

## General Information

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Property Address *XXXXX - 157 Avenue*

City *Edmonton Prov. Alberta*

Type *Semi - Bungalow Struct. Wood frame Occ'pncy Occ'pd/ furn'd*

Contact *Buyer's Agent details Sells-a-Lot 4097341*

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Client Name *Wannabee Homeowner*

Phone *444 5555 Fax 444 7777*

E-Mail *wan@hotmail.com*

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Inspector Name *Brian Cartmell RHI*

Company Name *Superior Home Inspection*

Company Address

City *Edmonton Province AB Postal Code T5N 2H2*

Phone *(780) 974 8470 Fax*

E-Mail *supins@shaw.ca*

File Number *157 / 1711*

Fee \$ *350.00 GST\$ 21.00 Total \$ 371.00*

Amount Received \$ *371.00* Cheque  Cash

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Inspection Date *November 17, 2006*

Weather *Sun Soil Conditions Snow covered*

Temperature *-10 degrees Recent Weather Conditions Snow*

Inaccessibility *Snow/Ice/Frost covered the walks/grade/decks/roofs*

Estimated Age *12 - 15 years Entrance Faces Northeast*

Others Present *Buyer's Agent and Buyer Property Occupied Yes*

Electric On *Yes*

Gas/Oil On *Yes*

Water On *Yes*

Building Type *Single family Garage Attached*

Space Below Grade *Basement*

Sewage Disposal *City How Verified Visual Inspection*

Water Source *City How Verified Visual Inspection*

Enclosures **Roof Maintenance Electrical GFCI Carbon Monoxide Home Safety & Security**

Insulation **Humidifiers (2) Tub & Shower Enclosures**

## Your Building Inspection

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The primary purpose of the inspection and this report is to educate the prospective purchaser / owner about the general condition of the building. In addition, repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation, nor is it possible, for the inspector to identify all potential problems solely on the basis of a visual examination. At best 80% of first year repairs should be revealed: not 100%. Every effort has been made to provide this report with the most accurate and practical information for the purpose intended.

This is the report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions outlined in the Pre-Inspection Agreement which is a part of this report and is incorporated herein. Please read the Remarks printed on each page and call the inspector for an explanation of any aspect of this report written or printed which is not fully understood.

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of the findings. There is no time limit on these discussions. We encourage you to ask as many questions as you like to ensure we have addressed your concerns.

This confidential report is intended for the use of the "Client" named in the Pre-Inspection Agreement which forms part of this inspection report, and may not be used by any other person or persons.

Recommended repairs or improvements to the building have been addressed in the report. It is suggested that some of the concerns be addressed within the next year or sooner.

Appliances, central vacuum systems, trees, heat exchangers, flue interiors, outbuildings, security systems, intercoms, spas, wood destroying insects, vermin and animals, underground storage tanks, sub-grade plumbing drains, environmental testing, UFFI, mold and other indoor air quality contaminants, asbestos containing materials, septic tanks, wells, marine structures, sprinkler systems, and other items not specifically mentioned in the report are not included within the scope of this inspection. We do not disassemble equipment, bore holes into walls, floors and or ceilings, move furniture and or boxes or lift up carpets or rugs etc.

The inspection process is a two-part system: the verbal survey and the report. As such this report is not transferable to third parties as it will not clearly convey the information intended / herein.

The inspection is not technically exhaustive and is subject to the limitations stated herein and in the Pre - Inspection Agreement. A more technically exhaustive inspection could be conducted at a much greater cost and may be recommended

The testing of swimming pools, spas, hot tubs, and related equipment is beyond the scope of our visual inspection.

Condominium common areas are usually controlled by a condominium association and often include the Roof, Grounds, Exterior, Structure, Landscaping, Parking, Roads, Walks, Retaining Walls, Plumbing, Halls, Elevators, Stairs, Etc. ... Please see Condominium Bylaws, meeting minutes and reserve fund studies / plans. Only the indicated unit was / is inspected. Comments made about or on common areas are casual observations only made only as a courtesy.

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## Definitions

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**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

**Good (F)**            **Good / Functional :** System was performing its intended purpose at the time of the inspection, no defects were discovered at the time of the inspection that should require repair within the first year (limitation in effect). May need periodic monitoring or maintenance in order to ensure continued serviceability.

**Fair (M)**            **Fair / Monitor**  
1. Item is marginal, will require future repair, owner is advised to monitor.  
2. Preventive maintenance / repairs required beyond the first year of ownership.  
3. System or component is performing its intended purpose, but due to its age can fail at any time.  
4. Does not meet present standards but is common.  
5. Appears functional, but may be near or beyond expected service life. Should be maintained as needed and monitored for future changes.  
6. Length of continued service is unpredictable.

**Minor**                **Minor repair is recommended, costs should not exceed \$2000.00 and / or the repair is not urgent**

**Major**                **Major Repair is recommended, cost will likely exceed \$2000.00**

**Not Applicable**    **Not Present / Not inspected**

## Roof

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Due to unpredictable and latent nature of roof leaks, no assurances or warranty can be provided that the roof will not develop leaks within the approximated expected life-span indicated in this report

Most roofs require periodic maintenance. Failure to address such maintenance can result in a leak. A roof can leak at any time.

Limitations in Effect,

Weight / grade of shingles not determined / estimated only. Surface water drainage / gutter drainage not established

### Main Roof Surface

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**Method of Inspection:** *Fully accessed / walked on all parts*

**Unable to Inspect:** *90% / Snow Frost Ice*

**Type:** *Gable*

*Good (F)*            **Material:** *Asphalt shingle*

**Approx Age:** *5 - 8 years*

**Estim't'd remaining life of roof** *15 - 20 years*

**More than one layer of shingles?** *No*

### Garage Roof Surface

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**Method of Inspection:** *Fully accessed / walked on all parts*

**Unable to Inspect:** *90% / Snow Frost Ice*

**Type:** *Gable*

*Good (F)*            **Material:** *Asphalt shingle*

**Approx Age:** *5 - 8 years*

**Estim't'd remaining life of roof** *15 - 20 years*

**More than one layer of shingles?** *No*

*Good (F)*            **Flashing:** *Galvanized*

*Good (F)*            **Valleys:** *Closed / Shingles*

*Not Applicable* **Skylights:**

*Good (F)*            **Plumbing Vents:** *ABS*

*Not Applicable* **Electrical Mast:**

### Northeast Chimney

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*Good (F)*            **Chimney:** *metal B vent*

*Good (F)*            **Flue/Flue Cap:** *Metal*

*Good (F)*            **Chimney Flashing:** *Galvanized*

### South Chimney

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*Good (F)*            **Chimney:** *Pipe covered three wall frame and vinyl*

*Good (F)*            **Flue/Flue Cap:** *Metal*

*Good (F)*            **Chimney Flashing:** *Galvanized*

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*Good (F)*            **Gutters / Eaves** *Aluminum*

*Not Applicable* **Roof Drain / Scupper**

*Good (F)*            **Downspouts** *Aluminum*

*Fair (M)*            **Ground water / extensions** *Aluminum /*    *Extend runoff drains to move water away from foundation, Recommend disconnect and redirect discharge onto lawn shrubs trees etc. Suspect below ground leaders leaking or plugged*

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*Good (F)*            **Vents** *Dome vent/s at or near ridge*

*Good (F)*            **Soffit Ventilation** *Continuous aluminum perforated*

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## Grounds

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Ground or grade settlement not predictable, Site stability / geological conditions not determined, No access to Footings, Grade Beams, Piles, Slabs on grade. Concealed or underground root system/s not assessed. Limited or no access below or under decks / porches / steps, Fences / sheds / irrigation equipment ,

<i>Fair (M)</i>	<b>Walks:</b> <i>poured cast in place concrete</i> / Due to snow or ice cover, the comments reflect only the visible portion of the walks, Spider cracks
<i>Good (F)</i>	<b>Steps/Stoops:</b> <i>Pre cast concrete</i>
<i>Fair (M)</i>	<b>Patio:</b> <i>Interlocking stone</i> / Due to snow or ice cover, the comments reflect only the visible portion of the patio
<i>Fair (M)</i>	<b>Deck:</b> <i>cantilevered wood frame</i> / Surface coating peeling chipping / needs scrape and paint, Clean and reseal
<i>Fair (M)</i>	<b>Railings / Guards</b> <i>Dimensional Lumber</i> / need scrape and paint
<i>Minor</i>	<b>Steps/Stoops:</b> <i>dimensional lumber</i> / Uneven rise / run / insufficient tread width, Steps north side of deck too steep / no hand rails / unsafe
<i>Not Applicable</i>	<b>Balcony:</b>
<i>Not Applicable</i>	<b>Porch:</b>
<i>Good (F)</i>	<b>Retaining Walls:</b> <i>Preserved wood</i> /
<i>Not Applicable</i>	<b>Basement Stairwell:</b>
<i>Good (F)</i>	<b>Grading:</b> <i>Moderate slope</i>
<i>Not Applicable</i>	<b>Swale:</b>
<i>Fair (M)</i>	<b>Window Wells:</b> <i>Metal corrugated</i> / Vegetation / debris in well/s
<i>Minor</i>	<b>Sump Pump Discharge</b> <i>ABS</i> / permanent attached ext hose
<i>Not Applicable</i>	<b>Bsmt. Stairwell Drain:</b>
<i>Not Applicable</i>	<b>Exterior/Garage Drain</b>
<i>Fair (M)</i>	<b>Driveway:</b> <i>Poured cast in place concrete</i> / Concrete pitted and chipped, Due to snow or ice cover the comments reflect only the visible portion of the driveway, Spider cracks
<i>Fair (M)</i>	<b>Fences:</b> <i>Wood</i> / / paint maintenance will be required
<i>Fair (M)</i>	<b>Lawn Sprinklers:</b> <i>Front and back yard</i> / Two below grade sprinkler system wells north and south / seasonal maintenance / shut off blow down
<i>Minor</i>	<b>Vegetation</b> <i>Tree/s Shrub/s</i> / Tree limbs over hang the roof and should be cut back, Trim tree branches / limbs away from roof / roof edge / eaves

## Garage/Carport

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Continuity of fire / gas separations not established

### Attached Garage

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**Type of Structure:** *Wood Frame* **General Condition** *Good*

*Minor* **Garage Doors:** *Sectional Wood* / *Wood panels need scrape & paint*  
*Good (F)* **Door Operation:** *Mechanized*  
*Good (F)* **Door Opener:** *Lift Master*  
*Good (F)* **Exterior Surface:** *Vinyl siding*  
*Good (F)* **Roof:** *Asphalt shingle*  
*Good (F)* **Roof Structure:** *2x4 Truss*  
*Minor* **Service Doors:** *Metal* / *Add security lock / deadbolt*  
*Minor* **Garage to House Door** *Metal* / *Add closing mechanism to entry door*  
*Good (F)* **Ceiling:** *Drywall*  
*Good (F)* **Walls:** *Drywall / Paint*  
*Good (F)* **Floor/Foundation:** *Poured slab*  
*Not Applicable* **Hose Bibs:**  
*Good (F)* **Electrical:** *110 VAC outlets, lighting circuit and ceiling fan*  
*Not Applicable* **Heating:**  
*Not Applicable* **Windows:**  
*Good (F)* **Gutters:** *Aluminum*  
*Good (F)* **Downspouts:** *Aluminum*  
*Minor* **Leader/Extensions:** *Aluminum* / *Missing, Extend runoff drains to move water away from foundation, Cross sidewalks / poorly positioned at front entry*

## Exterior Surface and Components

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Exterior Foundation wall concealed / finishes / stucco / parging, Finishes conceal structural components.

### Whole building Exterior Surface

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*Good (F)*            **Type:** *Vinyl siding*  
*Good (F)*            **Foundation above grade** *Poured concrete*  
*Good (F)*            **Trim:** *Anodized metal*  
*Good (F)*            **Fascia:** *Aluminum*  
*Good (F)*            **Soffits:** *Aluminum*  
*Not Applicable* **Door Bell:** *Hard wired*  
*Good (F)*            **Entry Doors:** *Insulated metal*  
*Not Applicable* **Patio Door:**  
*Minor*              **Windows:** *Wood casement / Failed seal / window/s fogged*  
*Not Applicable* **Storm Windows:**  
*Good (F)*            **Window Screens:** *Aluminum frame vinyl mesh*  
*Not Applicable* **Basement Windows:** *Aluminum casement*  
*Good (F)*            **Exterior Lighting:** *Surface mounted lamps front and rear*  
*Good (F)*            **Exterior Electric Outlets:** *Front and rear GFI*  
*Good (F)*            **Hose Bibs:** *Frost Free*  
*Good (F)*            **Gas Meter:** *Exterior surface mount at side of home*  
*Good (F)*            **Main Gas Valve:** *Located at gas meter*

## Basement

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Limited / No access to Footings, Grade Beams, Piles, Piers, Slabs on Grade, Ceiling cavities, concealed components.  
Ground Settlement not predictable

### Main Basement

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**Unable to Inspect:** 75% / *Finished walls / ceilings / floors*

*Good (F)*      **Ceiling:** *Texture / Paint*

*Good (F)*      **Walls:** *Drywall / Paint*

*Good (F)*      **Floors:** *Concrete*

*Good (F)*      **Floor Drain:** *Surface drain*

*Good (F)*      **Doors:** *hollow core simulated wood*

*Good (F)*      **Windows:** *vinyl slider*

*Good (F)*      **Electrical:** *110 VAC outlets, lighting circuit and ceiling fan*

*Good (F)*      **HVAC Source:** *Heating system register*

*Good (F)*      **Ventilation:** *Windows / air intakes*

*Good (F)*      **Insulation:** *Fiberglass*

*Good (F)*      **Vapor Barrier:** *Plastic*

*Good (F)*      **Sump Pump:** *Submersible*

*Not Applicable*      **Moisture Location:**

*Good (F)*      **Bsmt Stairs/Railings:** *Wood stairs with wood handrails*

## Structure

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*Good (F)*      **Structure Type:** *Standard wood frame building*

*Good (F)*      **Foundation:** *Poured concrete*

*Not Applicable*      **Differential Movement:**

*Good (F)*      **Beams:** *Four ply dimensional lumber*

*Good (F)*      **Bearing Walls:** *Framed dimensional lumber*

*Good (F)*      **Joists/Trusses:** *2x10 Fir*

*Good (F)*      **Piers/Posts:** *Poured piers and steel posts*

*Good (F)*      **Floor/Slab:** *poured concrete slab on grade*

*Good (F)*      **Stairs/Handrails:** *Wood stairs with wood handrails*

*Not Applicable*      **Subfloor:**

## Structure (Continued)

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### Leaking Basements / Maintenance

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A leaky basement is the most common of all house problems.

We must caution you that there is a possibility that leaks can develop in your basement at any time.

During the inspection, exterior conditions were observed which can contribute to basement leaks

Preventative maintenance can greatly reduce the likelihood of rain water / surface water leaking through / around or under your foundation

The Items listed below are the primary causes of basement leaks. The items checked require either remedial action or regular maintenance

**Improper Grading. Grade slopes towards house Inadequate or faulty eavestroughs / gutters Dirty or clogged eaves or gutters, annual cleaning Inadequate downspout extensions, extend 4 - 6 feet Probable / possible clogged leader below grade Probability of foundation leaks if not remedied**

## Electrical

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Concealed electrical components not inspected, Electric powered and other appliances will not be tested. Casual observations about appliances included as courtesy only. Number of lights / outlets per circuit not confirmed. Representative number of lights, plugs and switches examined. Restricted access to equipment and outlets, Security, intercom, communication and other low voltage systems not tested.

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**Loc. Main** *Basement* **Loc. Auxiliary /s** *Not applicable*

### Basement Electric Panel

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*Good (F)* **Service Rating** *100*  
*Good (F)* **Main Disconnect type** *Circuit Breaker/s*  
**Main Disconnect Rating** *100 Amps*  
*Good (F)* **Service Conductor** *Copper*  
*Good (F)* **Manufacturer:** *ITE*  
*Good (F)* **Max Capacity:** *125 Amps*  
*Good (F)* **Number Circuits** *32*  
*Good (F)* **Breakers:** *CU/AL*

*Not Applicable*

**Spare circuits available** *Yes*

*Good (F)* **Service Entrance** *Under ground utilities*  
*Good (F)* **Supply Voltage** *110-240 VAC(estimated)*  
*Good (F)* **Grounding Conductor** *Plumbing ground .*

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*Good (F)* **Conductor Type:** *Romex and BX*

*Not Applicable* **Aluminum Wiring:**

*Good (F)* **Overcurrent Protection** *Circuit Breaker/s*  
*Good (F)* **120 VAC Branch Circuits:** *Grounded*  
*Good (F)* **240 VAC Branch Circuits:** *Copper and aluminum*  
*Good (F)* **GFCI:** *At GFCI receptacles only*

**Arc-Fault Breakers** *Not present*

*Fair (M)* **Smoke Detectors:** *Not tested / exceed life expectancy / replace with new.*

**Repair / Upgrade Recommendations** *Missing cover plates*

## Heating System

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Buried tanks are not included in the inspection, Furniture / storage limited inspection of distribution, Gas pipes partially concealed, Heat exchanger/s not fully accessible, Heat loss factors and air flow volumes not determined, Limit controls not fully tested, Limited chimney vent examination chimney not opened, Safety devices not tested

### Basement Heating System

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**Area Served:** *Whole building* **Approximate Age:** *15 to 20 years*

**Energy Source:** *Natural gas*

**Type:** *Conventional Forced air*

**Capacity** *150,000 btu / hr* **Material** *Rolled Steel*

**Good (F)** **Heating System Operation:** *Adequate / Service recommended / cleaning*

**Manufacturer:** *Carriere*

**Good (F)** **Heat Exchanger / Burner** *6 Burner*

**Unable to Inspect:** *70%*

**Good (F)** **Flue Pipe:** *Single wall*

**Good (F)** **Controls:** *Limit switch*

**Minor** **Blower Fan/Filter:** *Direct drive with disposable filter / Requires maintenance / filter replacement / filter in backwards*

**Minor** **Humidifier:** *Flow thru type / seasonal maintenance required / routine / regular*

**Not Applicable** **Condensate line / Pump**

**Good (F)** **Distribution:** *Metal duct*

**Good (F)** **Ventilation of location** *Adequate*

**Fair (M)** **Register/s & Grille/s** *Metal and Plastic / Damaged / bent, Discolored / rusted*

**Not Applicable** **Circulator:**

**Not Applicable** **Draft Control:**

**Not Applicable** **Devices:**

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**Good (F)** **Thermostats:** *Multi-zone with fan control*

**Not Applicable**

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**Not Applicable** **Suspected Asbestos:**

## Plumbing

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*Good (F)*      **Service Line:** *Copper*  
*Good (F)*      **Main Water Shutoff:** *Basement*  
*Good (F)*      **Water Lines:** *Copper, PVC*  
*Good (F)*      **Water Pressure** *Good Functional flow to 2 fixtures / basement fixtures excluded*  
*Good (F)*      **Drain Pipes:** *ABS*  
*Good (F)*      **Basement Floor Drain** *Surface drain*  
*Fair (M)*      **Service Caps / covers** *Not visible*  
*Good (F)*      **Vent Pipes / stacks** *ABS*  
*Good (F)*      **Gas Service Lines:** *black pipe*

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### Basement Water Heater

*Fair (M)*      **Water Heater Operation:** *Adequate /*    *Water heater is nearing the end of its design life, Flue pipe backdrafting / with large jetted tub need 50 gal tank*

**Manufacturer:** *GSW*

**Fuel** *Natural gas*    **Capacity:** *40Gallon*

**Approximate Age:** *15 - 20 years*    **Area Served:** *Whole building*

*Minor*      **Flue Pipe:** *dryer flex being used unsafe*

*Minor*      **TPRV and Drain Tube:** *NONE /*    *Missing drain tube*

## Interiors

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### Interiors/predominant Living Space

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Good (F) Ceiling: *Texture / Paint*

Good (F) Walls: *Drywall / Paint*

Good (F) Floors / Floor coverings *Hardwood*

### Vinyl Carpet Concrete

Minor Doors: *hollow core simulated wood / Door stop/s missing, Door needs adjust / latch adjust*

Minor Windows: *Wood casement / Window mechanism crank broken*

Good (F) Window Screens: *Aluminum frame vinyl mesh*

Good (F) Stairs/Handrails: *Wood stairs with wood handrails*

Good (F) Electrical: *110 VAC outlets, lighting circuit and ceiling fan*

Fair (M) HVAC Source: *Heating system register / Discolored /bent / damaged, Register cover damaged*

## Attic

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Continuity of insulation and vapor barrier not determined, Floors over cold spaces and cantilevers not accessed, Insulation values are estimated, Vaulted / flat roof spaces not accessed. Continuity of gas / fire separations not established . Finishes and or belongings conceal structural components, Limited access to roof / crawl spaces.

### Main Attic

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Method of Inspection: *From the attic access*

Minor Attic Hatch / Door *Uninsulated framed panel / Not insulated*

Unable to Inspect % *30% / Roof line*

Good (F) Roof Framing: *2x4 Truss*

Good (F) Sheathing: *Plywood*

Good (F) Ventilation: *Roof and soffit vents*

Good (F) Insulation: *Cellulose Fiber / blown*

Good (F) Insulation Depth: *12" R40 or more*

Good (F) Approximate R Value *R12*

Good (F) Vapor Barrier: *Plastic*

Not Applicable Attic Fan:

Not Applicable House Fan:

Not Applicable Wiring/Lighting:

Not Applicable Moisture Penetration:

Minor Bathroom Fan Venting: *Electric fan / Bathroom improperly vents into attic and may cause moisture damage to the insulation*

## Bathroom

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### Main Bathroom

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**Good (F)** **Ceiling:** *Texture / Paint*  
**Minor** **Floor:** *Vinyl floor covering / This inspection does not cover any damage concealed by carpeting, rugs or furniture, Vinyl lifting / water damage, caulk at cabinet base / toe kick, Caulk at tub / shower base*  
**Good (F)** **Doors:** *Hollow wood*  
**Not Applicable** **Windows:**  
**Good (F)** **Electrical:** *110 VAC GFCI*  
**Good (F)** **Counter/Cabinet:** *Cultured marble / wood /composite*  
**Good (F)** **Sink/Basin:** *Molded single bowl*  
**Good (F)** **Faucets/Traps:** *Moen fixtures with a PVC trap*  
**Minor** **Tub/Surround:** *metal enameled tub and ceramic tile surround / Caulk at tub spout*  
**Not Applicable** **Shower/Surround:**  
**Not Applicable** **Spa Tub/Surround:**  
**Good (F)** **Toilets:** *American Standard*  
**Minor** **HVAC Source:** *Heating system register / Discolored /bent / damaged*  
**Good (F)** **Ventilation / exhaust fan** *Electric ventilation fan*

### ensuite Bathroom

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**Good (F)** **Ceiling:** *Texture / Paint*  
**Minor** **Floor:** *Vinyl floor covering / Vinyl lifting / water damage, caulk at cabinet base / toe kick, Caulk at tub / shower base*  
**Good (F)** **Doors:** *Hollow wood*  
**Good (F)** **Windows:** *Wood casement*  
**Good (F)** **Electrical:** *110 VAC GFCI*  
**Good (F)** **Counter/Cabinet:** *Cultured marble / wood /composite*  
**Good (F)** **Sink/Basin:** *Molded single bowl*  
**Good (F)** **Faucets/Traps:** *Moen fixtures with a PVC trap*  
**Not Applicable** **Tub/Surround:**  
**Good (F)** **Shower/Surround:** *Fiberglass pan and ceramic tile surround*  
**Minor** **Spa Tub/Surround:** *Jetted polyester tub / no access to equipment / redo caulk around tub*  
**Good (F)** **Toilets:** *American Standard*  
**Good (F)** **HVAC Source:** *Heating system register*  
**Minor** **Ventilation / exhaust fan** *Electric ventilation fan / fan very noisy / needs service /*

### Half bath main Bathroom

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**Good (F)** **Ceiling:** *Texture / Paint*  
**Good (F)** **Floor:** *Vinyl floor covering*  
**Minor** **Doors:** *Hollow wood*  
**Not Applicable** **Windows:**  
**Good (F)** **Electrical:** *110 VAC GFCI*  
**Good (F)** **Counter/Cabinet:** *Cultured marble / wood /composite*  
**Good (F)** **Sink/Basin:** *Molded single bowl*



## Laundry Room/Area

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### 1st Floor Laundry Room/Area

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*Good (F)*            **Ceiling:** *Texture / Paint*  
*Good (F)*            **Walls:** *Drywall / Paint*  
*Good (F)*            **Floors:** *Vinyl floor covering*  
*Good (F)*            **Doors:** *Hollow wood*  
*Good (F)*            **Windows:** *Wood casement*  
*Good (F)*            **Electrical:** *110 VAC outlets, lighting circuit and ceiling fan*  
*Good (F)*            **HVAC Source:** *Heating system register*  
*Not Applicable* **Laundry Tub:**  
*Not Applicable* **Laundry Tub Drain:**  
*Good (F)*            **Washer Hose Bib:** *Gate*  
*Good (F)*            **Washer and Dryer Electrical:** *110 - 220 VAC*  
*Fair (M)*            **Dryer Vent:** *Plastic flex / not appropriate*  
*Not Applicable* **Dryer Gas Line:**  
*Good (F)*            **Washer Drain:** *Wall mounted drain*  
*Fair (M)*            **Floor Drain:** *No drain at laundry*

## Final Comments

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*With the exception of those items noted on the summaries which make up a part of this report, I find this home to be in a satisfactory condition.*

*A program of regular and routine maintenance is recommended to preserve the functionality and value of the home.*

*Compared to other similar homes of the same vintage that I have inspected, I would rate this home as      Average\_\_\_\_\_ Above  
Average\_\_\_\_\_ Below Average\_\_\_\_\_*

**Fair (M) Summary**

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**Roof**

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**Ground water / extensions** *Aluminum / Extend runoff drains to move water away from foundation, Recommend disconnect and redirect discharge onto lawn shrubs trees etc. Suspect below ground leaders leaking or plugged*

**Grounds**

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**Walks:** *poured cast in place concrete / Due to snow or ice cover, the comments reflect only the visible portion of the walks, Spider cracks*

**Patio:** *Interlocking stone / Due to snow or ice cover, the comments reflect only the visible portion of the patio*

**Deck:** *cantilevered wood frame / Surface coating peeling chipping / needs scrape and paint, Clean and reseal*

**Railings / Guards** *Dimensional Lumber / need scrape and paint*

**Window Wells:** *Metal corrugated / Vegetation / debris in well/s*

**Driveway:** *Poured cast in place concrete / Concrete pitted and chipped, Due to snow or ice cover the comments reflect only the visible portion of the driveway, Spider cracks*

**Fences:** *Wood / / paint maintenance will be required*

**Lawn Sprinklers:** *Front and back yard / Two below grade sprinkler system wells north and south / seasonal maintenance / shut off blow down*

**Electrical**

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**Smoke Detectors:** *Not tested / exceed life expectancy / replace with new.*

**Heating System**

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**Basement Heating System Register/s & Grille/s** *Metal and Plastic / Damaged / bent, Discolored / rusted*

**Plumbing**

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**Service Caps / covers** *Not visible*

**Basement Water Heater Water Heater Operation:** *Adequate / Water heater is nearing the end of it's design life, Flue pipe backdrafting / with large jetted tub need 50 gal tank*

**Interiors**

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**Interiors/predominant Living Space HVAC Source:** *Heating system register / Discolored / bent / damaged, Register cover damaged*

**Kitchen**

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**1st Floor Kitchen Windows:** *Wood casement*

**Laundry Room/Area**

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**1st Floor Laundry Room/Area Dryer Vent:** *Plastic flex / not appropriate*

**1st Floor Laundry Room/Area Floor Drain:** *No drain at laundry*

**Fair (M) Summary (Continued)**

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## Minor Summary

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### Grounds

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**Steps/Stoops:** *dimensional lumber / Uneven rise / run / insufficient tread width, Steps north side of deck too steep / no hand rails / unsafe*

**Sump Pump Discharge** *ABS / permanent attached ext hose*

**Vegetation** *Tree/s Shrub/s / Tree limbs over hang the roof and should be cut back, Trim tree branches / limbs away from roof / roof edge / eaves*

### Garage/Carport

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**Attached Garage Garage Doors:** *Sectional Wood / Wood panels need scrape & paint*

**Attached Garage Service Doors:** *Metal / Add security lock / deadbolt*

**Attached Garage Garage to House Door** *Metal / Add closing mechanism to entry door*

**Attached Garage Leader/Extensions:** *Aluminum / Missing, Extend runoff drains to move water away from foundation, Cross sidewalks / poorly positioned at front entry*

### Exterior Surface and Components

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**Windows:** *Wood casement / Failed seal / window/s fogged*

### Heating System

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**Basement Heating System Blower Fan/Filter:** *Direct drive with disposable filter / Requires maintenance / filter replacement / filter in backwards*

**Basement Heating System Humidifier:** *Flow thru type / seasonal maintenance required / routine / regular*

### Plumbing

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**Basement Water Heater Flue Pipe:** *dryer flex being used unsafe*

**Basement Water Heater TPRV and Drain Tube:** *NONE / Missing drain tube*

### Interiors

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**Interiors/predominant Living Space Doors:** *hollow core simulated wood / Door stop/s missing, Door needs adjust / latch adjust*

**Interiors/predominant Living Space Windows:** *Wood casement / Window mechanism crank broken*

### Attic

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**Main Attic Attic Hatch / Door** *Uninsulated framed panel / Not insulated*

**Main Attic Bathroom Fan Venting:** *Electric fan / Bathroom improperly vents into attic and may cause moisture damage to the insulation*

### Bathroom

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**Main Bathroom Floor:** *Vinyl floor covering / This inspection does not cover any damage concealed by carpeting, rugs or furniture, Vinyl lifting / water damage, caulk at cabinet base / toe kick, Caulk at tub / shower base*

## Minor Summary (Continued)

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**Main Bathroom Tub/Surround:** *metal enameled tub and ceramic tile surround /  
Caulk at tub spout*

**Main Bathroom HVAC Source:** *Heating system register / Discolored /bent /  
damaged*

**ensuite Bathroom Floor:** *Vinyl floor covering / Vinyl lifting / water damage,  
caulk at cabinet base / toe kick, Caulk at tub / shower base*

**ensuite Bathroom Spa Tub/Surround:** *Jetted polyester tub / no access to  
equipment / redo caulk around tub*

**ensuite Bathroom Ventilation / exhaust fan** *Electric ventilation fan / fan very  
noisy / needs service /*

**Half bath main Bathroom Doors:** *Hollow wood*

**Half bath main Bathroom Faucets/Traps:** *Moen fixtures with a PVC trap / Change  
aerators*

**Half bath main Bathroom Toilets:** *American Standard / Toilet moves / needs  
remount*

**Half bath main Bathroom HVAC Source:** *Heating system register / Discolored  
/bent / damaged*

## Kitchen

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**1st Floor Kitchen Plumbing/Fixtures:** *Moen fixtures with a PVC trap / tap handles  
loose / missing / damaged*