

THE SCOPE OF THE INSPECTION

► HOME INSPECTION
AUTHORIZATION FORM

Property Address: 167 MARGUERATTA ST Inspection Date: SEPT 18, 2004
TORONTO, ONTARIO Inspection Time: 9:00 AM

Client Name: JILL LAZENBY Home Phone: _____
 Address: PAT MELVILLE Business Phone: _____
 Mobile Phone: (416) 624-0131
 Fax: _____
 Email: _____

Fee Base Fee: \$ 410.00
 Tax: \$ 28.70
 Total Fee: \$ 438.70 payable at the time of the inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the **Limitations and Conditions** set out in this Agreement. The report is based on a **visual examination** of the readily accessible features of the building.

The Inspection is performed in accordance with the **Standards of Practice of the American Society of Home Inspectors and Canadian Association of Home and Property Inspectors**. A copy of these Standards is attached for your reference.

The Home Inspector's Report is an opinion of the **present condition** of the property. It is not a guarantee, warranty or an insurance policy with regards to the property.

I have read, understood and accepted the above **Limitations and Conditions** of this Home Inspection.

Date: Sept 18, 2004

Client Signature: P. Melville

On behalf of: (Company) CARSON DUNLOP AND ASSOC LTD

Payment Received in Full: (Signature) J. Gibson

Inspector: (Print Name) J. GIBSON

Note: The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

Please Do Not Remove.

THE SCOPE OF THE INSPECTION

**▶ LIMITATIONS AND CONDITIONS
OF THE HOME INSPECTION**

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. **The Home Inspection provides you with a basic overview of the condition of the property.** Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the section of the Home Reference Book text that is referred to in the Report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2. **A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.**

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath.

3. **The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.**

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. **We are not responsible for, and we do not comment on the quality of air in a building.** The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5. **The Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.**

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Signed

Pete Wills

Dated

Sept 18, 2004

The inspection report is not complete unless accompanied by the Home Reference Book.



THE BOTTOM LINE

► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$) over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

ROOFING	Front roof '06 MS old/damaged asphalt shingles (2W), flashing repairs
EXTERIOR	repairs/maintenance, grading
STRUCTURE	
ELECTRICAL	
HEATING	oil tank removed, new gas furnace old oil tank, aging oil furnace.
COOLING/HEAT PUMPS	
INSULATION	
PLUMBING	
INTERIOR	repairs/maintenance, attic party wall

'07 MS

► OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Below Average

Typical

Above Average

Please refer to *Priority Maintenance for Home Buyers* on next page.

Location References:

NOTE: For the purpose of this report, the front of the house is considered to be facing:

N S E W

OR

NOTE: For the purpose of this report, assume you are standing on the street facing the front door.

F is the front LH is the left
R is the rear RH is the right

DESCRIPTION

1.0 Major Floor Finishes:

- 1.1 Concrete
- 1.2 Hardwood
- 1.3 Softwood
- 1.4/1.5 Carpet
- 1.6 Resilient
- 1.7 Ceramic/Quarry Tile
- 1.8 Slate/Stone/Marble/Terrazzo
- 1.9 Laminate

2.0 Major Wall Finishes:

- 2.1 Plaster/Drywall
- 2.2 Paneling
- 2.3 Brick/Stone
- 2.4 Concrete/Concrete Block
- 2.5 Stucco/Texture/Stipple

3.0 Major Ceiling Finishes:

- 3.1 Plaster/Drywall
- 3.2 Acoustic Tile
- 3.3 Suspended Tile
- 3.4 Metal
- 3.5 Stucco/Textured/Stipple
- 2.2 Wood

6.0 Windows:

- 6.1.1 Single/Double Hung
- 6.1.2 Casement
- 6.1.3 Sliders
- 6.1.4 Awning
- 6.1.5 Fixed
- 6.1.7 Skylights
- 6.1.8 Solariums

6.2 Glazing:

- 6.2.1 Single
- 6.2.2 Double
- 6.2.3 Triple
- 6.2.4 Primary Plus Storm

7.0 Exterior Doors:

- Solid Wood
- Hollow Wood
- Metal
- Garage
- Storm
- French
- Sliding Glass
- Plastic/Fiberglass

8.0 Fireplaces:

- 8.1 Masonry
- 8.2 Zero Clearance
- 8.3 Insert
- 8.4 Gas (DIV) LR
- 8.5 Coal
- 8.6 Roughed-In
- 8.7 Non-Functional
- 8.8 Wood Stove
- None

9.0 Party Walls:

- Masonry
- Wood Frame
- None In Attic
- Not Visible

10.0 BASEMENT/CRAWL SPACE LEAKAGE

- Evidence of leakage
- Cannot predict how often or badly crawl space or basement will leak
- Read Section 10.0 in the text before taking action

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	\$	
1.0	<input checked="" type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint <input checked="" type="checkbox"/> Storage/Furnishings In Some Areas Limited Inspection <input checked="" type="checkbox"/> Quality Of Chimney Draw Cannot Be Determined <input checked="" type="checkbox"/> No Comment Made on Cosmetic Finishes <input type="checkbox"/> Fireplace in use <input checked="" type="checkbox"/> CO detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input checked="" type="checkbox"/> Restricted/No Access To <u>closets, cabinets</u> <input checked="" type="checkbox"/> 40± % of foundation wall not visible <input checked="" type="checkbox"/> Drainage Tile not visible				
1.0	FLOORS water stains, loose, cracked, slope, bouncy, patched, damage, worn					
2.0	WALLS water stains, loose, cracked, patched, damage					
3.0	CEILING s water stains, loose, cracked, sag, patched, damage - smoke detectors					
4.0	TRIM/COUNTERS/CABINETS - water damage, loose, rot, obsolete, damaged, hardware					
5.0	STAIRS - uniformity, rise, run, tread width, headroom, railings, pitch					
6.0	WINDOWS Primary, Storm - glass, sash, frame, sill, screen, hardware, caulking, putty, weatherstripping - water damage, loose, cracked, broken, paint/stain, rot, condensation, lost seal, leak slope, operability, original lower quality units					
6.1.7	Skylight/Solarium - water damage, condensation, leak, rot, cracked, lost seal <u>mount</u>					
7.0	DOORS - main, garage (man-door), storm, french, sliding - glass, sash, frame, sill, screen, hardware, weatherstripping - damage, leak, adjust, trim, rot, operability, lost seal					
8.0	FIREPLACES / WOOD STOVES - inspect / sweep chimney before using - foundation, hearth, firebox, damper, mantle, mortar, lintel, liner - chimney draw, combustible clearance, shared flue, size, rust, gaps, settlement, support - gas leaks, lighter valve, fan, combustion air vent, doors, screens, damage					
9.0	PARTY WALLS none at AN					
10.0	BASEMENT/CRAWL SPACE LEAKAGE efflorescence, stains, dampness, prior repairs 1. - gutters, downspouts, grading, driveways - attempt these improvements first eg BW, BS, BE 2. - cracks/form ties 3. - excavation, damproofing, tile - consider as a last resort <u>See EXTERIOR</u>					

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

DESCRIPTION

- | | | | |
|--|---|--|---|
| <p>1.0 Gutters & Downspouts:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1.0 Integral/Built-in <input checked="" type="checkbox"/> 1.1 Aluminum <input type="checkbox"/> 1.1 Galvanized Steel <input type="checkbox"/> 1.1 Plastic <input type="checkbox"/> 1.1 Copper <input type="checkbox"/> 1.1 Wood <input type="checkbox"/> 1.2 Discharge Below Grade <input checked="" type="checkbox"/> 1.2 Discharge Above Grade | <p>2.0 Lot Topography:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Towards House <input type="checkbox"/> Away From House <input type="checkbox"/> Ravine | <p>4.0 Wall Surfaces:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4.1 Brick <input type="checkbox"/> 4.2 Stone <input type="checkbox"/> 4.3 Block <input type="checkbox"/> 4.4 Stucco/EIFS <input type="checkbox"/> 4.5 Wood Siding <input checked="" type="checkbox"/> 4.6 Metal Siding <input type="checkbox"/> 4.7 Vinyl Siding <input type="checkbox"/> 4.8 Wood Shingles <input type="checkbox"/> 4.9 Asphalt Shingles <input type="checkbox"/> 4.10 Asbestos Cement Shingles <input type="checkbox"/> 4.11 Clay Shingles <input type="checkbox"/> 4.12 Slate <input type="checkbox"/> 4.13 Insulbrick <input type="checkbox"/> 4.14 Artificial Stone <input type="checkbox"/> 4.15 Hardboard or Plywood | <p>9.0 Retaining Walls:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Masonry <input type="checkbox"/> Other |
|--|---|--|---|

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time			
1.0	<input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input checked="" type="checkbox"/> Restricted/No Access Under Steps/Decks/Porches <input type="checkbox"/> Grading Not Visible Due To Snow <input checked="" type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint/Trim <input checked="" type="checkbox"/> Vines, Shrubs, Trees, etc., Against Building Restricted Inspection <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input type="checkbox"/> Exterior Inspection From Ground Level <input type="checkbox"/> Storage Against/Inaccessible Wall <input type="checkbox"/> No Access/Car/Storage In Garage <input type="checkbox"/> Garage Door Opener Not Tested					
1.0	†GUTTERS - old, leak, damage, slope, rust, loose, paint clogged, end cap onto roof		eg 2W				
1.2	†DOWNSPOUTS - discharge above grade 6ft from house, splash block(s) - loose, connections clogged, tile, damage, split extend to lower gutter		eg SE, SW 2NW	R V	0	m/L	
2.0	†LOT GRADING - slope away from house, swale, drain low areas		eg E, SE, SW				
2.1	†Window Wells - needed when re-grading, damage, wood/soil			F/R	V	1	D/500-1500
6.0	†WALKS/PATIOS/DRIVEWAYS - drain, slope away from house, seal gap at house, broken up, trip hazard		eg S				
6.0	†LANDSCAPING - trim trees/shrubs away from building		eg 2NE	F/R	2NE	0	m/L
3.0	SOFFIT & FASCIA - loose, rot, vermin damage, paint, leaks		eg 2W, Y				
3.0	DOORS, WINDOWS & TRIM - loose, rot, paint/stain, caulk, rust, threshold, leak, weather strip			R	V	0	m/L
4.16	Door/Window Flashings - ineffective, joints, caulk, incomplete, sill						
4.0	WALL SURFACES - vines, spalling, mortar, cracks, damage, caulking, utility entrances, pipes, vents, loose, rot, paint/stain, delaminating, EIFS		eg S, NE	R	V	0	m/L
4.17	Wood/Soil Contact - 8 inch clearance		E/DECK, W/PORCH	F/R	V	1	m/D/L
4.18	Foundation Walls - pointing, parging, spalling, cracks, height above grade						
5.0	†PORCHES, DECKS, BALCONIES, ENTRANCES & CARPORTS - 5.1 steps, 5.2 railings, 5.3 columns, 5.4 beams, 5.5 joists, 5.6 floors, 5.7 roof structure, 5.8 skirt, damage, rot, termite, sag, loose, settlement, connection to house, trip hazard, cracks, paint/stain, spalling			P	W	0	< 300
7.0	†BASEMENT WALK-OUT - 7.1 frost, 7.2 steps, 7.3 railing, 7.4 drain, 7.5 threshold, 7.6 walls, 7.7 cover						
8.0	GARAGES - 8.1 detached garage - typical low quality, disrepair, 8.2 fire or gas proofing, 8.3 man-door closer, 8.4 combustible insulation, 8.5 floor, 8.6 drainage, 8.7 vehicle door, opener, adjustment, auto reverse, rot, damage						
9.0	RETAINING WALLS - movement, cracked, rot, weep holes						

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation See Windows and Doors in Interior Section

† Any or all of these items may contribute to Basement Leakage. Please see Interior Form.

Note: Flat roof re-shingled 2006 MS

REFERENCE	DESCRIPTION											3.0 Chimneys:			
	Asphalt	Wood	Slate	Concrete / Clay	Asbestos Cement	Metal	Corrugated Plastic	Built Up	Roll Roofing	Modified Bitumen	Other		Strip When Reroofing	Vulnerable Areas	Risk of Ice Damming
Main Slope	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	1.12	1.13	1.14	<input type="checkbox"/> Metal <input type="checkbox"/> Wood over Metal <input type="checkbox"/> Stucco over Metal <input type="checkbox"/> Masonry over Metal <input type="checkbox"/> Cement Asbestos <input checked="" type="checkbox"/> Masonry SW <input type="checkbox"/> Mutual <input type="checkbox"/> Partially Removed <input checked="" type="checkbox"/> Abandoned SW
Second	2E														<input type="checkbox"/> None <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Third															
Main Flat															
Second															
Dormer(s)															
Bay(s)															
Porch(es)	1W														
Garage															

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	#
1.0	Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input checked="" type="checkbox"/> Walking on <input type="checkbox"/> _____ Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input type="checkbox"/> Slope <input type="checkbox"/> _____ Chimney/Flashing Inspection Limited By: _____ <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.				
	ROOFING - 1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches at west slope →	R	2W	0	1200-1500
	Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak				
	Second - old, damage, patched, cracked, curled, missing, rot, loose, leak				
	Third - old, damage, patched, cracked, curled, missing, rot, loose, leak				
	minor repairs required at North slope				
	Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak	R	2E	0	< 400.
	Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak				
	Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak				
	Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak				
	Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak				
	Garage - old, damage, patched, cracked, curled, missing, rot, leak				
2.0	FLASHINGS - replace when re-roofing				
2.1	Valley - damage, suspect rust, patched, holes, leak, overshoots gutter				
2.2	Hip & Ridge - damage, suspect, poor, nail heads, split, leak				
2.3	Sloped/Flat - damage, suspect, rust, patched, leak	R	1W	0	M.
2.4	Roof/Wall - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak				
2.5	Chimney - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak				
2.6	Parapet Wall - damage, suspect, cap flashing, counter flashing, leak	R	SW	0	D/L.
2.7	Plumbing Stack/Mast/Flue - damage, suspect, pitch pan, patched, rust, leak				
2.8	Dormer(s) - damage, suspect, wood clearance, counter flashing, leak				
2.9/10	Skylight(s)/Solarium - damage, suspect, curb, counter flashing, caulking, leak	F/R	NW	0	D/L.
2.11/12	Drip Edge/Gravel Stop - incomplete, rust, improper, add when re-roofing, loose				
2.13	Roof/Ridge Vent(s) - damage, suspect, patched, loose, nailheads, leak	M/R	2SE	M	M/L
3.0	CHIMNEY(S) - Abandoned in use by oil furnace				
	Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust	F/R	SW	Z	D/500
	Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust				1000
	Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust				

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

DESCRIPTION

2.1/2/3 Service Entrance Cable: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Aluminum <input type="checkbox"/> Underground <input checked="" type="checkbox"/> Not Visible	2.7 System Grounding <input type="checkbox"/> Water Pipe <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Ground Rods <input type="checkbox"/> Aluminum <input type="checkbox"/> Ufer/Other <input type="checkbox"/> Not Visible	4.0 Distribution Wire: <input checked="" type="checkbox"/> Metallic Sheathed <input checked="" type="checkbox"/> Non-metallic Sheathed <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Aluminum to Major Appliances <input type="checkbox"/> Knob-and-Tube Copper <input type="checkbox"/> Copper Clad Aluminum	5.3 Arc/Ground Fault Circuit Interrupter: <input type="checkbox"/> Panel <input type="checkbox"/> Outside <input checked="" type="checkbox"/> Bathrooms 2 <input type="checkbox"/> Garage <input type="checkbox"/> Whirlpool <input type="checkbox"/> Kitchen <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Other WR <input type="checkbox"/> None
2.4/5 Service Size: 100 / ___ / ___ Amps (240Volts)	3.0 Distribution Panel Rating 25 / ___ / ___ Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers	5.2 Outlets: <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Ungrounded Number: _____ <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Typical <input checked="" type="checkbox"/> Upgraded	
2.6 Main Disconnect/Service Box: Rating 100 / ___ / ___ Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location: B/SW	3.2 Auxiliary Panel(s) <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location(s): _____		

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	
	Power Off: <input type="checkbox"/> Throughout <input type="checkbox"/> In Some Areas <input type="checkbox"/> Restricted/No Access To _____ <input type="checkbox"/> System Ground Not Visible/Accessible <input type="checkbox"/> Fuse Block(s) Not Pulled <input checked="" type="checkbox"/> Concealed Electrical Components Not Inspected <input checked="" type="checkbox"/> Main Disconnect Cover Not Removed <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.				H
2.1/2/3	SERVICE Entrance - damage, clearance, seal at wall/meter, height, loose clamps - drip loop, frayed, exposed neutral	R	SW	0	M
2.4/5	Larger Service - if lifestyle requires it				
2.6	Service Box - undersized, loose corrosion, overheated, damage				
2.7	SYSTEM GROUNDING - ineffective, meter bypass, spliced, missing clamp electrode(s)	R	B/SW	0	M
3.1	SERVICE PANEL - damage, loose, obsolete, rust, double-taps, crowded, location <i>labeling incomplete</i>				
3.1	Panel Overcurrent Protection (undersized panel)				
3.2	Auxiliary or Larger Panel - doubled-taps, feed wire, crowded, grounding, ground/neutral joined, miswired	R	Panel	0	M
3.3/1.11	Fuses / Breakers - damage, loose, overfused, 15 amp for branch circuits, fuse block				
3.4/5	240 Volt Circuits/Linking - <i>at ISA outlets!</i>				
3.6	Panel Wires - damage, overheated, loose				
3.7/8	Panel (Dead Front) Cover Plate / Unprotected Panel Openings - covers, fuses				
3.9/11	Abandoned Wire in Panel / Connections in Panel				
3.10	Access to Panel				
4.1	BRANCH CIRCUIT WIRING - damage, loose, exposed, support, strain relief ducts/piping, undersized, extension cord, abandoned, exterior wiring				
4.2	Overloaded Circuits - more branch circuits				
4.3	Dedicated Circuits - furnace, fridge, water heater, range, dryer, A/C				
4.4	Knob-and-Tube - connections, damaged, brittle, suspect, replace when renovating				
4.5	Aluminum - special connectors, overheating, outlets, panel, loose, antioxidant				
5.1	Lights / Ceiling Fans - inoperative, pot lights, damage, loose, exposed wires/bulbs				
5.2	Outlets - number, loose, damage, inoperative, miswired, worn, overheating				
5.2.2	Ungrounded Outlets - 3-prong, fill ground slot, GFCI				
5.2.3	Split Receptacles - link				
5.2.4	Reversed Polarity Outlets				
5.3	Arc/Ground Fault Circuit Interrupters - test faulty, inoperative, desirable				
5.4	Switches - damage, loose, obsolete, inoperative, location				
5.5	Junction Boxes - missing, loose, exposed wires, crowded				
5.6	Cover Plates - damage, outlets, switches, boxes				

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation
 All recommendations are safety issues -- Treat them as high priority

DESCRIPTION

- | | | | |
|---|---|---|--|
| 3.0 Foundations:
<input type="checkbox"/> Poured Concrete
<input type="checkbox"/> Masonry Block
<input checked="" type="checkbox"/> Stone
<input checked="" type="checkbox"/> Brick
<input type="checkbox"/> Clay Tile
<input type="checkbox"/> Piles and Grade Beams
<input type="checkbox"/> Piers
<input type="checkbox"/> Wood
<input type="checkbox"/> Not Visible/None | 4.0 Configuration:
<input checked="" type="checkbox"/> Basement
<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Slab-on-Grade

5.0 Floor Construction:
<input checked="" type="checkbox"/> Joists
<input type="checkbox"/> Trusses
<input type="checkbox"/> Concrete
<input checked="" type="checkbox"/> Not Visible | 6.0 Exterior Wall Construction:
<input type="checkbox"/> Masonry
<input checked="" type="checkbox"/> Wood Frame
<input checked="" type="checkbox"/> Wood Frame, Brick Veneer
<input type="checkbox"/> Log
<input type="checkbox"/> Post and Beam
<input checked="" type="checkbox"/> Not Visible | 7.0 Roof and Ceiling Framing:
<input checked="" type="checkbox"/> 7.1 Rafters/Roof Joists
<input type="checkbox"/> 7.4 Trusses
<input checked="" type="checkbox"/> Not Visible |
|---|---|---|--|

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations Restricted/No Access To: <input type="checkbox"/> Crawl Space <input type="checkbox"/> Roof Space <input type="checkbox"/> Knee Wall Areas <input type="checkbox"/> Attic <input type="checkbox"/> Slab-on-grade <input checked="" type="checkbox"/> 40% Of Foundation Wall Not Visible <input checked="" type="checkbox"/> Finishes, Insulation And/Or Storage Concealing Structural Components <input type="checkbox"/> Crawl Space/Roof Space/Knee Wall Areas/Attic Inspected From Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	Task	Location	Time	#
2.0	FOOTINGS - settled, too shallow, basement stairwell, suspect, floor lowered				
3.0	FOUNDATIONS cracked, bowed, water damage, height, spalling, settled - further evaluation, prior repairs, <u>typical flaws</u>	M	T		
5.0/1	FLOORS/Sills - not anchored, below grade, rot, damage, suspect				
5.2	Beams - sag, end bearing, poorly secured to columns, rot, damage, lateral support, notches				
5.3	Posts / Columns - out of plumb, adjust, rot, rust, spall, footing?				
5.4	Joists sag, end bearing, <u>typical amounts</u> concentrated load, rot, damage, cracks, notches, holes	M	T		
5.5	Stairwell Openings - header/trimmer undersized, poor connection, support				
5.6/7	Sub-Flooring / Bridging / Bracing - poorly secured, sag, edges unsupported, incomplete, rot				
5.8	Cantilevers - water damage, excessive span				
5.9	Floor Trusses - span, cut				
5.10	Concrete Floors - broken up, improperly sloped, suspended, heaved				
6.0/1	WALLS Masonry - lean, bow, mortar, cracks, prior repairs				
6.6/7	Arches / Lintels - cracks, mortar, masonry, leaning, span, end bearing, rust, prior repairs, spalling				
6.3	Brick Veneer - bow, mortar, cracks, weep holes, prior repairs				
6.2	Wood-Frame (Studs) - warped, concentrated loads, bracing, rot, sagging lintels, leans				
6.4/5	Log / Post & Beam - gaps, settling, rot, damage, checking, buckling				
7.0/1	ROOFS Rafters span, spreading, sagging, split rot				
7.2/3	Collar Ties / Knee Walls - lateral support, securement, location				
7.4	Roof Trusses - span, braces missing, uplift, cut				
7.5	Roof Sheathing edge support, delaminating, sag, rot, mildew, condensation, water stains	R	JW		
8.0	CHIMNEYS leaning, mortar cracks, incomplete, firestops				
9/10.6	TERMITE / INSECT DAMAGE - treatment/further investigation recommended - wood/soil contact, prior treatment				
12.0	FIRE DAMAGE - floor, wall, attic <i>neighbour's chimney in poor condition in attic -> party wall see INTERIOR.</i>				

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

FIR NW 0 D/L

DESCRIPTION

Fuel: Gas Electricity Oil Wood
 (for Wood Stoves, see Interior 8.0)

2.0 Electric Heaters
 3.0 Furnace
 4.0 Boiler 17.0 Steam Boiler
 5.0 Conversion to Forced Air
 6.0 Conversion from Oil to Gas
 15.9 Hot Water Radiant Heat
 15.10 Electric Radiant Heat
 18.0 Combination Heating System

7.0 Chimney Liner:
 None Metal
 Clay Not Applicable
 Cement Not Visible
 Required Required for
 Not Required Conversion/
 Upgrade

8.0 Efficiency:
 Conventional High
 Mid _____

9.0 Capacity: VARIABLE
 (input/output) _____ / _____ x 1000 BTU/hr
 Approx. Age: 16 / _____ yrs. old

10.0 Failure Probability:
 High Medium Low

14.24 Heat Recovery Ventilator

MAIN GAS SHUT OFF EX/NW.
 Main Fuel Shut Off Valve at B/W
 (OIL TANK)

oil tank removed,
 new FA gas furnace
 2007 MS

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
11.0	Gas Piping - leaks, material, support			
14.20	Oil Tank - leak, abandoned, oil piping, filter, location			more than 20 yrs old - insurance issue
14.3/4	Oil Burner / Primary Control - adjustment			
14.2/15	Gas Burner / Gas Valve - adjustment, rust, flashback, leak	R	B/W	0 1000-20
14.6/7	Pilot & Thermocouple / Pilotless Ignition			at connections near filter
14.16/12	Heat Shield / Refractory - damage, exhaust gases	R	B/W	0 M
14.1/10	Exhaust Flue / Barometric Damper - rust, connections, slope, inoperative, exhaust gases, plastic			adjust service
14.17/18	Chimney / Liner / Clean-out - dirty, obstructed, further investigation	P	B, EX	? 500-700
14.5/11	Combustion Air / Clearance from Combustibles - inadequate			
14.8/9	Vent Damper / Induced Draft Fan - inoperative, service			
14.13/14	Condensate Line / Pump - leak, dirty			
14.19	Thermostat - damaged, location, adjustment, loose	R	B	U 2000-300
10.0/21	FURNACE - heat exchanger, rust, suspect, old, inoperative, service, retrofit			aging, unpredictable
12.3	Blower / Motor - noisy, dirty, adjust belt	P	B	0 m/L
12.4	Humidifier - location, adjustment, leak, dirty, damper, inoperative, drained, not tested			annual
12.5/6	Air Filter / Electronic Filter - dirty, inoperative, service, damaged	F/I	B	0 m/D
12.7	Fan / Limit Switch - adjustment			
12.8	Electric Plenum Heater - inoperative			
15.7	Motorized Dampers - adjustment, inoperative			
15.1/2	Supply / Return Ducts & Registers - number, location, connections, rust, obstructed, balance, damaged, see 13.0 in Cooling/Heat Pumps	F/I	Y	m m
13/17.0	BOILER - Hot Water / Steam - old, inoperative, service, leak			
13.3/4	Expansion Tank / Relief Valve - leak, waterlogged, discharge			
13.5/6	Pressure Reducing Valve / Back-flow Preventer - leak, adjustment			
13.2/7	High Temp. Limit / Low Water Cut-out - leak, adjustment			
13.8/9	Isolating Valves / Circulating Pump - leak, noisy, inoperative			
15.3/4	Radiators / Baseboards / Valves - leak, corrosion			
15.5/6/8	Bleed Valves / Piping / Zone Valves - leak, corrosion			
18.0	Combination Heating System - undersized, leaks, water temp			
14.23	ELECTRIC Heaters - inoperative, rust			
14.21/22	Elements & Wiring / Fuses & Breakers - safety, overfusing, exposed, burned, melted			
15.9/10	Radiant Heat - inoperative			
14.24	Heat Recovery Ventilator - dirty, duct connection, intake, exhaust, flow collars			

COMMENTS

See Supplementary Section Inappropriate Materials or Installation
 * FURNACE - fan control suspect or poorly adjusted - service.

Supply Temp: _____ / _____ / _____ Return Temp: _____ / _____ / _____ ΔT: _____ / _____ / _____

COOLING/HEAT PUMPS

329316

DESCRIPTION NONE

1.0 Air Conditioning:

- 1.1 Air Cooled
- 1.2 Water Cooled
- 1.3 Independent System
- 1.4 Gas Chiller

2.0 Heat Pump:

- 2.1 Air Source
- 2.2 Auxiliary Heat
- 2.3 Ground/Water Source
- 2.4 Independent Unit

3.0 Cooling Capacity:

24 / 1 / 1 x 1,000 BTU/hr

4.0 Failure Probability:

- High
- Medium
- Low

5.0 Approx. Compressor Age:

5 / 1 / 1 yrs old

19.0 House Fan:

20.0 Evaporative Cooler:

- Motor:**
- One Speed
 - Two Speed

Roof Jack Condition: _____

Damper Location: _____

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	#
	Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Not Found <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Restricted Access <input type="checkbox"/> Outdoor Coil Covered Outdoor Temperature Prevented Testing in: <input type="checkbox"/> Cooling Mode <input type="checkbox"/> Heating Mode <input checked="" type="checkbox"/> Heat Gain and Heat Loss Calculations Not Done <input type="checkbox"/> House Fan Not Tested <input checked="" type="checkbox"/> Window A/C Excluded <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.				
1.0	AIR CONDITIONING - undersized?, old, service				
2.0	HEAT PUMP - undersized?, old, service				
2.3	Ground/Water Source - buried piping, supply well, discharge well, suspect				
5.0	Compressor - old, inoperative, noisy				
6.0	Plenum / Indoor Coil - dirty, corroded, frost, temperature drop - too great, too small				
7.0	Outdoor Coil - dirty, iced up, not level, fin damage				
8.0	Water Cooled Coil - leak				
9.0	Outdoor Fan - noisy, inoperative, damage, obstructed				
10.0	Condensate Tray (Line) Pump - leak, stains, blocked, inoperative, trap				
11.0	Refrigerant Lines leak, damage, corrosion, insulation missing, seal at plenum/wall				
12.0	Indoor Fan - dirty, noisy, undersized?, vibration, adjustment				
13.0	Ductwork - undersized?, disconnected, obstructed, dirty, rust, support, incomplete, humidifier damper, balancing, damaged				
14.0	Attic Ductwork Insulation - damage, incomplete				
15.0	Supplemental Cooling - if necessary				
16.0	Attic Drip Pan - leaking, missing, common drain - drain line - missing, disconnected				
17.0	Water Lines - supplied from pool, leak, damage				
18.0	Thermostat - damaged, location, adjustment, loose				
19.0	HOUSE FAN - old, inoperative, vent outside, wiring				
20.0	EVAPORATIVE COOLER - motor, connection, wiring, pump - spider tubes, clips, bleeder, water line, air gap - fan, tray, housing, roof jack, damper - old, leak, loose, inoperative, rust				

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

Supply Temp: _____ / _____ / _____ Return Temp: _____ / _____ / _____ ΔT: _____ / _____ / _____

DESCRIPTION

1.1.1 Service Piping into House:

- Lead Copper
- Plastic
- Galvanized Steel
- Not Visible

1.4 Supply Piping in House:

- Galvanized Steel Plastic
- Copper Brass
- Not Visible

Main Shut Off Valve at B/W

1.4.1 Water Flow (Pressure) Functional

- Above Average Below Average
- Typical for Neighborhood _____

1.6 Water Heater:

- Combination System (see Heating 18.0)
- Conventional Induced Draft Tankless/Indirect
- Electric Gas Oil _____
- Estimated Age: 5 yrs
- Failure Probability high med. low
- Tank Capacity 175 gallons

1.7 Hot Water Circulating System

2.3 Waste Piping in House:

- Galvanized Steel Cast Iron
- Plastic Lead
- Copper Not Visible

2.7 Solid Waste Pump

2.8 Sump Pump

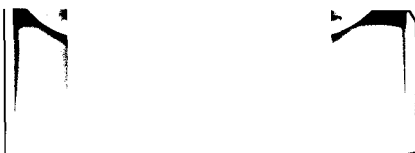
2.9 Laundry Tub Pump

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	\$
1.1	SUPPLY- Public - piping to house, leak, pressure regulator, pressure/flow, lead				
1.2	Private - pump, tank - leak, waterlogged, rust, relief valve				
1.3/5	Main Shut Off Valve / Isolating Valve - leak, damaged, handle, meter				
1.4	Piping - leaks, freezing, noise, rust, cross connections, support, pressure/flow - steel, lead, polybutylene <i>Small</i>	<i>F/R B</i>		<i>0</i>	<i>D/L</i>
1.6	Water Heater - wiring, combustion air, controls, valve, leak, drip pan, old - Tank - rust, leak, soot, relief valve, discharge tube - reduced, extend, location - Exhaust Flue / Damper / Draft Hood - slope, rust, connections, size, support - location, clearance from combustibles, exhaust gases, aluminum				
1.7	Circulating System - inoperative, pump				
4.0	Gas Piping - leaks, material, support, rust, bonding, installation				
2.1/2	WASTE- Public / Private - odor, backup, clean out, unsealed openings				
2.3	Piping - leaks, slope, freezing, obstructions, replace lead/steel when renovating, rust, support				
2.4/5	Trap/Tail Piece/Floor Drain - leak, prime, dry, S-trap, corroded, not visible <i>suspect eg B/W</i>	<i>F/R B/W</i>		<i>0</i>	<i>D/500-800</i>
2.6	Venting - auto-vent, too short/tall, frost, suspect, siphon, diameter				
2.7/9	Solid Waste Pump / Laundry Tub Pump - inoperative, leak				
2.8	Sump Pump - inoperative, leak, backflow valve, clogged, lid, discharge, not visible				
3.1/2	FIXTURES (Sink / Basin) - leak, cracked, rust, chipped, slow drain, airgap, eventual updating likely <i>P trap</i>	<i>M/R</i>	<i>WR</i>	<i>0</i>	<i><150</i>
3.3	Faucet - leak, inoperative, loose, stiff, drip, handle, diverter, vegetable sprayer Faucet - leak, inoperative, loose, stiff, drip, handle, shower head, diverter <i>TUB</i>	<i>F</i>	<i>Bath</i>	<i>0</i>	<i>M</i>
3.13	Outdoor Faucet - leak, damage, shut off, loose				
3.4	Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism				
3.5/6	Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors				
3.7	Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage				
3.8	Whirlpool Bath - hand held shower, GFCI, pump, leak, settlement, noisy, motor-access, switch				
3.9/10	Bidet - leak, cracked, loose / Sauna - inoperative				
3.11/12	Bathroom / Kitchen Fan - inoperative, discharge outside, noisy, desirable, ductwork				
3.14	Laundry Tub - leak, damage, cracked, concrete, loose, slow drain				

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation



DESCRIPTION																
	Main Attic	Second Attic	Third Attic	Main Flat	Second Flat	Cathedral / Sloped	Knee Walls	Wood-Frame Walls	Wood-Frame Walls (Addition)	Masonry Walls	Masonry Walls (Addition)	Basement Walls	Crawl Space (Walls)	Crawl Space (Floor Above)	Floor Above Porch / Garage	Log Walls
Note: Adding insulation to a home is an improvement rather than a repair. Please read Section 19.0.	A	A	A	B	B	C	E	F	F	G	G	I/J	K	K/L	L	H
REFERENCE																
2.0 Existing Amount (R-Value / Depth)	< 32"							?				0				
3.0 Glass Fiber	✓															
4.0 Mineral Wool																
5.0 Cellulose																
6.0 Vermiculite																
7.0 Wood Shavings																
8.0 Plastic / Foam Board																

- 13.0 Air / Vapor Barrier**
 - Plastic
 - Kraft Paper
 - Not Visible
 - None Found
 - _____
- 15.0 Roof Ventilation**
 - Ridge Vent
 - Roof Vent
 - Gable Vent
 - Soffit Vent
 - Fascia Vent
 - None Found
 - Power Ventilator
 - _____
- 15.0 Crawl Space Ventilation**
 - Wall Vents
 - Into Basement
 - None Found
 - _____

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> 10 / 11.0 Access Not Gained to: Attic/Roof Space /Wall Space/Crawl Space/Knee Wall Areas/Floor Space <input checked="" type="checkbox"/> Walls Spot Checked Only <input checked="" type="checkbox"/> Continuity of Air/Vapor Barrier Not Verified <input type="checkbox"/> Power Ventilator Not Tested <input checked="" type="checkbox"/> Attic/Crawl Space Viewed from Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.			#
A	ATTIC - insulation - amount, wet, compressed voids			
13.0	- air/vapor barrier - incomplete, wrong place, damage			
15.0	- ventilation - amount - roof, soffit, ridge			
	- obstructed - roof, soffit, gable, baffle			
	- condensation, mildew, rot, ice dams			
	- power ventilator inoperative, suspect			
	Access Hatch - insulation / weather strip, fit			
B/C	FLAT / CATHEDRAL ROOF - insulation - amount, wet, condensation			
	- ventilation - suspect			
D	SKYLIGHT WELLS - insulation - loose, incomplete			
E	KNEE WALLS - insulation - incomplete, falling, damage			
13.0	- air/vapor barrier - wrong place, damage, incomplete			
F/G/H	WALLS - insulation			
I/J/K	BASEMENT / CRAWL SPACES - insulation - amount, incomplete, damage, falling, rim joists			
14.0	- moisture or air/vapor barrier - incomplete, damage, wrong place			
15.0	- ventilation - obstructed, leak, rot, mildew			
L	FLOORS ABOVE UNHEATED AREAS - insulation - loose, fallen, incomplete, damage			
14.0	- air/vapor barrier - wrong place			
M	PIPES IN UNHEATED AREAS - insulation, location, heating cables			
N/O	DUCTWORK IN UNHEATED AREAS - insulation, condensation, rust, damage			
16.0	Vent Exhaust Fan Outside			
17.0	Exposed Plastic/Foam Insulation - fire hazard, cover, remove			
18.0	Recessed (Pot) Lights - check/remove insulation - fire hazard			

JR A 1 D / < 500

R A 0 M

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation
- See Comments on Page 3 of text re: Caulking and Weatherstripping. Please read Section 1.0 - Current Standards.