers. The evaporator coils are located along the left side of the building towards the front, and were found to be in serviceable condition.

Recommendations: None.



Plumbing System

Our review of the plumbing system includes the following items if applicable: main supply line, shut-off valves, supply and distribution piping, waste system, water heater capacity and operation, seismic strapping, pressure relief valve, overflow and condensation lines, location and clearances of equipment. No opinion is offered as to the adequacy of the plumbing system.

Plumbing Lines

Supply Lines: Copper.

Waste Lines: Mixture of cast iron and ABS plastic.

Comments: Pipes were examined where visible, which was restricted to portions below sinks inside the house and in the crawl space. Some evidence of corroded pipe work was noted below the hallway bathroom.

Recommendations: None.



Water Heater

Type: Natural gas fired, approximately 40 gallon capacity

Location: Closet next to hallway bathroom.

Comments: The water heater appears to be in serviceable condition. The water heater is secured with two seismic restraining straps. Natural gas connection and shut off valve were found to be in serviceable condition. Pipe connections and flue pipes appear to be correctly installed. The heater is equipped with a temperature/pressure (T/P) relief valve. This is an important safety device and should not be tampered with. The T/P relief valve appears to be properly installed. Piping from the valve is routed to the exterior. The exit pipe is an important safety feature, which should not be moved or blocked off.

Recommendations: None.



Interior

Our review of the interior includes the following items if applicable: walls, floors, ceilings, doors, windows, stairs, railings and handrails, ceiling/exhaust fans and venting of clothes dryer.

Living & Dining Areas

Comments: The living and dining areas were found to be in generally serviceable condition. The overall condition of the interior doors was noted to be serviceable. Ceilings were noted to be in generally serviceable condition. There was some damage to the ceiling in the recreation room. Walls were generally in serviceable condition with few examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Floor coverings were found to be in serviceable condition throughout. No evidence of sloping floors was noted; floor coverings prevented a full inspection of floors. Ceiling fans in the recreation room were fully operable.

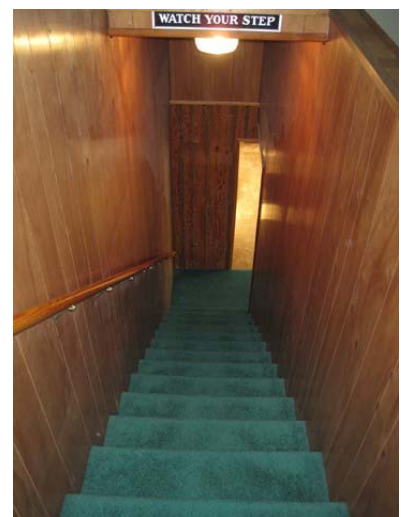
Recommendations: None.



Stairs & Handrails

Comments: The overall condition of these areas was noted to be serviceable. Carpeting on the stairs was had been correctly fitted and was in serviceable condition. Banisters and handrails were securely fastened.

Recommendations: None.



Laundry

Location: Garage.

Comments: The laundry area was found to be in serviceable condition. Plumbing and drain connections were available for connection of the washing machine. The dedicated sink was found to be in serviceable condition. There is a natural gas connection present in this area for connection of a natural gas powered clothes dryer. The dryer air vent is routed to the exterior via the right side garage wall. The dryer vent cover was missing.

Recommendations: install a cover at the exterior of the clothes dryer air vent.



Smoke Detectors, Sprinkler Systems & Alarm Systems

Comments: The testing of smoke detectors and/or sprinkler systems is not part of this inspection. It is important to note that the “self-test” button present on a smoke detector can only verify the presence of a power source, and not the ability to actually detect smoke. Sprinkler systems cannot be operated for obvious reasons. Alarm Systems are not tested.

Recommendations: fully test all smoke detectors with “fake smoke” after transfer of property.

Kitchen

Our review of the kitchen includes the following items if applicable: Oven elements, stove top elements, dishwasher, trash compactor, garbage disposal, sinks, faucets, counter tops, plumbing and fire extinguisher. We do not inspect microwave ovens, clocks or timers. We do not operate self-cleaning oven cycles. The dishwasher may not have been operated through a full cycle. Water shut-off valves are not opened due to the high potential for subsequent leakage.

Comments: The kitchen was found to be in overall serviceable condition. Ceilings were noted to be in serviceable condition with no signs of leaks, water stains or serious marks. Walls were generally in serviceable condition, with few examples of cosmetic damage - chips, marks, minor holes, small cracks etc. The tile floor covering was in serviceable condition with no serious marks or cracks. The overall condition of the countertops and cabinets was noted to be serviceable. Drawers and cabinet doors were all fully operable.

The sink unit was found to be in serviceable condition with no signs of leaks around the sink or in the cabinet below. Plumbing fixtures were fully operable. The waste disposal unit was operated and found to run quietly. The dishwasher drains through the air gap at the sink. The stove top front right burner was not operable. The gas oven and broiler were working. The oven light was operable. The exhaust extractor unit was operated and found to run quietly with a choice of speeds. The light inside the hood was functional. No fire extinguisher was present in the kitchen.

Recommendations: clear the blockage in the plumbing in order for the dishwasher to drain correctly. repair the front right gas burner at the stove top. It is advisable to keep a multi-purpose fire extinguisher in the kitchen at all times in case of fire. A high percentage of household fires start in kitchen areas.



Bedrooms

Comments: The overall condition of the bedrooms was noted to be serviceable. Ceilings were noted to be in serviceable condition with no signs of leaks, water stains or serious marks. Walls were generally in serviceable condition, with few examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Floor coverings were found to be in serviceable condition throughout. No evidence of sloping floors was noted; floor coverings prevented a full inspection of floors. Ceiling fans in the bedrooms were fully operable.

Recommendations: None.



Bathrooms

Bathroom One

Location: hallway on ground level.

Amenities: Toilet, double bathtub, over-tub shower, sink/vanity unit, extractor fan.

Comments: The bathroom was found to be in generally serviceable condition. Water supply was connected to all fixtures in this bathroom. The shower unit was operated and found not to leak at the shower head or at the sliding glass doors. (Note: these doors will leak if sprayed with water for a prolonged period). The sink was tested and found not to leak in under-sink areas. The tub was tested and found not to leak. The toilet was securely fitted to the floor and refilled properly after being flushed. The exhaust fan is operated independently of the bathroom lights, and ran quietly.

Recommendations: None.



Bathroom Two

Location: Off master bedroom.

Amenities: Toilet, double stall shower, sink/vanity unit, extractor fan.

Comments: The bathroom was found to be in generally serviceable condition. Water supply was connected to all fixtures in this bathroom. The shower unit was operated and found not to leak at the multiple shower heads or at the sliding glass doors. (Note: these doors will leak if sprayed with water for a prolonged period). The sink was tested and found not to leak in under-sink areas. The tub was tested and found not to leak. The toilet was loose at the floor and requires refitting. The exhaust fan is operated independently of the bathroom lights, and ran quietly.

Recommendations: reseal the toilet at the floor and bolt in place.



Garage

Our review of the garage includes the following items if applicable: Garage door, garage door springs, automatic opener, automatic reverse device, fire door, condition of firewall including improper openings, floor and drainage

Location: Front.

Type: 2-car attached

Floor

Comments: The floor was found to be in adequate condition where visible. Most of the garage floor was obscured by stored items and a parked car.

Recommendations: None.

Firewall

Comments: The door between the garage and living areas is of fire resistant-type construction, but there is no self-closing mechanism present on the fire door. The firewall between the garage and living areas was otherwise found to be intact as readily visible.

Recommendations: fit a self-closing device to the door between the garage and living space.

Vehicle Door

Type: roll-up

Comments: The vehicle door was found to be in serviceable condition. There is an automatic garage door opener present which is connected directly to a dedicated outlet. The automatic reverse safety mechanism was not tested, since testing can cause damage to the vehicle door in the event that the mechanism is non-functional.

Recommendations: None.



Inspector Ian sincerely appreciates your business.
We hope we will be able to serve your future property inspection needs