DMC RESIDENTIAL INSPECTION SERVICES INC.
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RESIDENTIAL INSPECTION REPORT

1234 Main Street
Port Elgin, ON N0H 2C0

Buyer Name
05/18/2024 9:00AM

Inspector
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Agent
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SUMMARY

MAINTENANCE ITEM

RECOMMENDATION

SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Style
Bungalow

Temperature (approximate)
12 Celsius (C)

Type of Building
Single Family

Weather Conditions
Light Rain, Windy

Important Information: Inspection Overview

DMC Residential Inspection Services Inc. strives to perform all inspections in substantial compliance with the Standards of Practice set forth for Home Inspectors by the International Association of Certified Home Inspectors and in line with Canadian Standards Association. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at (Address here), for the Client (Name here), as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified professionals within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of DMC Residential Inspection Services Inc. does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice (referred to above) and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.

Important Information/Limitations: ©Copyright Notice

Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. Professional Home Inspections does not perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Important Information/Limitations: Other Notes – Important Info

INACCESSIBLE AREAS - In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefor some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the occupants of the home, and therefore any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components. Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

2: EXTERIOR

Information

General: Inspection Method
Visual, Attic Access

Siding, Flashing & Trim: Siding Material
Masonry, Vinyl

Exterior Doors: Exterior Entry Door Front
Glass, Steel

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

Decks, Balconies, Porches & Steps: Material
Wood

Eaves, Soffits & Fascia:
Eaves Eaves, soffit and fascia were inspected with no issues.

Walkways, Patios & Driveways: Driveway Material
Gravel

Walkways, Patios & Driveways: Driveway
The driveway and walkways were inspected with no issues.

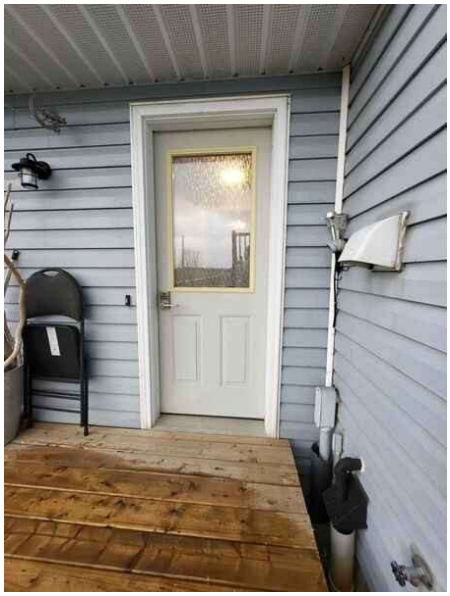
Siding, Flashing & Trim: Additional Caulking

Additional caulking was applied to west windows suggesting past issues with water or wind on this side of the house. A look at interior window sill suggests there may have been a past issue with water intrusion on this side of the house. Moisture detection did not pick up significant moisture readings.

Exterior Doors: Doors

Exterior Doors were inspected and no issues observed.

Door was blocked by Owner's belongings.



Limitations

Decks, Balconies, Porches & Steps

DECK LEDGER BOARD

Unable to see method of attaching deck ledger board to house.

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

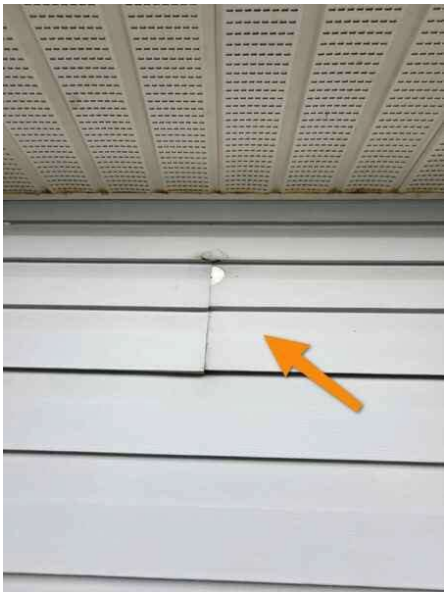
VINYL SIDING

Some minor damage to siding was observed on west side and east side of building. I recommend repair.

Recommendation

Contact a handyman or DIY project





2.2.2 Siding, Flashing & Trim

CAULKING

Maintenance Item

It was observed that caulking was deteriorating in some areas where protrusions occur in external wall. Also, a gap was observed on north wall. I recommend re-caulking.

Recommendation

Contact a handyman or DIY project


2.2.3 Siding, Flashing & Trim

OUTDOOR LIGHTING

Recommendation

Outdoor light observed with wood behind light to aid in vertical level. This opens an area for water intrusion. Recommend a qualified professional to further evaluate in order to provide opportunity to appropriately caulk this outdoor fixture.

Recommendation

Contact a qualified professional.

Outdoor fixture with temporary level.

2.3.1 Exterior Doors

Recommendation

GARAGE DOOR WOOD TRIM

The garage door trim was inspected and signs of rotted wood was observed on both sides at the bottom of the door. Wood that touches concrete or soil rots much quicker than wood that is protected by a barrier. Recommend further evaluation and repair by a carpentry contractor.

Recommendation

Contact a qualified carpenter.

2.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

IMPROPER DECK CONSTRUCTION PRACTICES

DECK

Deck was observed to have general poor construction practice used. Observed improper Ledger Board fastening that could weaken stability of the deck structure. Also, it was observed that improper beam and beam supports were used resulting in the weight of the deck structure being placed on carriage bolts which is a safety hazard. Deck weight needs to rest on top of the column support post. It was also observed that deck column posts were in contact with soil which promotes premature rotting. Wood distance from soil should be maintain at least 6 inches. Also, incorrect size of joists hangers used for size of joists used. Recommend qualified deck contractor evaluate.

Recommendation

Contact a qualified deck contractor.

Column in contact with soil.

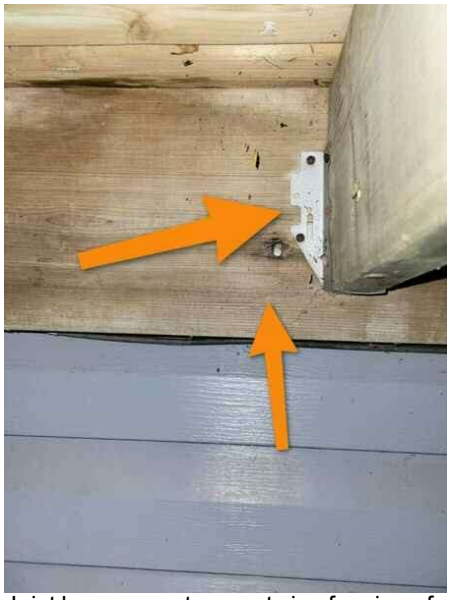
Bottom column areas are where wood rot may occur more quickly if in contact with concrete or soil. There should be at least 6 inches between wood and soil to help alleviate wood rot due to soil contact.

Deck beam and column assembly incorrectly constructed.

Column in contact with soil.

Ledger Board should be attached to home structure using bolts. Typically, 1/2 in carriage bolts are used spaced between each joist and alternated between top and bottom of ledger board not closer than 2 inches to either edge of board.

Board attached using deck screws.



Joist hangers not correct size for size of joists used. One bolt is observed in ledger board

Weight of deck being placed on bolts. This is a safety hazard.

2.4.2 Decks, Balconies, Porches & Steps

Safety Hazard

STEP TRIPPING HAZARD

BACK STEP

It was observed that the back step has a short step of only a few inches when stepping down to enter the backyard. Step riser height should be maintained between 4 7/8 inches to approximately 8 1/4 inches with a maximum variation between each step of 3/8 of an inch. This is a tripping hazard. Recommend repairing to ensure safety.

Recommendation

Contact a qualified deck contractor.

3: ROOF

Information

Inspection Method
Ladder, Roof

Roof Drainage Systems: Gutter Material
Aluminum

Roof Type/Style
Hip

Flashings: Material
Aluminum

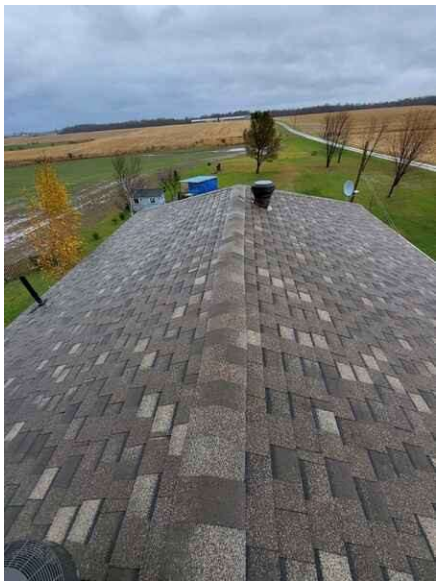
Coverings: Material
Asphalt, Architectural

Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations
Roof penetrations were inspected with no issues.

Coverings: Roof Covering
Roof covering was inspected and the wear is what you would expect to see with shingles roughly 1/3 or more through life expectancy.





Limitations

Coverings

ICE SHEETING

Unable to see membrane used underneath shingles.

Deficiencies

3.1.1 Coverings

Recommendation

MINOR SHINGLE DAMAGE

WEST AND SOUTH

Some minor damage and granular wear were observed to shingles in a few areas. West side of roof showed wind damage and granular wear. Also, some damage was observed to shingles above main entrance way to home. Recommend shingle repair.

Recommendation

Contact a qualified roofing professional.

3.1.2 Coverings

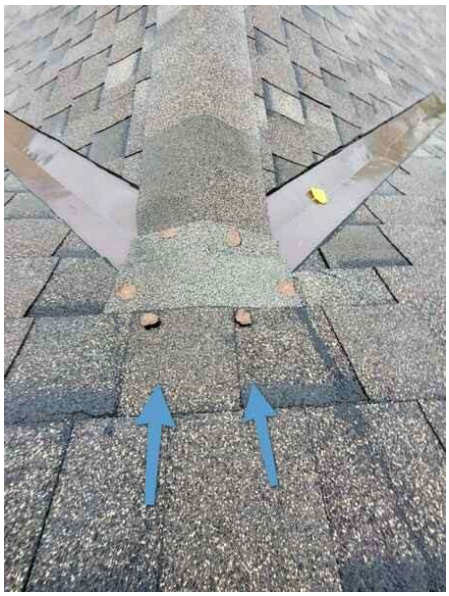
ROOF CAULKING

Maintenance Item

Some areas such as flashings and nail heads that previously had roof caulking applied is now becoming separated. Recommend recaulking these areas.

Recommendation

Contact a qualified handyman.



3.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

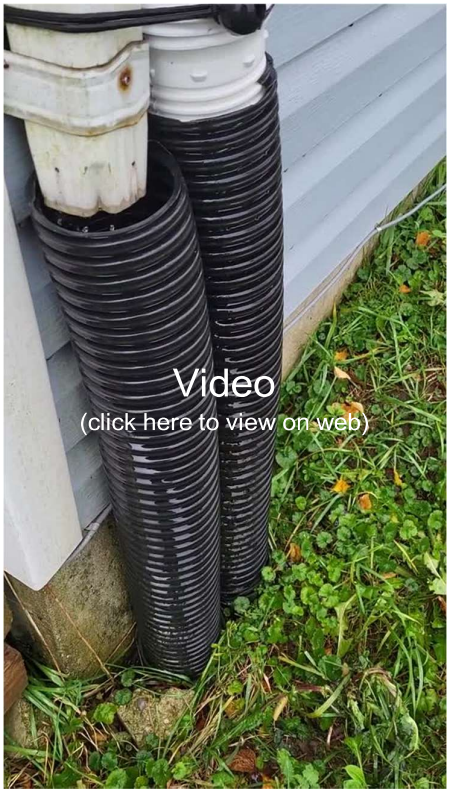
Recommendation

One or more downspouts drain too close to the home's foundation. IT was observed that water runoff was leaking through perforated Big O resulting in water draining next to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



3.2.2 Roof Drainage Systems

Recommendation

EAVES TROUGH DAMAGE/BENT

ABOVE ENTRANCE

One area of eaves trough was observed to be damaged/bent. Recommend monitoring or repair.

Recommendation

Recommend monitoring.

3.3.1 Flashings

Maintenance Item

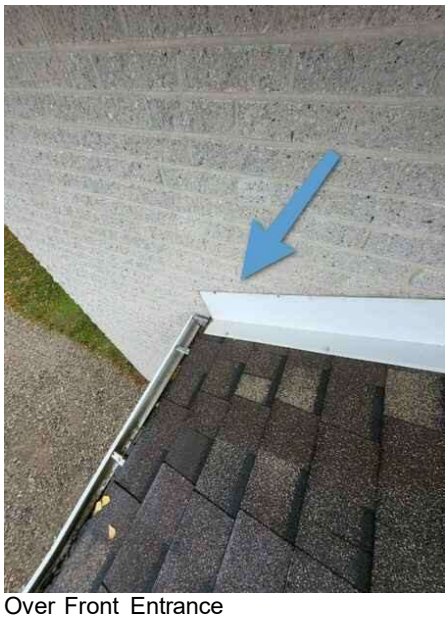
FLASHING

A couple areas were observed where kickout flashing would be beneficial. Kick out flashing helps divert water away from the side of the house ensuring it is all captured in the gutter. Recommend considering kickout flashing.

Recommendation

Recommend monitoring.


Over Back Entrance


Over Front Entrance


Here you can see water leaking down side of brick. Kickout flashing would help direct all water from roof flashing into the eaves-trough.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Infrared, Attic Access, Crawlspace Access, Visual

Foundation: Material
Concrete

Basements & Crawlspaces: Basement/Crawl Space
Basement and Crawlspace was inspected with no issues.

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Slab

Floor Structure: Sub-floor
Inaccessible

Wall Structure: Basement Walls
Basement walls were inspected with no issues observable.

Ceiling Structure: Basement Ceiling
Basement ceiling is drop-ceiling with tiles. No issues observable.

General Structure
The general structure of the building is poured 8-inch concrete foundation with 2x6 walls, 2x10 flooring with floor plywood sheathing and engineered truss roof and roof plywood sheathing. Exterior wall, floor and roof sheathing thickness not observable.

Limitations

Foundation

FOUNDATION

Not able to visually see all of the foundation, due to soil external soil covering and internal wall covering.

Deficiencies

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

WEST WALL (WINDOW WELLS)

Minor cracking was noted at the foundation west wall window wells. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement or leaking.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

5: HEATING

Information

Equipment: Brand
Keeprite

Equipment: Energy Source
Propane

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

AFUE Rating
96.7

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

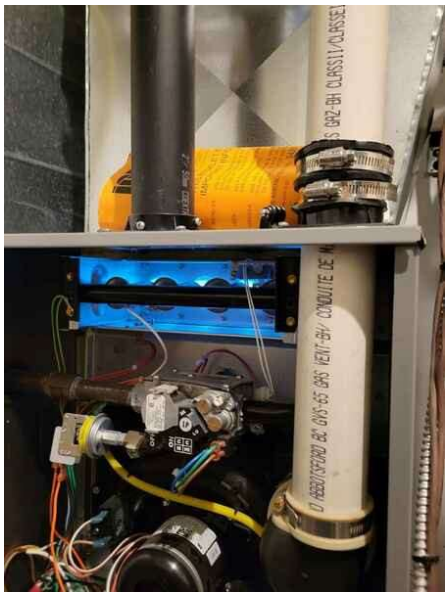
Equipment: Gas Furnace

Basement

The house is heated with a propane High Efficiency Variable Speed Forced Air Gas Furnace that was manufactured by Keeprite in 2017. The system was tested using normal operating controls and no issues were observed. It is important to change filters monthly and maintain annual maintenance on unit to ensure proper operation and longevity.

High Effciency Gas Fireplace

Serial Number



Operation and Manifold Check

Furnace Gas Shutoff

Equipment: Heat Recovery Ventilation

A Heat Recovery Ventilation System was observed installed in the furnace room beside the furnace.

Lifebreath HRV Unit

Normal Operating Controls: Thermostat

The thermostat for the gas furnace is located at the top of the stairs on the wall beside the kitchen area.

Presence of Installed Heat Source in Each Room: Registers

Heat is distributed throughout the house via ductwork and registers/vents. A register/vent was observable in each room.

Limitations

Distribution Systems

DUCTWORK

Unable to see entire ductwork system due to wall and ceiling coverings.

6: COOLING

Information

Cooling Equipment: Brand
Unknown

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior West

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
Unknown SEER

Modern standards call for at least 13 SEER rating for new install.

Presence of Installed Cooling Source in Each Room: Central Air

Central Air Conditioning uses the same distribution system as the heating system to cool the home.

Limitations

General

COOLING SYSTEM

A cooling system is installed, however, it was not in operation and unavailable for inspection.

7: PLUMBING

Information

Filters
Kitchen Tap Water Filtration

Water Source
Well

Main Water Shut-of Device: Location
Basement, West

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Unknown

Hot Water Systems, Controls, Flues & Vents: Capacity
50 Gal gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement, Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Fuel Storage & Distribution Systems: Main Gas Shut-of Location
Gas Meter, At Tank

Sump Pump: Location
Basement

Water Supply

Water is supplied by private well supported by a water softener system located beside pressure tank in utility room and water filtration systems observed under both kitchen sinks with alternate tap feeds.

Main Water Shut-of Device: Main Water System

The main water supply is supplied via private well and is pumped to a pressure tank in the basement west utility room. Pressure tank is controlled by a 30/50 pressure switch and the main valve shut off is a ball valve to the lower left of the tank.

Main Water Shutoff Valve.

Water Supply, Distribution Systems & Fixtures: Use of PEX

Copper and use of PEX was observed during the inspection. Home owner stated that they updated the distribution system to PEX a number of years ago. This could not be fully confirmed visually due to wall coverings.

Visually confirmed to be PEX.

PEX confirmed in photo. Grey and Clear used.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Hot Water Tank

Hot water is supplied to the home via a Rheem 50 Gallon electric hot water tank that was manufactured in July of 2017.

Fuel Storage & Distribution Systems: Gas Supply

Propane Gas is supplied via external tank located on the north side of the home. Main gas shut off valve and supply gauge is located on top of this tank along with supply gauge.

Sump Pump: Sump Pumps

Two sumps were observed, both with operable pumps and check valves. Water was visible in each sump. Sumps are located in basement utility rooms. One in west utility room and the other sump in the north utility room.

Limitations

Drain, Waste, & Vent Systems

DRAINAGE SYSTEM

Unable to observe the entire drainage system due to wall and ceiling coverings.

Water Supply, Distribution Systems & Fixtures

SUPPLY LIMITATION

Unable to observe inground lines.

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

KITCHEN FAUCET LOOSE

The upstairs kitchen faucet is loose. I suspect the bolt requires tightening underneath or flange has issues.

Recommendation

Contact a qualified handyman.

7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

WATER SUPPLY UPSTAIR BATHROOM

Water supply pressure was weak in upstairs main bathroom when multiple uses where applied. Recommend further evaluation by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

WATER STAINS - LEAKAGE

UTILITY ROOM WEST

Water stains/rust were observed beneath water heater, particularly the Temperature Pressure Relief Valve. Water was observed on the inside pipe and stains below the pipe. indicating a recent leak in the valve. TPRV is a safety feature to ensure access temperature and pressure is relieved from the tank safely. This is a safety hazard. Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

7.4.2 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

HOT WATER TANK ELECTRICAL CONNECTION

The electrical connection to the hot water tank did not have a saddle connector for the 12/2 wire feed to the tank. This is a safety hazard. Recommend correction by an electrical contractor or qualified professional.

Recommendation

Contact a qualified electrical contractor.

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Copper, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Federal Pioneer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not Observed

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Carbon Monoxide Detectors: Carbon Monoxide Detector
Carbon Monoxide Detectors were observed outside of sleeping areas.

Electrical System

The electrical system was inspected and observed no issues. Electricity is supplied to the home via underground conduit to meter base located on east side of building.

Lighting Fixtures, Switches & Receptacles: Receptacles/Switches

A representative number of receptacles and switches were tested without issue.

GFCI & AFCI: GFCI/AFCI

GFCI receptacles were tested in kitchen/bath areas. No AFCI was observed to be present. Recommend consideration for updating electrical system to provide for AFCI safety feature in the future.

Smoke Detectors: Smoke Detectors

Smoke Detectors were observed in bedroom areas and outside sleeping areas.

Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

CIRCUIT

An electrical hot water tank was installed to, I believe, replace a previous propane hot water tank. 12/2 Romex cable was run from the panel to support the operation of the tank but was not connected to the hot water tank correctly, missing the saddle component of the connection. As well some of the red 12/2 Romex wire was observed to run underneath joists and exposed in the utility room north. In addition, flexible metal cable not used to feed the hot water tank. Recommend electrical contractor to further evaluate.

Recommendation

Contact a qualified electrical contractor.

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

RECEPTACLES

One receptacle was observed to not be seated correctly in the downstairs bedroom area. A receptacle underneath the upstairs kitchen was not have a cover plate or box to protect against moisture in this area. A receptacle in the downstairs bedroom nearest the driveway was very difficult accept and retrieve a plug from. The dryer receptacle is located above the ceiling tile directly beside the dryer vent hose above the lint trap. Recommend Electrical Contractor to further evaluate.

Recommendation

Contact a qualified electrical contractor.


Bedroom receptacle.


Receptacle located underneath the upstairs kitchen sink.


Dryer plug in location.


Switch beside patio door.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

SWITCHES

A switch was observed beside patio door leading to deck area to have a sign posted not to use. Recommend further evaluation by an electrical contractor.

Recommendation

Contact a qualified electrical contractor.

9: FIREPLACE

Information

Type
Electric

Electric Fireplace
An electric fireplace was observed in the downstairs area beside the kitchen area. Make, model and age not known.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Vinyl (Flex)

Flooring Insulation
Fiberglass

Attic Insulation: Insulation Type
Batt

Attic Insulation: R-value
37 to 40

Ventilation: Ventilation Type
Turbines

Exhaust Systems: Exhaust Fans
None

Limitations

Vapor Retarders (Crawlspace or Basement)

VAPOUR BARRIER

Unable to see entire vapour barrier due to insulation covering and ceiling covering.

Deficiencies

10.1.1 Attic Insulation

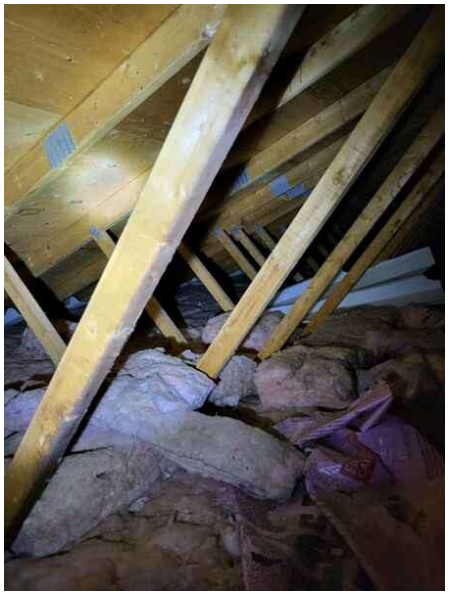
Recommendation

INSULATION PLACEMENT

Some batt insulation in the attic was observed to be misplaced or improperly installed. Some of the batts of insulation were observed to be piled randomly in the middle of the attic will lesser amounts toward to outer wall. Recommend insulation contractor to evaluate.

Recommendation

Contact a qualified insulation contractor.



10.1.2 Attic Insulation

Recommendation

MICE DROPPINGS

Mice droppings were observed on top of the insulation near the attic hatch. Recommend pest control evaluation.

Recommendation

Contact a qualified pest control specialist.

10.1.3 Attic Insulation

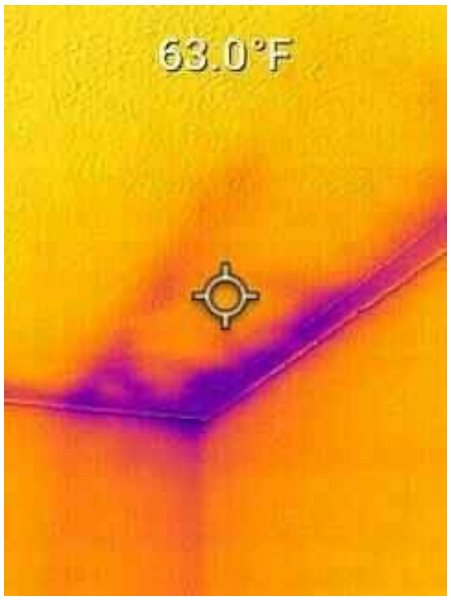
Recommendation

THERMAL WEST CEILING

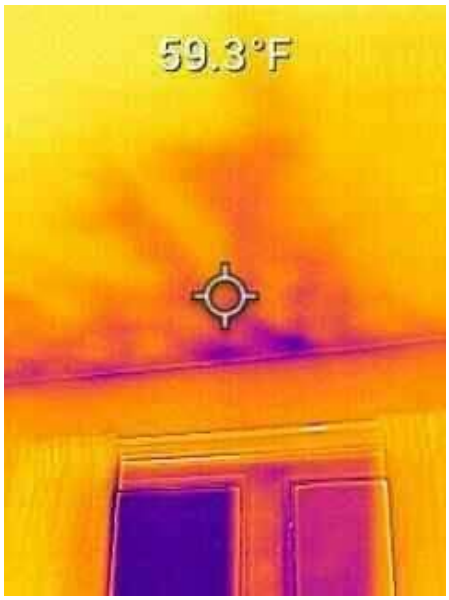
Thermal scans of interior showed signs of thermal variation in some areas of up to 5 degrees F in a variety of ceiling areas along the west side of the building. When checked with moisture meter, only minor signs of moisture variation were observed. Strong wind was coming from the west at time of inspection suggesting some moist air intrusion could be taking place along that side of the building. Recommend further evaluation by an insulation contractor.

Recommendation

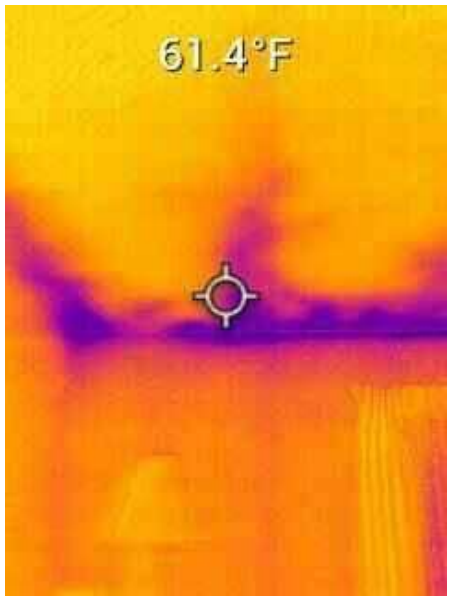
Contact a qualified insulation contractor.



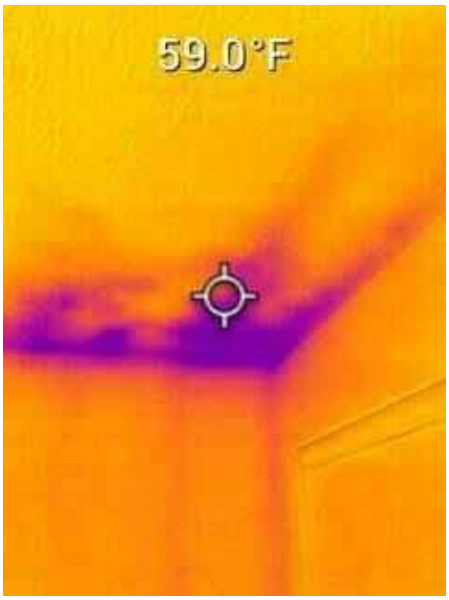
West Ceiling



West Ceiling



West Ceiling



West Ceiling

10.4.1 Exhaust Systems

Recommendation

BATHROOM/KITCHEN VENTS

No ventilation was observed in bathroom areas and kitchen areas. Inadequate ventilation promotes moisture and mold growth inside the home. Recommend further evaluation by an HVAC Contractor.

Recommendation

Contact a qualified HVAC professional.

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors
Doors were inspected and no issues observed.

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement, Single-hung

Floors: Floor Coverings
Carpet, Concrete, Hardwood, Linoleum

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Textured Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Limitations

Windows

WINDOWS

Some windows were not accessible for inspection due to owners belongings in window sills.

Deficiencies

11.2.1 Windows

BEDROOM WINDOW

MAIN FLOOR WEST

Maintenance Item

Bedroom window was difficult to open.

Recommendation

Recommend monitoring.

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
Whirlpool

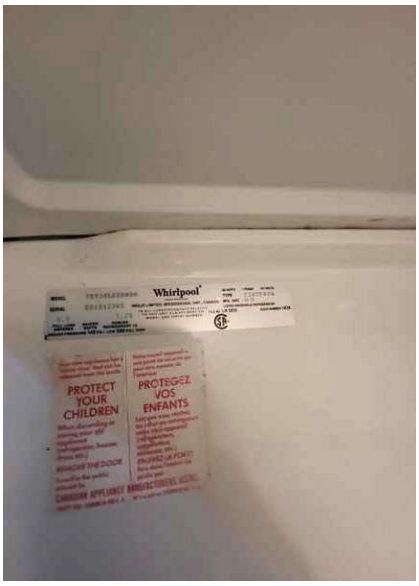
Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Appliances - Downstairs Kitchen

Appliances are located in the first floor and basement kitchen areas. The downstairs kitchen appliances, Frigidaire Range and Whirlpool Fridge with Top Freezer were tested without any observable issue. No dishwasher was observed in the downstairs kitchen area.



Dishwasher: Dishwasher

The upstairs kitchen dishwasher was inspected and operated using normal controls with no observable issues.

Refrigerator: Refrigerator

The upstair kitchen refrigerator was observed operating as designed with no observable issue.

Range/Oven/Cooktop: Oven

The upstairs kitchen oven and counter cooktop operated using normal operating controls with no observable issue. No range hood observable.

Washer and Dryer: Samsung Washer and Dryer

Basement

A Samsung Top Loading Washer and Front-loading Dryer was inspected and operated using normal controls with no issues observable.

Samsung Washer and Dryer

13: GARAGE

Information

Ceiling: Garage Ceiling

Garage ceiling was observed to be dry wall with no observable issues.

Garage Door: Material

Metal

Garage Door: Type

Automatic

Floor: Garage Floor

The garage floor was observed to be poured concrete. No observable issues with identified.

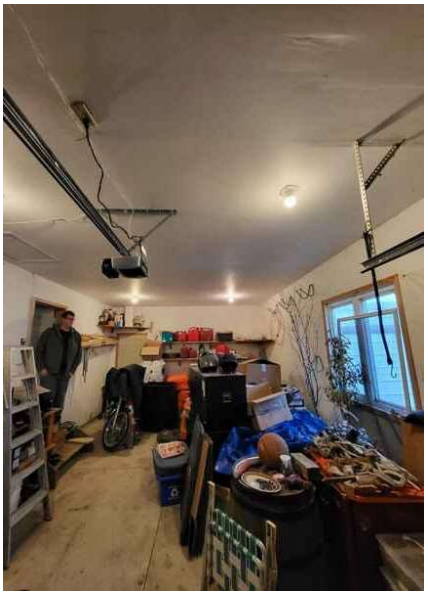
Walls & Firewalls: Garage Walls

The garage walls were observed to be drywall with no issues observable.

Garage Door: Garage Door

The garage door was inspected and operated as designed using wall controls. Electric eye safety stop also worked as designed.



Limitations

General

OWNERS BELONGINGS

Was unable to fully inspect garage due to storage of owner's belongings.

Walls & Firewalls

FIRE WALL

Unable to determine drywall thickness separating the garage from house. Firewall thickness should be 5/8 drywall.

Deficiencies

13.5.1 Occupant Door (From garage to inside of home)

Safety Hazard

DOOR NOT SELF-CLOSING

Door from garage to home should have self-closing hinges in order for it to stay closed on its own and help prevent spread of a fire to living space. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door and self-closing. Recommend ensuring door meets requirement.

DIY Resource Link.

Recommendation

Contact a handyman or DIY project

STANDARDS OF PRACTICE

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascia where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector’s opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all

toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold-water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.