



Safeguard Home Inspections Ltd.

Inspection Report

Prepared for:



**Inspector: Sam Lorefice,
Safeguard Home Inspections Ltd.
Halifax, NS.**

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Safeguard Home Inspections Ltd.



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Executive Summary

January 10, 2012

Prepared for:



IMPORTANT: The Summary provides a brief overview of some of the more significant items found in the report. This is not all-encompassing, nor should be considered a substitute for reading the report in its' entirety. The entire Inspection Report, including the Standards of Practice, limitations and Scope of Inspection, as well as Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the house purchase contract should be clarified by consulting your attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

GENERAL STATEMENT

INSPECTION CONDITIONS

UTILITY SERVICES:

SEWAGE DISPOSAL:

Private.

Safeguard Home Inspections recommends to all clients purchasing a property with a private waste/septic system to have the system video inspected and a dye test performed, to insure the disposal system is functioning as intended and is effectively removing the waste materials produced by the occupants of the building.

SIGNIFICANT OBSERVATIONS NEEDING ACTION

**EXTERIOR - FOUNDATION - BASEMENT**WALLS:CONDITION:

Deteriorated/rotten siding noted at the perimeter of the building. Water breach through the exterior was noted above the southeast sliding glass door. Suggest client contact a qualified technician to repair/replace the siding as required to maintain the weathertight integrity of the building.

The client should expect wall assembly (sheathing, framing) damage at these areas, suggest client remove the damaged portions and check the wall assembly for possible framing damage and make repairs as required to maintain the structural integrity of the building.

The client should expect to have to make significant repairs/replacements to the exterior of the building, due to the conditions noted.

Damaged/cracked/cupped siding noted due to lack of regular maintenance. Client should insure the wood siding is painted/stained every 5 to 7 years to prevent further damage. It is important that these surfaces are kept well protected to ensure a maximum service life. Subsequent paint/treatment maintenance can also be carried out as the usual signs of failure such as cracking, chipping or blistering of the exterior skin/surface become evident.

The cracks and separations have been filled with caulking/sealants.

Contact between the exterior wall surface and grade was noted at the north side of the residence. This state forms a condition that is conducive to infestation to wood deteriorating organisms. It is important that material such as leaves, vegetation, soil, silt or other debris is not permitted to accumulate at any part of the exterior. Contact of this type is often a factor in the development of a number of scenarios that result in damp and/or insect related damage to wood structures. The soil level should be reduced to 8 inches below siding or any parts of the exterior where there is siding/soil or wood/soil contact to prevent damp and/or insect related deterioration.

Maintain all penetrations through the exterior skin of the building with a good quality exterior grade caulking compound. Sealants break down over time due to weathering and exposure, client should monitor and repair/replace as required. Any seam at the exterior of the house at the windows and doors requires a serviceable bead of caulking to prevent water penetration. Caulking weathers and cracks over time and must be maintained. Suggest the client monitor the caulking and replace as necessary.

BASEMENT/FRAMING:FLOOR JOISTS:

Deteriorated/rotted rim joist/ledger boards and floor boards were at the west wall in the utility room. A qualified carpentry contractor should be called to make further evaluation.

The client should expect to uncover further damage and deterioration when the siding and the wall sheathing are removed.

HEATING - AIR CONDITIONINGHEATING SYSTEM CONDITION:PRIMARY UNIT:

There was no propane on site at the time of the inspection. The vendors indicated the system has not been in operation for approximately 6 years. The inspector was concerned regarding the condition of the system. Suggest client contact a qualified propane furnace technician and make repairs/replacements as required.

The client will have difficulty obtaining insurance on the building without a primary source of heat other than the woodstove.

INTERIORDOORS:



MAIN ENTRY DOOR:

The sliding glass doors are out of square and do not seal effectively, the north door was installed to close to grade which has lead to moisture breach and subsequent damage to the interior wall assembly. The doors should be replaced.

ITEMS NEEDING ATTENTION

INSPECTION CONDITIONS

UTILITY SERVICES:

WATER SOURCE:

Private.

The well cap is not properly installed to the top of the well casing. Remove and install properly to prevent pest infestation.

Suggest client install adequate protection at the well casing at the driveway area to prevent damage from vehicle impact.

Safeguard Home Inspections recommends to all clients purchasing a home on a private well system to have the water quantity tested to insure adequate capacity, and the quality tested to insure the water is safe/no contaminants are present, to consume.

EXTERIOR - FOUNDATION - BASEMENT

TRIM AND CLADDING:

CONDITION:

Deteriorated/rotten wood trim noted at the window and door trim and the fascia boards. Suggest client replace as required to prevent further damage.

Red Tuck tape was installed at the base of the northeast window. This indicates there have been problems at these locations. Suggest client consult with the present owner regarding the reason for the installation of the tape.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

The front section of the roof appears serviceable/within useful life with signs of normal wear and aging.

Cracking and clawing of the rear section of the shingles are the result of long term weathering and an advanced shingle age. Felts are showing through. Anticipate the need to replace the rear roof covering in the not too distant future.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

The building has aluminum and vinyl eavestroughs and downspouts. It is necessary to have the eaves trough cleaned at 4-6 month intervals to maintain adequate function. It is important that debris is removed from the eaves trough. Route downspouts away from the building at least 3 to 4 feet to allow for adequate site drainage.

The rear gutters were leaking at the time of the inspection. Suggest client contact a qualified gutter/eavestrough contractor and make repairs/replacements as required.



PLUMBING

SUPPLY LINES:

CONDITION:

The inspector was concerned regarding the plumbing installed in the exterior walls at the laundry facilities. Suggest client install adequate protection/insulation in these areas to prevent freezing/damage to the plumbing system/water damage in the building. Suggest client consult with the present owner to determine if they have experienced freezing of the pipe at this location.

Corrosion is noted at the plumbing components(connections, fittings, valves). No leakage is noted, but monitor in the future and contact a qualified plumber to make repairs/replacements as required when leakage is evident.

WASTE LINES:

CONDITION:

Appears serviceable, Plumbing vents appear serviceable.

The inspector was curious as to why the drain pipe servicing the drain in the laundry room was removed. Suggest client consult with the present owner.

WATER HEATER:

CONDITION:

Water is heated through an electric water heater. Hot water was readily available at the time of the inspection. The date on the water heater was 2007. Water heaters have a life expectancy of 8 - 12 years.

Water heater life expectancy is based on the number of occupants in the building and overall usage. The unit has a cold water shut off valve. This unit is of good quality and appears to be approximately 5 years old. The drain valve at the base of the tank should be opened every six months and all the water drained as a basic maintenance procedure. This practice will help ensure a maximum life span of the unit. Client should insure the water heater is shut-down at the main disconnect/panel to prevent damage to the elements.

Pressure relief valve, located at the top of the water heater, is installed without a drain line. This copper drain line should flow by gravity to 6 inches from the floor and its use is required by the plumbing code. Lack of the drain line constitutes a safety hazard, as a massive blow off of scalding steam could unexpectedly occur should this safety valve ever be called into use. This problem typically occurs where a water heater has been replaced/installed by someone other than a licensed plumber. A drain line extending to the floor of the house should be installed for your safety.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

VENTING:

The venting was installed under the concrete slab. The inspector was only able to remove the vent covers but was unable to determine the condition of the vents. Suggest client contact a qualified ventilation technician for further review to determine the condition of the vents.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.

Unused openings in the panel are missing covers. **BRANCH CIRCUIT PANEL- UNUSED OPENINGS:**

Unused openings at the front of an electrical panel present a safety hazard to probing fingers. Small plastic covers made for covering such openings are available at most hardware stores for under \$1.



Faulty circuits were noted at the bottom left and the 3rd on the left from the bottom, when the inspector obtained a thermal image with his infrared camera. Suggest client contact a qualified electrician for further review and make repairs/replacements as required.

CONDUCTORS:

BRANCH WIRING:

Copper.

Improperly covered exposed wires were noted at the south exterior of the building. Bare wires must be enclosed inside a junction box to prevent contact with the live wires/electric shock hazard. Suggest client contact a qualified electrician for further review and make repairs as required to prevent possible electric shock.

Open junction box noted in the utility room. Bare wires must be enclosed inside a covered junction to prevent contact with the live wires and an electric shock hazard. Suggest client contact a qualified electrician for further review and make repairs as required to prevent possible shock.

INTERIOR

WINDOWS:

TYPE & CONDITION:

Wood, Casement, Skylights. Skylights can leak even when there are no previous signs of past/present leakage, leakage is generally attributed to improper installation and inadequate flashing at the perimeter of the window.

Deterioration noted at the windows due to exposure to the sun and lack of regular maintenance/sealants/protection. Signs of previous water breach were noted at the northeast windows and the northeast skylight. The windows are not properly sealed/weather stripped. The client should gradually replace the windows.

Damaged hardware/inoperable windows noted in the master bedroom. Suggest client contact a qualified window technician and make repairs/replacements as required.

Thermal seal failure noted at the; sliding glass doors, the northeast windows, and the south upper windows. Thermal seal failure occurs when the gas between the sealed unit (2 panes) escapes allowing air from the home to penetrate, creating moisture in the cavity due to the warm air contacting the cold exterior window pane. This condition reduces the efficiency of the window, allowing warm air from the home to escape, and causes increased moisture levels between the panes. Contact a qualified window manufacturer/installer for further review and repair/replace as required

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Paneling, General condition appears serviceable.

Moisture stains/damage viewed at the north side entrance, above the southeast sliding door and behind the stove. Client should expect wall assembly damage at these areas. Suggest client remove the damaged sections and make repairs/replacements as required.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable.

Handrails Missing! at the stairs leading to the top floor, this is a safety concern. Suggest client contact a qualified carpenter and install a handrail as required to prevent falling and personal injury.



FIREPLACES/WOODSTOVES/WOOD BURNING DEVICES

CONDITION:

Free-standing certified air tight woodstove. Hearth extension is adequate. The unit was in operation at the time of the inspection consequently the inspector was not able to view the interior of the system. Improper clearance to combustibles noted at the rear of the unit and the flue vent. Suggest client contact a qualified WETT certified woodstove installer for further review and make repairs as required, to insure the safe and effective operation of the system.
Recommend cleaning before use by a certified chimney sweep.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

Acrylic, staining noted, may be difficult to remove.
The faucet is damaged, replace.

BATHROOMS

BATHROOM AREA:

BATH VENTILATION:

Exhaust fan did not operate. Repairs or replacement needed.

BATHROOM AREA:

CONDITION OF SINK:

Leaks noted under the sink. A licensed plumber should be called to make further evaluation and repairs as needed.

TUB/SHOWER AND WALLS:

The tub is corroded and will require replacement or refinishing. High humidity readings were noted at the lower section of the tiles in the shower. Client should expect to have to replace the tiled enclosure in the near future. Suggest client remove the tiles and check the wall assembly for damage and make repairs/replacements as required.

GROUNDS

GRADING:

SITE:

Landscaping and lot topography are examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in the areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table, or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. Inspector was concerned regarding the slope of the property at the rear of the building. Suggest client



consider installing drainage at the rear of the building to divert the water around the perimeter of the building/away from the foundation to prevent possible water penetration into the lower levels of the building.

UPGRADE AND MAINTENANCE RECOMMENDATIONS

EXTERIOR - FOUNDATION - BASEMENT

CHIMNEY/VENTING SYSTEM:

CONDITION:

The south chimney is not in service.

The north chimney services the woodstove. Visible portions of the chimney were serviceable at the time of the inspection. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. Draft and smoke tests are not performed.

Creosote noted inside the firebox/liner, Creosote (Soot) is the product of incomplete wood combustion. Creosote is formed by small carbon particles carried by the exhaust gas stream into the chimney. Creosote is formed by tar droplets which condense on cool surfaces in the appliance/venting system. Creosote may be in a hard or sticky/shiny form which looks like black paint, or it may form a dry flaky deposit. Creosote is **EXTREMELY** combustible. The ignition of creosote in chimneys can cause damage to the chimney and if the chimney fails, may cause ignition of combustible materials adjacent to the chimney surface. Creosote must be removed regularly from the venting system to reduce the risk of chimney fires.

Suggest client have the chimney cleaned by a qualified/certified chimney sweep, prior to use, subsequent cleanings should take place after each chord of wood is burned and before the start of each heating season.

BASEMENT/FRAMING:

CONDITION:

The concrete foundation walls were not visible at the exterior due to the insulation covering the walls. The client should insure the insulation is adequately protected/covered with plywood/concrete skim coat. The insulation will deteriorate if it is exposed to the harmful UV rays of the sun.

OTHER OBSERVATIONS:

The inspector was concerned regarding the wood stored inside the home. This condition is a health hazard relative to excessive moisture levels in the home and animal/rodent infestation can occur. Suggest client remove the wood out of the living area to prevent further damage.

BATHROOMS

BATHROOM AREA:

BATH VENTILATION:

None or inadequate ventilation noted. Consider installing an exhaust fan to provide additional ventilation.

Thank you for selecting Safeguard Home Inspections Ltd. to undertake this inspection. If you have any questions



regarding the inspection report or the building, please feel free to call us.

Sam Lorefice, RHI
Safeguard Home Inspections Ltd.



Safeguard Home Inspections Ltd.

Inspection Report

January 10, 2012

Prepared for:



**Inspector: Sam Lorefice,
Safeguard Home Inspections Ltd.
Halifax, NS.**

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011012002

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:

011012002.

TIME OF INSPECTION:

11:00 AM.

CLIMATIC CONDITIONS:

WEATHER:

Overcast.

SOIL CONDITIONS:

Wet.

APPROXIMATE OUTSIDE
TEMPERATURE:0 Degrees Celsius.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

East.

ESTIMATED AGE OF BUILDING:

30 Years.

BUILDING TYPE:

1 family.

STORIES:

1 1/2.



011012002

SPACE BELOW GRADE:

Home was constructed on a slab, no basement/crawlspace present.

UTILITY SERVICES:

WATER SOURCE:

Private.

The well cap is not properly installed to the top of the well casing. Remove and install properly to prevent pest infestation.

Suggest client install adequate protection at the well casing at the driveway area to prevent damage from vehicle impact.

Safeguard Home Inspections recommends to all clients purchasing a home on a private well

system to have the water quantity tested to insure adequate capacity, and the quality tested to insure the water is safe/no contaminants are present, to consume.



Install cap properly, protect from vehicle

SEWAGE DISPOSAL:

Private.

Safeguard Home Inspections recommends to all clients purchasing a property with a private waste/septic system to have the system video inspected and a dye test performed, to insure the disposal system is functioning as intended and is effectively removing the waste materials produced by the occupants of the building.

UTILITIES STATUS:

All utilities on.

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OTHER INFORMATION:

AREA:

Rural.

BUILDING OCCUPIED?

Yes.

CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Homeowner, Selling agent, Purchaser, Purchasers father.

PAYMENT INFORMATION:

TOTAL FEE:

\$431.25.

PAID BY:

Cheque, Cash.

REPORT LIMITATIONS

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

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

The inspection report should not be construed as a compliance inspection of any governmental or non

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

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

011012002

EXTERIOR - FOUNDATION - BASEMENT

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

WALLS:

MATERIAL:

Wood siding.

CONDITION:

Deteriorated/rotten siding noted at the perimeter of the building. Water breach through the exterior was noted above the southeast sliding glass door. Suggest client contact a qualified technician to repair/replace the siding as required to maintain the weathertight integrity of the building.

The client should expect wall assembly (sheathing, framing) damage at these areas, suggest client remove the damaged portions and check the wall assembly for possible framing damage and make repairs as required to maintain the structural integrity of the building.

The client should expect to have to make significant repairs/replacements to the exterior of the building, due to the conditions noted.

Damaged/cracked/cupped siding noted due to lack of regular maintenance. Client should insure the wood siding is painted/stained every 5 to 7 years to prevent further damage. It is important that these surfaces are kept well protected to ensure a maximum service life. Subsequent paint/treatment maintenance can also be carried out as the usual signs of failure such as cracking, chipping or blistering of the exterior skin/surface become evident. The cracks and separations have been filled with caulking/sealants.

Contact between the exterior wall surface and grade was noted at the north side of the residence. This state forms a condition that is conducive to infestation to wood deteriorating organisms. It is important that material such as leaves,



Replace siding as required.

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vegetation, soil, silt or other debris is not permitted to accumulate at any part of the exterior. Contact of this type is often a factor in the development of a number of scenarios that result in damp and/or insect related damage to wood structures. The soil level should be reduced to 8 inches below siding or any parts of the exterior where there is siding/soil or wood/soil contact to prevent damp and/or insect related deterioration.

Maintain all penetrations through the exterior skin of the building with a good quality exterior grade caulking compound. Sealants break down over time due to weathering and exposure, client should monitor and repair/replace as required. Any seam at the exterior of the house at the windows and doors requires a serviceable bead of caulking to prevent water penetration. Caulking weathers and cracks over time and must be maintained. Suggest the client monitor the caulking and replace as necessary.

TRIM AND CLADDING:

MATERIAL:

Wood.

CONDITION:

Deteriorated/rotten wood trim noted at the window and door trim and the fascia boards. Suggest client replace as required to prevent further damage.

Red Tuck tape was installed at the base of the northeast window. This indicates there have been problems at these locations. Suggest client consult with the present owner regarding the reason for the installation of the tape.



011012002

CHIMNEY/VENTING SYSTEM:

MATERIAL:

Factory Built-Stainless Steel x 2.

CONDITION:

The south chimney is not in service. The north chimney services the woodstove. Visible portions of the chimney were serviceable at the time of the inspection. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. Draft and smoke tests are not performed.



Creosote noted inside the firebox/liner, Creosote (Soot) is the product of incomplete wood combustion. Creosote is formed by small carbon particles carried by the exhaust gas stream into the chimney. Creosote is formed by tar droplets which condense on cool surfaces in the appliance/venting system. Creosote may be in a hard or sticky/shiny form which looks like black paint, or it may form a dry flaky deposit. Creosote is **EXTREMELY** combustible. The ignition of creosote in chimneys can cause damage to the chimney and if the chimney fails, may cause ignition of combustible materials adjacent to the chimney surface. Creosote must be removed regularly from the venting system to reduce the risk of chimney fires.

Suggest client have the chimney cleaned by a qualified/certified chimney sweep, prior to use, subsequent cleanings should take place after each chord of wood is burned and before the start of each heating season.

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SLAB ON GRADE:

CONDITION:

The slab is not level/even, consequently tiles have cracked and the grout is deteriorating.



BASEMENT/FRAMING:

BASEMENT WALLS - TYPE:

Poured concrete.

CONDITION:

The concrete foundation walls were not visible at the exterior due to the insulation covering the walls. The client should insure the insulation is adequately protected/covered with plywood/concrete skim coat. The insulation will deteriorate if it is exposed to the harmful UV rays of the sun.



Concrete not visible, cover insulation.

FLOOR JOISTS:

Deteriorated/rotted rim joist/ledger boards and floor boards were at the west wall in the utility room. A qualified carpentry contractor should be called to make further evaluation.

The client should expect to uncover further damage and deterioration when the siding and the wall sheathing are removed.



Check other sections of the joists.

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BASEMENT FLOOR AND DRAINAGE:

Adequacy of the drainage or de-watering systems are not determined, due to the underground nature of the system.

OTHER OBSERVATIONS:

The inspector was concerned regarding the wood stored inside the home. This condition is a health hazard relative to excessive moisture levels in the home and animal/rodent infestation can occur. Suggest client remove the wood out of the living area to prevent further damage.





011012002

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

No attic hatch provided/no attic present.

ROOF:

STYLE:

Gable.

TYPE:

Asphalt/fiberglass composition shingles.

ROOF ACCESS:

Walked on roof, Viewed from roof edge on ladder.

ROOF COVERING STATUS:

The front section of the roof appears serviceable/within useful life with signs of normal wear and aging. Cracking and clawing of the rear section of the shingles are the result of long term weathering and an advanced shingle age. Felts are showing through. Anticipate the need to replace the rear roof covering in the not too distant future.



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GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

The building has aluminum and vinyl eavestroughs and downspouts. It is necessary to have the eaves trough cleaned at 4-6 month intervals to maintain adequate function. It is important that debris is removed from the eaves trough. Route downspouts away from the building at least 3 to 4 feet to allow for adequate site drainage.

The rear gutters were leaking at the time of the inspection. Suggest client contact a qualified gutter/eavestrough contractor and make repairs/replacements as required.



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PLUMBING

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

MAIN LINE:

MATERIAL:

Copper.

CONDITION:

Water main shut off (metal gate valve) is located at the pressure tank. Valve not tested, Main line is 1/2 inch diameter, Water pressure appears adequate.



Main water shut off.

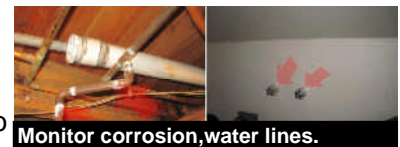
SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

The inspector was concerned regarding the plumbing installed in the exterior walls at the laundry facilities. Suggest client install adequate protection/insulation in these areas to prevent freezing/damage to the plumbing system/water damage in the building. Suggest client consult with the present owner to determine if they have experienced freezing of the pipe at this location.



Monitor corrosion, water lines.

Corrosion is noted at the plumbing components (connections, fittings, valves).

**011012002**

No leakage is noted, but monitor in the future and contact a qualified plumber to make repairs/replacements as required when leakage is evident.

WASTE LINES:

MATERIAL:

Plastic (ABS)

CONDITION:

Appears serviceable, Plumbing vents appear serviceable.
The inspector was curious as to why the drain pipe servicing the drain in the laundry room was removed. Suggest client consult with the present owner.



HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable, Frost proof type, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

WATER HEATER:

TYPE:

Electric.

SIZE:

40 Gallons.

LOCATION:

Utility room.

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CONDITION:

Water is heated through an electric water heater. Hot water was readily available at the time of the inspection. The date on the water heater was 2007. Water heaters have a life expectancy of 8 - 12 years. Water heater life expectancy is based on the number of occupants in the building and overall usage. The unit has a cold water shut off valve. This unit is of good quality and appears to be



approximately 5 years old. The drain valve at the base of the tank should be opened every six months and all the water drained as a basic maintenance procedure. This practice will help ensure a maximum life span of the unit. Client should insure the water heater is shut-down at the main disconnect/panel to prevent damage to the elements.

Pressure relief valve, located at the top of the water heater, is installed without a drain line. This copper drain line should flow by gravity to 6 inches from the floor and its use is required by the plumbing code. Lack of the drain line constitutes a safety hazard, as a massive blow off of scalding steam could unexpectedly occur should this safety valve ever be called into use. This problem typically occurs where a water heater has been replaced/installed by someone other than a licensed plumber. A drain line extending to the floor of the house should be installed for your safety.

SEPTIC SYSTEM:**SEPTIC TANK LOCATION:**

Unknown. Inquire with seller as to location.

DRAIN FIELD LOCATION:

Unknown.

SYSTEM CONDITION:

As noted above, waste piping is connected to a private septic tank system. It is impossible to thoroughly ascertain the condition of the septic system during a house inspection. The drainage field was not located at the time of the inspection. Inquiry should be made of the current owners to determine when the tank was last pumped out. It is recommended that septic tanks are pumped every 3-5 years. If further information is desired the reader is referred to the services of a septic system/drainage specialist. SEPTIC SYSTEM: Septic tank

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was not inspected as it does not lend itself to a visual inspection. If you have doubts about the condition of the septic system, call a septic tank service to come out and check the ability of the drain field to percolate and the sludge level in the septic tank. The lid of the tank must be removed for this inspection to take place. Often, an inquiry to the seller as to any past problems or need for pumping is informative.



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HEATING - AIR CONDITIONING

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

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Utility room.

SYSTEM TYPE:

Forced Air.

FUEL TYPE AND NOTES:

Propane.

CAPACITY OF UNIT:

85,000 BTUs.

APPROXIMATE AGE IN YEARS:

30 Years.

SECONDARY HEATING SYSTEM:

Woodstove.

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HEATING SYSTEM CONDITION:

PRIMARY UNIT:

There was no propane on site at the time of the inspection. The vendors indicated the system has not been in operation for approximately 6 years. The inspector was concerned regarding the condition of the system. Suggest client contact a qualified propane furnace technician and make repairs/replacements as required.

The client will have difficulty obtaining insurance on the building without a primary source of heat other than the woodstove.

VENTING:

The venting was installed under the concrete slab. The inspector was only able to remove the vent covers but was unable to determine the condition of the vents. Suggest client contact a qualified ventilation technician for further review to determine the condition of the vents.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

No filters were installed. Suggest client install filters immediately to prevent unfiltered air circulating throughout the home.

SECONDARY HEATING UNIT:

See fireplace section of report.

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ELECTRICAL SYSTEM

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

SERVICE:

TYPE AND CONDITION:

Overhead, Fuses, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

The main electrical service is approximately 100 amps. General branch conductors/wiring are copper. Main disconnect was noted. System appears to be properly grounded. The main panel is located in the family room. The main electrical service is approximately 120/240 volts.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present. Unused openings in the panel are missing covers. BRANCH CIRCUIT PANEL- UNUSED OPENINGS: Unused openings at the front of an electrical panel present a safety hazard to probing fingers. Small plastic covers made for covering such openings are available at most hardware stores for under \$1.

Faulty circuits were noted at the bottom left and the 3rd on the left from the bottom, when the inspector obtained a thermal image with his infrared camera. Suggest client contact a qualified electrician for further review and make repairs/replacements as required.



Electrician must check the circuits.

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CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper.

Improperly covered exposed wires were noted at the south exterior of the building. Bare wires must be enclosed inside a junction box to prevent contact with the live wires/electric



shock hazard. Suggest client contact a qualified electrician for further review and make repairs as required to prevent possible electric shock.

Open junction box noted in the utility room. Bare wires must be enclosed inside a covered junction to prevent contact with the live wires and an electric shock hazard. Suggest client contact a qualified electrician for further review and make repairs as required to prevent possible shock.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the building are in serviceable condition.

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INTERIOR

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

DOORS:

MAIN ENTRY DOOR:

The sliding glass doors are out of square and do not seal effectively, the north door was installed to close to grade which has lead to moisture breach and subsequent damage to the interior wall assembly. The doors should be replaced.



INTERIOR DOORS:

Appears serviceable, Hardware operational.

WINDOWS:

TYPE & CONDITION:

Wood, Casement, Skylights. Skylights can leak even when there are no previous signs of past/present leakage, leakage is generally attributed to improper installation and inadequate flashing at the perimeter of the window.



Deterioration noted at the windows due to exposure to the sun and lack of regular maintenance/sealants/protection. Signs of previous water breach were noted at the northeast windows and the northeast skylight. The windows are not properly sealed/weather stripped. The client should gradually replace the windows.

Damaged hardware/inoperable windows noted in the master bedroom. Suggest client contact a qualified window technician and make repairs/replacements as required.

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Thermal seal failure noted at the; sliding glass doors, the northeast windows, and the south upper windows. Thermal seal failure occurs when the gas between the sealed unit (2 panes) escapes allowing air from the home to penetrate, creating moisture in the cavity due to the warm air contacting the cold exterior window pane. This condition reduces the efficiency of the window, allowing warm air from the home to escape, and causes increased moisture levels between the panes. Contact a qualified window manufacturer/installer for further review and repair/replace as required

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Paneling, General condition appears serviceable.

Moisture stains/damage viewed at the north side entrance, above the southeast sliding door and behind the stove. Client should expect wall assembly damage at these areas. Suggest client remove the damaged sections and make repairs/replacements as required.



CEILINGS:

TYPE & CONDITION:

Wood, Open Beam, General condition appears serviceable.

FLOORS:

TYPE & CONDITION:

Laminate flooring, Tile, Wood, Vinyl. General condition appears serviceable. Cracked tiles noted at the main floor and the kitchen.

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STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable.
Handrails Missing! at the stairs leading to the top floor, this is a safety concern. Suggest client contact a qualified carpenter and install a handrail as required to prevent falling and personal injury.



FIREPLACES/WOODSTOVES/WOOD BURNING DEVICES

LOCATION 1:

Living room.

CONDITION:

Free-standing certified air tight woodstove.
Hearth extension is adequate. The unit was in operation at the time of the inspection consequently the inspector was not able to view the interior of the system.

Improper clearance to combustibles noted at the rear of the unit and the flue vent. Suggest client contact a qualified WETT certified woodstove installer for further review and make repairs as required, to insure the safe and effective operation of the system. Recommend cleaning before use by a certified chimney sweep.



SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarms responded to test button operation.
The inspector recommends to all clients to purchase and install new battery operated smoke detectors as a safety upgrade.
Suggest to all clients with oil, gas or wood fired appliances to purchase and install a carbon monoxide detector as a safety upgrade.
Suggest client test the smoke detectors regularly to insure adequate function.



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KITCHEN - APPLIANCES - LAUNDRY

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

KITCHEN SINK:

TYPE AND CONDITION:

Acrylic, staining noted, may be difficult to remove.
The faucet is damaged, replace.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Appears serviceable.

VENTILATION:

TYPE AND CONDITION:

Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Electric, Appears Serviceable.

DISHWASHER:

CONDITION:

Older model appliance. Unit is near the end of its useful life.



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INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are tile, Appear serviceable, Cabinets appear serviceable, with minor wear noted.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Floor covering tile, Floor has cracked tiles.

SWITCHES/FIXTURES/OUTLETS:

Appear serviceable, Outlets within 1.5 metres of the sink are not GFCI protected.

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

LAUNDRY:

LOCATION:

2nd. floor bathroom closet.

CONDITION:

Plumbing appears serviceable, 240 Service-operational, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection.

CLOTHES DRYER:

Electric, Dryer was not operated at the time of inspection. Suggest to all clients to install a non-combustible dryer vent (aluminum type) as a safety upgrade, the lint builds up in the vent and the plastic vents heat up and poses a fire hazard.

The client is advised that all appliances remaining with the building should be tested at the final pre-closing walkthrough inspection in order to ensure proper working condition.

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BATHROOMS

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

BATHROOM AREA:

BATH LOCATION:

Downstairs.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

BATH VENTILATION:

Exhaust fan did not operate. Repairs or replacement needed.

BATHROOM AREA:

BATH LOCATION:

Upstairs.

CONDITION OF SINK:

Leaks noted under the sink. A licensed plumber should be called to make further evaluation and repairs as needed.



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CONDITION OF TOILET:

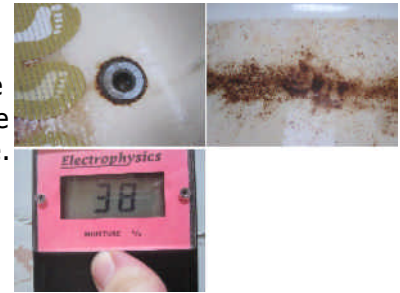
Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

The tub is corroded and will require replacement or refinishing. High humidity readings were noted at the lower section of the tiles in the shower. Client should expect to have to replace the tiled enclosure in the near future. Suggest client remove the tiles and check the wall assembly for damage and make repairs/replacements as required.



BATH VENTILATION:

None or inadequate ventilation noted. Consider installing an exhaust fan to provide additional ventilation.

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GROUNDINGS

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

GRADING:

SITE:

Landscaping and lot topography are examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in the areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic



Direct water away from the foundation

pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table, or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. Inspector was concerned regarding the slope of the property at the rear of the building. Suggest client consider installing drainage at the rear of the building to divert the water around the perimeter of the building/away from the foundation to prevent possible water penetration into the lower levels of the building.



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EXTERIOR STAIRS/STOOPS:

CONDITION:

Appears serviceable, Handrails serviceable.