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AmeriSpec of Etobicoke & Mississauga Report

Client:	Lina Kuliavas, Royal LePage Real Estate Service	Inspection No:	200608-00568
		Inspection Date:	25/08/2006
Address:	58 Harshaw Avenue Toronto, ON M6S 1Y1		
Inspector:	Roger Orvis		

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Conditions Report

1 GENERAL COMMENTS

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

1.1 Structure Type

Single family dwelling.

1.2 Levels

Two story.

1.3 Lot Type

Home is built on a flat lot.

1.4 Estimated Age

The original house is approximately 80 years old. The house has recently had a major renovation.

1.5 Weather Conditions

Cool and raining.

1.6 Occupant Status

Home was vacant at time of inspection.

1.7 Inspection Time

Time inspection started - 12:45 PM.

2 EXTERIOR

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

2.1 Driveway

Asphalt. At the time of the inspection the driveway generally appeared to be in good condition with no evidence of any obvious significant deterioration or cracking.

2.2 Walkways

Stone. At the time of the inspection the walkways generally appeared to be in good condition with no evidence of any obvious significant deterioration, settling or cracking.

2.3 Fence/Gates

Wood. Chain link.

2.4 Siding

Stone and Exterior Insulation and Finishing System (EIFS) was installed on the exterior of the home. Until approximately 1997, EIFS was a sealed system that contained insulation board, a chemical adhesive base coat, fibreglass mesh and a weather-resistant finish coat. Due to the absence of ventilation and a proper drainage system behind the EIFS, proper installation is critical. If water is able to get behind the siding (through breeches around windows, doors, etc.), it may not evapourate and can cause extensive to the wood sheathing behind the wall. This damage can go undetected for long periods of time, due to its concealed nature. After 1997, most EIFS installations incorporated a moisture barrier system that assisted in draining any water entering the system. This reduced the potential for water damage and deterioration. As with any similar type of installation, proper installation by a trained and certified contractor is required to reduce the potential for water infiltration and resultant damage. See Exterior - Siding Maintenance section for additional information.

2.5 Trim

Aluminum.

2.6 Windows & Frames

Wood. At the time of the inspection, the exterior components of the windows generally appeared to be in good condition with no evidence of any obvious significant deterioration, breeches or openings.

There is one original beveled glass window on the right side. The paint is peeling on this window. We suggest scraping and repainting as required to protect the wood from decay.

2.7 Double Glazing

Double glazed windows/doors are present in this home. Windows with insulated glass (commonly called thermopane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction

in visibility (i.e. the window can appear to be fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required. No obvious visible condensation or breeched double glazing was observed at the home at the time of the inspection.

2.8 Electrical Fixtures

Ground Fault Circuit Interrupter (GFCI) is provided at the rear for enhanced safety. See Electrical - GFCI section for additional information.

2.9 Gutters & Downspouts

Aluminum. Downspouts discharge to the subsurface. Due to the inaccessibility of the subsurface components we were not able to verify the proper functionality of the roof storm water management system. In order to verify that this system is working properly, we recommend that downspout locations be monitored during several rainfall/snowmelt events on a regular basis. If water appears to be surcharging (backing up) we recommend contacting a qualified contractor to clear any obstructions that may be blocking the downspouts and/or subsurface components or retrofitting the downspouts so that they discharge directly to the surface soils away from the foundation.

2.10 Hosebib. Located at:

Left side. Hosebib(s) tested operable at the time of the inspection.

2.11 Bell/Chime

Not completed at the time of the inspection.

2.12 Exterior Doors

Wood. Metal.

2.13 Chimney Comments

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. At the same time, air for combustion is drawn into the appliance. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. Due to concealed conditions, our inspection is limited to visible and accessible components only and includes a review of the chimney structure, liner, chimney cap, and appliance connections. On this basis, the determination of concealed chimney conditions is beyond the scope of this inspection. See page 38 of the Home Repair Handbook for additional information.

2.14 Chimney

The chimney is located at the right side. The chimney structure is comprised of brick or concrete block masonry. The chimney is used to vent the water heater.

Metal flue liner present. This is the current standard for venting natural gas and oil fired appliances.

2.15 Lot/Grade Drainage

Home is built on a flat lot. We suggest maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.

2.16 Gas Meter

Located at the basement.

2.17 Exposed Foundation

Parged exterior.

3 ROOF

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofer.

3.1 Type/Material

Sloped construction. One layer of asphalt composite shingle material. The roof was observed from the eaves.

3.2 Flashings

Serviceable.

3.3 Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

3.4 Other Conditions

Based on the conditions observed at the time of the inspection, the shingles are approximately 1 year old. The average life expectancy of shingles of this type is 15-20 years.

4 ROOF #2

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofer.

4.1 Type/Material

Sloped construction. Wood shake/shingle. (Located at the front, main level.)

4.2 Flashings

Serviceable.

4.3 Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

4.4 Other Conditions

New roof installation noted. The average life expectancy of shingles of this type is 20-30 years. The shingles shows normal wear for their age and type. No missing or damaged roofing materials were noted at the time of the inspection.

5 ROOF #3

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofer.

5.1 Type/Material

Flat construction.

Rolled roofing. The exterior portions of the roof were observed by mounting the roof.

5.2 Limitations

Most of this roof was covered by wood decking and our review was limited.

5.3 Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

5.4 Other Conditions

Newer roof installation noted. The average life expectancy of shingles of this type is 10-15 years. The shingles shows normal wear for their age and type. No missing or damaged roofing materials were noted at the time of the inspection.

6 PATIO/PORCH/BALCONY/DECK

6.1 Type

Balcony. Located at the rear.

6.2 Electrical

Serviceable.

6.3 Deck/Slab

Wood. A section of the decking is missing to allow the door to open.

6.4 Deck Supports

Serviceable.

6.5 Guards and Railing

Serviceable.

7 GARAGES/CARPORTS

7.1 Location

Detached.

7.2 Exterior

Vinyl and wood. It appears that the wood siding will be covered over with vinyl siding but this was not complete at the time of the inspection. (The purchaser should confirm this with the seller of the property.)

7.3 Roof

Asphalt composite shingles noted. Serviceable.

7.4 Floor/Slab

Earth.

7.5 Garage Door

Missing doors noted.

7.6 Walls

Serviceable.

7.7 Ceiling

Unfinished.

7.8 Electrical

The electrical supply was roughed in only at the time of the inspection.

7.9 Comments

Our inspection of the garage was limited due to the storage of personal or household effects.

8 ATTIC

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type,/thickness, ventilation and other components are reviewed as part of the attic inspection.

8.1 Access

Attic access located at upper level at middle left bedroom. Missing weather-stripping noted around the attic access hatch. We suggest installing foam weather stripping and hooks and eyes to provide a tight seal to the attic for energy efficiency. No insulation was noted above the access hatch. We suggest insulation be installed for energy efficiency.

8.2 Framing

Rafters. Collar ties noted.

8.3 Sheathing

Wood planks.

8.4 Evidence of Leaking

At the time of the inspection no evidence any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage points from which the attic was observed.

8.5 Insulation

Rolled in. Insulation thickness varies from 8 to 12 inches.

8.6 Ventilation

Soffit vents. Standard roof vents noted.

8.7 HVAC Ducts

The hall ceiling fan has not been connected to the exterior at the time of the inspection. When this is complete, the insulation should be adjusted to provide a consistent level on insulation over the entire attic area.

9 MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.

As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems observed.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

10 HEATING

10.1 System Description

Gas fired unit. Forced air. Gas shut off and electrical disconnects provided. The furnace was a high efficiency model with a rating of at least 90%. The venting for these furnaces is normally induced through a plastic vent pipe through the side wall of the foundation.

10.2 Limitations

The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace or boiler. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air and creating a indoor air quality concern.

The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0-10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace or boiler can only be safety done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace or boiler heat exchangers for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend contacting your local gas utility company or

a qualified heating contractor. A humidifier system is connected to the home's air handling system. In accordance with our scope of work, inspection of humidifier systems is not within the scope of a home inspection. We recommend consulting with the current owner or a qualified contractor to determine/obtain operations and maintenance information associated with the humidifier.

10.3 Condition

At the time of the inspection the furnace/boiler tested operable under normal operating controls. No evidence of any obvious significant corrosion or deterioration was observed at the time of the inspection. Information on the tags or serial number of the furnace indicate it was manufactured or installed in 2005. The average life expectancy of a furnace/boiler of this type when properly serviced and maintained is 20 - 25 years. Due to the conditions observed, we suggest the annual maintenance be performed by a qualified heating contractor for safe and efficient operation during the next heating season.

10.4 Exhaust Venting

Unit is side vented through plastic piping. Appears intact.

10.5 Thermostat

Programmable thermostat present. We suggest you reprogram the thermostat to your family's requirements.

10.6 Ducting/Piping

Serviceable.

10.7 Heating Comments

The thermostat(s) was activated at the time of inspection. Based on our observations, the heating system appeared to be functional.

11 AIR CONDITIONING

11.1 Description/Conditions

The air conditioning system is electric. The condenser/compressor components of the air conditioner are located at the rear. This is a split system where the condensing unit, (located on the exterior of the house), works in conjunction with the furnace fan to deliver cooled air throughout the house via the heating ducts. This is the standard type of air conditioning system for our locality.

11.2 Age/Life Expectancy

Based on the information observed on the air conditioner manufacturer's tag, the unit appears to be new.

11.3 Test Status

The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls.

12 PLUMBING

12.1 Water Supply

Water supply to the home is from a public system. The main water shut off was located at the front basement. We suggest the area around the shut off be kept readily accessible in case of a plumbing emergency.

12.2 Plumbing Waste System

The property appears to be connected to a public waste disposal system.

Due to the inaccessible nature of the sewer system, the below the floor components are beyond the scope of a home inspection. If concerned, a plumbing contractor can view these areas with a video camera and advise you on the materials and condition of the sewer lines.

12.3 Supply Piping

Where visible the supply piping entering the home is copper.

12.4 Distribution Piping

Where visible the distribution piping is copper.

12.5 Waste Pipes

Where visible waste lines are of ABS (plastic) composition.

12.6 Water Heater

Unit has 40 U.S. gallon capacity. Gas fired unit.

The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature.

12.7 Water Heater Venting

Water heater exhaust venting appears intact.

12.8 Plumb Venting

Functional drainage noted throughout the home at the time of the inspection.

13 ELECTRICAL

13.1 System Configuration

The capacity of the main electrical service to the house is approximately 100 amps, 110/220 volts. The main service wires enter the home overhead.

13.2 Main Service Panel

The main electrical panel was located at the right basement. Overload protection of the main electrical service wires is provided by breakers. Main disconnect noted. The main conductor is copper. The system appears to be properly grounded.

13.3 Distribution Wiring

The electrical distribution wiring in the home is of copper composition. Overload protection of the distribution wiring in the home is provided by breakers. Doubled-up circuitry noted. A doubled-up circuit is the connection of two wires (circuits) to one circuit breaker or fuse. This condition can add to the electrical load of the affected circuit causing potential overloading and nuisance "tripping" of the breaker or fuse. Doubled-up circuitry indicates the potential need for the division of several of the homes circuits and the installation of additional breakers/fuses. Although this condition is more of a possible nuisance issue versus a safety issue, client may consider consulting with a qualified electrician for further review. Arc Fault Circuit Interrupter, (AFCI) breaker(s) were noted in this panel. The breakers were tested and were in serviceable condition at the time of the inspection.

13.4 GFI/GFCI and AFI/AFCI

Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amp of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. GFCIs/GFIs should ideally be installed on all outdoor outlets and bathroom outlets to enhance safety and where electricity may be in close proximity to water. Arc Fault Interrupter Circuit, (AFCI) breakers are to provide protection in the case of an electrical fire. They are now required in new house construction in Ontario and protect the bedroom circuits in the house.

14 FIREPLACE

14.1 Fireplace Location

Fireplace is located at the main level living room.

14.2 Fireplace

This is not an operable fireplace.

15 INTERIOR

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items if concerned.

16 INTERIOR COMMENTS

16.1 FIRE PROTECTION

The smoke detectors were tested and alarm sounded on all levels at the time of the inspection. This complies with the current safety standards. We suggest periodic testing to ensure proper and safe operation.

16.2 CARBON MONOXIDE

We recommend installing at least one carbon monoxide detector in the home for safety. The best location for this detector is close to where people are sleeping.

17 BASEMENT/CRAWLSPACE

Water seepage and moisture penetration are common occurrence in basements/crawlspaces usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home, however, many components influencing water infiltration into the basement/crawlspace are concealed and therefore inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, etc.) Our review of the basement/crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the current owner for information regarding past water infiltration into the basement/crawlspace.

17.1 Type

Basement.

17.2 Condition

Finished. Access to the original basement foundation walls, floors and ceilings were not available due to the additional construction that is present such as framed out walls, covered ceilings and added floor coverings. As these areas are not visible or accessible to the inspector, they are excluded from this inspection.

17.3 Access

Interior at the stairs. Exterior at left rear.

The stairway from the exterior does not have a handrail. The purchaser may want to install one for safety.

17.4 Stairs

Serviceable.

17.5 Floor

Concrete.

At the time of the inspection we were unable to verify that a proper floor drain is installed in the basement. We recommend verifying the location of the floor drain, if any, with the current owner or installing an appropriate water removal apparatus to ensure that any water that enters the basement can be conveniently removed, if required.

17.6 Moisture Conditions

The basement and/or crawlspace was inspected for the presence of moisture through non-intrusive means using a moisture meter, touch and visual inspection. No evidence of active water seepage was noted in the visually accessible areas of the basement at the time of the inspection.

17.7 Walls

Unable to determine condition due to finished materials on walls.

17.8 Ceiling

Painted.

17.9 Joists/Sills

2 x 8. No evidence of any obvious distress to the visibly accessible joists was observed at the time of the inspection.

17.10 Support Posts/Columns

Due to finished materials/conditions, we were unable to determine the conditions of the support post/walls and their associated connections.

17.11 Beams

Due to finished conditions, we were unable to determine the conditions of the beams.

17.12 Windows

Slider.

17.13 Electrical

Missing cover plates noted for electrical switches, outlets or junction boxes. We suggest new cover plates be installed for safety.

17.14 Ventilation

By means of windows.

17.15 Insulation

Due to finished conditions and inaccessibility, we were unable to verify the presence of insulation.

17.16 Vapor Barrier

Due to finished conditions, we were unable to verify the presence of a proper vapour barrier installation.

17.17 Plumbing

Serviceable.

17.18 Comments

Forced air register(s) noted.

18 LAUNDRY AREA

18.1 Location

Laundry area located at basement.

18.2 Floors

Ceramic tile.

18.3 Walls

Drywall/plaster, painted.

18.4 Ceiling

Drywall/plaster, painted.

18.5 Doors

Serviceable.

18.6 Laundry Tub

Serviceable.

18.7 Electrical

Serviceable.

18.8 Washer Hook-Up

In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered a part of normal maintenance.

18.9 Dryer Hook-Up

Electric 220 volt.

18.10 Laundry Comments

Forced air register noted.

19 KITCHEN COMMENTS

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to

their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

20 KITCHEN

20.1 Location

Main floor.

20.2 Floors

Marble tiles.

20.3 Walls

Drywall/plaster, painted and marble tiles.

20.4 Ceiling

Drywall/plaster, painted.

20.5 Doors

Serviceable.

20.6 Windows

Casement.

20.7 Cabinets

Serviceable.

20.8 Counter Tops

Serviceable.

20.9 Electrical

Ground fault interrupter provided for safety.

At the time of the inspection, the electrical connections for the kitchen counter outlets had not been completed.

20.10 Sinks

Serviceable.

20.11 Faucets

Serviceable.

20.12 Traps/Drain Supply

Serviceable.

20.13 Dishwasher

Make: GE. At the time of the inspection, the dishwasher had not been connected.

20.14 Stove/Cook Top

Make: FRIGIDAIRE. At the time of the inspection, the range and not been connected.

20.15 Hood/Fan

At the time of the inspection the range hood had not been connected.

20.16 Kitchen Comments

Availability for dining. Access to rear. Forced air register noted.

21 LIVING ROOM

21.1 Location

Located at main floor, front.

21.2 Floors

Wood strip.

21.3 Walls

Drywall/plaster, painted.

21.4 Ceiling

Drywall/plaster, painted.

21.5 Windows

Casement.

21.6 Electrical

Serviceable.

21.7 Comments

Forced air register noted.

22 FAMILY ROOM

22.1 Location

Located at the basement.

22.2 Floors

Carpet.

22.3 Walls

Drywall/plaster, painted.

22.4 Ceilings

Drywall/plaster, painted.

22.5 Doors

Serviceable.

22.6 Windows/Screens

Slider. Two missing screens noted.

22.7 Electrical

Missing GFCI outlet noted at the wet bar. We suggest one be installed for safety.

22.8 Comments

Forced air register noted.

Wet bar noted. The plumbing was serviceable.

Missing hardware noted for the wet bar cabinet.

23 ENTRY

23.1 Location

Located at front of house.

23.2 Floors

Ceramic tile. Wood strip. Missing grout noted for one tile.

23.3 Walls

Drywall/plaster, painted.

23.4 Ceilings

Drywall/plaster, painted.

23.5 Doors

Serviceable.

23.6 Windows

Fixed in door. Casement.

23.7 Electrical

Serviceable.

23.8 Closet

Serviceable.

24 HALL/STAIRS

24.1 Location

Located at main floor ascending to the upper level.

24.2 Floors

Wood strip.

24.3 Walls

Drywall/plaster, painted.

24.4 Ceiling

Drywall/plaster, painted

24.5 Doors

Serviceable.

24.6 Windows

Fixed.

24.7 Electrical

Serviceable.

24.8 Stairs

Serviceable.

25 BATHROOM COMMENTS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

26 BATHROOM

26.1 Location

Located at upper level hallway.

26.2 Floors

Ceramic tile.

26.3 Walls

Drywall/plaster, painted.

26.4 Ceilings

Drywall/plaster, painted.

26.5 Doors

Serviceable.

26.6 Electrical

Ground Fault Interrupters provided for safety. See Electrical - GFI/GFCI section for additional information.

26.7 Windows/Screens

Casement.

26.8 Exhaust Fan

Serviceable.

26.9 Heating

Forced air register and warm tile heating noted.

26.10 Tub/Surround

Serviceable.

26.11 Tub Faucet

Serviceable.

26.12 Shower/Surround

Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface require frequent maintenance/sealing to reduce the potential for water infiltration below.

26.13 Shower Door

Tempered safety glass installed in shower door for safety.

26.14 Shower Faucet

Serviceable.

26.15 Sink

Serviceable.

26.16 Sink Faucet

Serviceable.

26.17 Traps/Drains Supply

Serviceable.

26.18 Toilet

Serviceable.

26.19 Comments

None.

27 BATHROOM #2

27.1 Location

Located at main level.

27.2 Floors

Ceramic tile.

27.3 Walls

Drywall/plaster, painted.

27.4 Ceilings

Drywall/plaster, painted.

27.5 Doors

Serviceable.

27.6 Electrical

Ground Fault Interrupters provided for safety. See Electrical - GFI/GFCI section for additional information.

27.7 Windows/Screens

Casement.

27.8 Exhaust Fan

Serviceable.

27.9 Heating

Serviceable.

27.10 Sink

Serviceable.

27.11 Sink Faucet

Serviceable.

27.12 Traps/Drains Supply

Serviceable.

27.13 Toilet

Serviceable.

27.14 Comments

None.

28 BATHROOM #3

28.1 Location

Located at the basement.

28.2 Floors

Ceramic tile.

28.3 Walls

Drywall/plaster, painted. Ceramic tile.

28.4 Ceilings

Drywall/plaster, painted.

28.5 Doors

Serviceable.

28.6 Electrical

Ground Fault Interrupters provided for safety. See Electrical - GFI/GFCI section for additional information.

28.7 Windows/Screens

Slider.

28.8 Exhaust Fan

Serviceable.

28.9 Heating

Serviceable.

28.10 Shower/Surround

Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface require frequent maintenance/sealing to reduce the potential for water infiltration below.

28.11 Shower Faucet

Serviceable.

28.12 Sink

Serviceable.

28.13 Sink Faucet

The hot water faucet was inoperable at the time of the inspection.

28.14 Traps/Drains Supply

Serviceable.

28.15 Toilet

Serviceable.

28.16 Counter/Cabinets

Serviceable.

28.17 Comments

None.

29 BEDROOM

29.1 Location

Located at upper level at the front.

29.2 Floors

Wood strip.

29.3 Walls

Drywall/plaster, painted.

29.4 Ceilings

Drywall/plaster, painted.

29.5 Doors

Serviceable.

29.6 Windows/Screens

Casement.

29.7 Electrical

Serviceable.

29.8 Closet/Wardrobe

Serviceable.

29.9 Comments

Forced air register(s) noted.

30 BEDROOM #2

30.1 Location

Located at upper level at middle left.

30.2 Floors

Wood strip.

30.3 Walls

Drywall/plaster, painted.

30.4 Ceilings

Drywall/plaster, painted.

30.5 Doors

Serviceable.

30.6 Windows/Screens

Fixed in the balcony door.

30.7 Electrical

Serviceable.

30.8 Closet/Wardrobe

Serviceable.

30.9 Comments

Forced air register(s) noted.

Maintenance Report

1 EXTERIOR

1.1 Gutter/Downspout Maint.

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. See page 36-37 of the Home Repair Handbook and the Seasonal Maintenance Checklist for further information regarding this system.

2 HEATING

2.1 Thermostat

Suggest reprogramming the thermostat to your family's schedule.

2.2 Routine Maintenance

Filter: We recommend cleaning/replacing the furnace filter on a regular basis, (every 6 to 8 weeks during the heating season), to optimize the unit's operating efficiency and life expectancy.

3 BATHROOM MAINTENANCE

3.1 Bathroom Maintenance

The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls.

Summary

1.1 GENERAL COMMENTS - Structure Type

Single family dwelling.

1.2 GENERAL COMMENTS - Levels

Two story.

1.3 GENERAL COMMENTS - Lot Type

Home is built on a flat lot.

1.4 GENERAL COMMENTS - Estimated Age

The original house is approximately 80 years old. The house has recently had a major renovation.

1.5 EXTERIOR - Windows & Frames

Wood. At the time of the inspection, the exterior components of the windows generally appeared to be in good condition with no evidence of any obvious significant deterioration, breeches or openings.

There is one original beveled glass window on the right side. The paint is peeling on this window. We suggest scraping and repainting as required to protect the wood from decay.

1.6 EXTERIOR - Bell/Chime

Not completed at the time of the inspection.

1.7 ROOF - Type/Material

Sloped construction. One layer of asphalt composite shingle material. The roof was observed from the eaves.

1.8 ROOF - Flashings

Serviceable.

1.9 ROOF - Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

1.10 ROOF - Other Conditions

Based on the conditions observed at the time of the inspection, the shingles are approximately 1 year old. The average life expectancy of shingles of this type is 15-20 years.

1.11 ROOF #2 - Type/Material

Sloped construction. Wood shake/shingle. (Located at the front, main level.)

1.12 ROOF #2 - Flashings

Serviceable.

1.13 ROOF #2 - Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

1.14 ROOF #2 - Other Conditions

New roof installation noted. The average life expectancy of shingles of this type is 20-30 years. The shingles shows normal wear for their age and type. No missing or damaged roofing materials were noted at the time of the inspection.

1.15 ROOF #3 - Type/Material

Flat construction.

Rolled roofing. The exterior portions of the roof were observed by mounting the roof.

1.16 ROOF #3 - Limitations

Most of this roof was covered by wood decking and our review was limited.

1.17 ROOF #3 - Condition

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

1.18 ROOF #3 - Other Conditions

Newer roof installation noted. The average life expectancy of shingles of this type is 10-15 years. The shingles shows normal wear for their age and type. No missing or damaged roofing materials were noted at the time of the inspection.

1.19 GARAGES/CARPORTS - Exterior

Vinyl and wood. It appears that the wood siding will be covered over with vinyl siding but this was not complete at the time of the inspection. (The purchaser should confirm this with the seller of the property.)

1.20 GARAGES/CARPORTS - Floor/Slab

Earth.

1.21 GARAGES/CARPORTS - Garage Door

Missing doors noted.

1.22 GARAGES/CARPORTS - Electrical

The electrical supply was roughed in only at the time of the inspection.

1.23 ATTIC - Access

Attic access located at upper level at middle left bedroom. Missing weather-stripping noted around the attic access hatch. We suggest installing foam weather stripping and hooks and eyes to provide a tight seal to the attic for energy efficiency. No insulation was noted above the access hatch. We suggest insulation be installed for energy efficiency.

1.24 ATTIC - Framing

Rafters. Collar ties noted.

1.25 ATTIC - Sheathing

Wood planks.

1.26 ATTIC - Evidence of Leaking

At the time of the inspection no evidence any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage points from which the attic was observed.

1.27 ATTIC - Insulation

Rolled in. Insulation thickness varies from 8 to 12 inches.

1.28 ATTIC - Ventilation

Soffit vents. Standard roof vents noted.

1.29 ATTIC - HVAC Ducts

The hall ceiling fan has not been connected to the exterior at the time of the inspection. When this is complete, the insulation should be adjusted to provide a consistent level on insulation over the entire attic area.

1.30 HEATING - System Description

Gas fired unit. Forced air. Gas shut off and electrical disconnects provided. The furnace was a high efficiency model with a rating of at least 90%. The venting for these furnaces is normally induced through a plastic vent pipe through the side wall of the foundation.

1.31 HEATING - Condition

At the time of the inspection the furnace/boiler tested operable under normal operating controls. No evidence of any obvious significant corrosion or deterioration was observed at the time of the inspection. Information on the tags or serial number of the furnace indicate it was manufactured or installed in 2005. The average life expectancy of a furnace/boiler of this type when properly serviced and maintained is 20 - 25 years. Due to the conditions observed, we suggest the annual maintenance be performed by a qualified heating contractor for safe and efficient operation during the next heating season.

1.32 HEATING - Exhaust Venting

Unit is side vented through plastic piping. Appears intact.

1.33 AIR CONDITIONING - Description/Conditions

The air conditioning system is electric. The condenser/compressor components of the air conditioner are located at the rear. This is a split system where the condensing unit, (located on the exterior of the house), works in conjunction with the furnace fan to deliver cooled air throughout the house via the heating ducts. This is the standard type of air conditioning system for our locality.

1.34 AIR CONDITIONING - Age/Life Expectancy

Based on the information observed on the air conditioner manufacturer's tag, the unit appears to be new.

1.35 AIR CONDITIONING - Test Status

The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls.

1.36 PLUMBING - Water Supply

Water supply to the home is from a public system. The main water shut off was located at the front basement. We suggest the area around the shut off be kept readily accessible in case of a plumbing emergency.

1.37 PLUMBING - Plumbing Waste System

The property appears to be connected to a public waste disposal system.

Due to the inaccessible nature of the sewer system, the below the floor components are beyond the scope of a home inspection. If concerned, a plumbing contractor can view these areas with a video camera and advise you on the materials and condition of the sewer lines.

1.38 PLUMBING - Supply Piping

Where visible the supply piping entering the home is copper.

1.39 PLUMBING - Distribution Piping

Where visible the distribution piping is copper.

1.40 PLUMBING - Waste Pipes

Where visible waste lines are of ABS (plastic) composition.

1.41 PLUMBING - Water Heater

Unit has 40 U.S. gallon capacity. Gas fired unit.

The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature.

1.42 PLUMBING - Water Heater Venting

Water heater exhaust venting appears intact.

1.43 PLUMBING - Plumb Venting

Functional drainage noted throughout the home at the time of the inspection.

1.44 ELECTRICAL - System Configuration

The capacity of the main electrical service to the house is approximately 100 amps, 110/220 volts. The main service wires enter the home overhead.

1.45 ELECTRICAL - Main Service Panel

The main electrical panel was located at the right basement. Overload protection of the main electrical service wires is provided by breakers. Main disconnect noted. The main conductor is copper. The system appears to be properly grounded.

1.46 ELECTRICAL - Distribution Wiring

The electrical distribution wiring in the home is of copper composition. Overload protection of the distribution wiring in the home is provided by breakers. Doubled-up circuitry noted. A doubled-up circuit is the connection of two wires (circuits) to one circuit breaker or fuse. This condition can add to the electrical load of the affected circuit causing potential overloading and nuisance "tripping" of the breaker or fuse. Doubled-up circuitry indicates the potential need for the division of several of the homes circuits and the installation of additional breakers/fuses. Although this condition is more of a possible nuisance issue versus a safety issue, client may consider consulting with a qualified electrician for further review. Arc Fault Circuit Interrupter, (AFCI) breaker(s) were noted in this panel. The breakers were tested and were in serviceable condition at the time of the inspection.

1.47 INTERIOR COMMENTS - FIRE PROTECTION

The smoke detectors were tested and alarm sounded on all levels at the time of the inspection. This complies with the current safety standards. We suggest periodic testing to ensure proper and safe operation.

1.48 INTERIOR COMMENTS - CARBON MONOXIDE

We recommend installing at least one carbon monoxide detector in the home for safety. The best location for this detector is close to where people are sleeping.

1.49 BASEMENT/CRAWLSPACE - Floor

Concrete.

At the time of the inspection we were unable to verify that a proper floor drain is installed in the basement. We recommend verifying the location of the floor drain, if any, with the current owner or installing an appropriate water removal

apparatus to ensure that any water that enters the basement can be conveniently removed, if required.

1.50 BASEMENT/CRAWLSPACE - Moisture Conditions

The basement and/or crawlspace was inspected for the presence of moisture through non-intrusive means using a moisture meter, touch and visual inspection. No evidence of active water seepage was noted in the visually accessible areas of the basement at the time of the inspection.

1.51 BASEMENT/CRAWLSPACE - Electrical

Missing cover plates noted for electrical switches, outlets or junction boxes. We suggest new cover plates be installed for safety.

1.52 KITCHEN - Electrical

Ground fault interrupter provided for safety.

At the time of the inspection, the electrical connections for the kitchen counter outlets had not been completed.

1.53 KITCHEN - Dishwasher

Make: GE. At the time of the inspection, the dishwasher had not been connected.

1.54 KITCHEN - Stove/Cook Top

Make: FRIGIDAIRE. At the time of the inspection, the range and not been connected.

1.55 KITCHEN - Hood/Fan

At the time of the inspection the range hood had not been connected.

1.56 FAMILY ROOM - Electrical

Missing GFCI outlet noted at the wet bar. We suggest one be installed for safety.

1.57 FAMILY ROOM - Comments

Forced air register noted.

Wet bar noted. The plumbing was serviceable.

Missing hardware noted for the wet bar cabinet.

1.58 ENTRY - Floors

Ceramic tile. Wood strip. Missing grout noted for one tile.

1.59 BATHROOM #3 - Sink Faucet

The hot water faucet was inoperable at the time of the inspection.