Inspection Report

Mr. and Mrs. First Name Last Name

Property Address:
Your Inspection Property
CALGARY AB T2X 0N7

Front of House

MotoriouS Solutions

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Date: 11/14/2016	**Time:** 01:00 PM	**Report ID:** 0000
Property: Your Inspection Property CALGARY AB T2X 0N7	**Customer:** Mr. and Mrs. First Name Last Name	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Approximate age of building:**
Clients Agent	Duplex Residential	Under 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 60 (F) = 15.5 (C)	Light Rain, Cloudy, Light Rain	Damp
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	No	No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Asphalt Shingles

Viewed roof covering from:
Ground
Ladder
Binoculars

Sky Light(s):
None

Chimney (exterior):
Vinyl siding
Metal Flue Pipe

Roof Flashings:
Not Visible

Roof Drainage Stystem:
Downspout Discharge Above grade

Roof Type:
Gable Roof

Items

1.0 Roof Coverings

Comments: Inspected

Homes built with asphalt shingles has an expected roof life span of 15-18 years on average. Roof is in g**ood condition** for its year. Appears home is has the original roof from construction build.

1.1 Flashings

Comments: Not Present

Flashings not visible, covered by shingles and siding.

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Not Inspected

1.3 Roof Drainage Systems

Comments: Inspected

FYI: Downspouts should extend 6ft away from the foundation wall to prevent moisture retention. I recommend keeping all downspout discharge on the ground and directed away from the home.

1.3 Figure 1(Picture) Front Downspout

1.3 Figure 2(Picture) Rear Downspout

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Bevel

Siding Material:
Wood

Exterior Entry Doors:
Wood
Insulated glass

Secondary Entry:
Backyard Entry Door

Appurtenance:
Covered porch

Driveway:
Gravel
Extra Info : Alley Entry

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

Wall Cladding material is missing behind backyard entry stairs. This exposed area can be used for future builds such as a deck.

2.0 Figure 1(Picture) Exposed House Wrap

2.0 Figure 2(Picture) Missing Trim

2.1 Doors (Exterior)

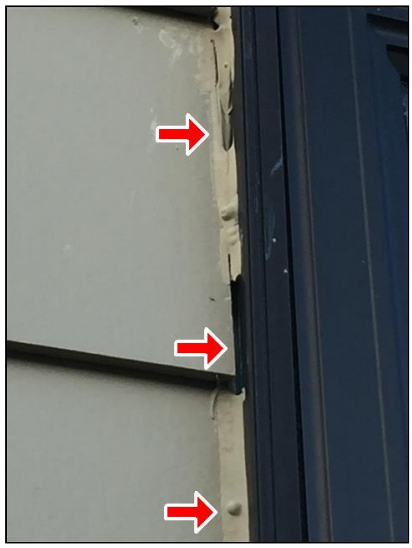
Comments: Inspected

General Wear and tear on the Exterior doors.

2.2 Windows

Comments: Inspected, Repair or Replace

Back of house window seal (silicon) is deteriorated. Leaks in the window seal can cause heat escape and reduces the homes energy efficiency. Silicon provides a moisture seal to prevent damage to the building and window assembly.



2.2 Figure 1(Picture) Window Seal

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

(1) Wood finish on exterior porch requires weather proof sealant. Moisture can wick through the vegetation and concrete causing deterioration.

2.3 Figure 1(Picture)

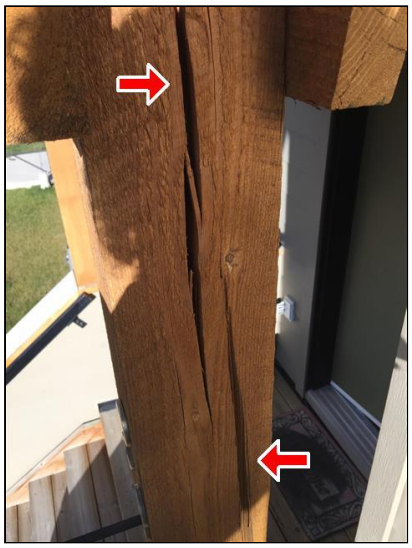
2.3 Figure 2(Picture)

(2) Back staircase is missing an adequate hand rail. This is a safety hazard for egress during bad weather conditions. Staircase is not adequately attached to the structure and is in direct contact with ground.

2.3 Figure 3(Picture) Missing Handrail

2.3 Figure 4(Picture) Back Door Stairs

(3) Front entrance, right side porch column (wood) is deteriorating. Elongated cracks allow for moisture to wick deeper into the wood causing fatigue which could result in failure.



2.3 Figure 5(Picture)

2.3 Figure 6(Picture) Comparison Crack

2.3 Figure 7(Picture) Wood Deterioration

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

(1) Front Stair case is poured concrete which is cracked in various areas. this can be caused by settlement as well as seasonal weather changes. I recommend monitoring cracks for future movement to prevent a tripping hazard.

2.4 Figure 1(Picture) Front Walkway

(2) Under Front Porch is sloped negatively causing erosion of ground soil which then directs water to the lowest point underneath. As water settles stagnantly it causes high moisture below which is causing the stair case to deteriorate faster. I recommend raising the grade on both sides of the entry staircase to prevent pocketing to continue.

2.4 Figure 2(Picture) Opening Under Stairs

2.4 Figure 3(Picture) Drainage Right Porch

2.4 Figure 4(Picture) Front Stairway

(3) Porch Negative Slope. Back Lawn slopes toward the foundation. Grade should be raised in various areas to promote water to shed away from the foundation wall.

2.4 Figure 5(Picture)

2.5 Eaves, Soffits and Fascias

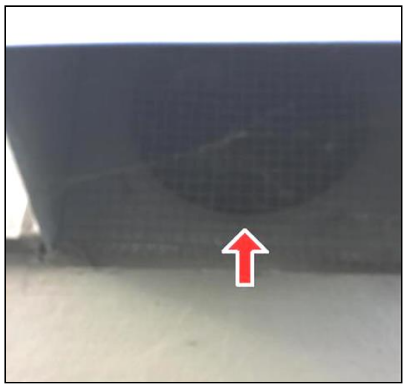
Comments: Inspected

2.6 Air Intake Vents

Comments: Inspected

Fresh Air intake systems draws outdoor air into the furnace. Airflow can be restricted if the screen is plugged. General maintenance cleaning of the screen is required to ensure adequate air draw. Insect screen is present and in tact.

2.6 Figure 1(Picture) Label



2.6 Figure 2(Picture) Fresh Air Intake

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Tile
Unfinished

Interior Doors:
Wood
Sliding Wood

Window Types:
Double Paine
Double-hung
Sliding
Fixed

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Composite

Items

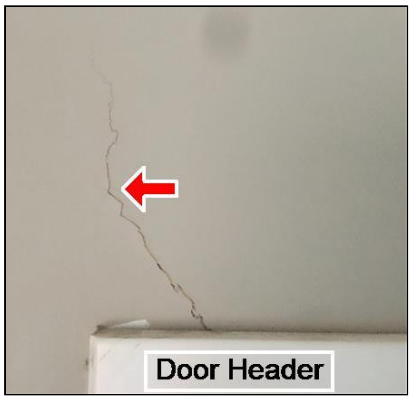
4.0 Ceilings

Comments: Inspected

4.1 Walls

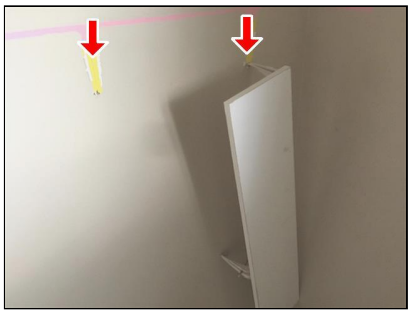
Comments: Inspected, Repair or Replace

(1) Various areas are evident of wall damage. Exposed holes in the house promote moisture transfer and thermal bridging to other areas. Damaged shelves reduce the load capacity of its function.



4.1 Figure 1(Picture) Upstairs Bedroom

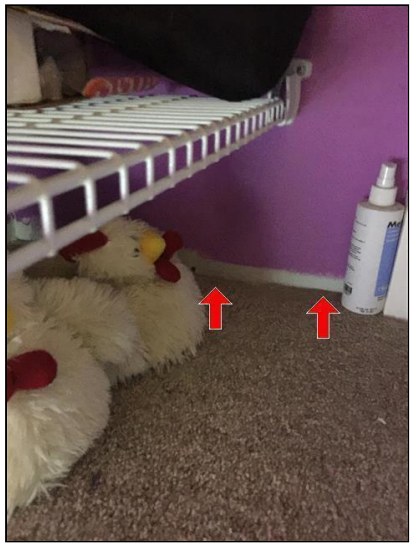
4.1 Figure 2(Picture) Bedroom Closet



4.1 Figure 3(Picture) Damaged Shelf

4.1 Figure 4(Picture) Laundry Room

(2) Basement Bedroom is missing baseboard trim.



4.1 Figure 5(Picture) Basement Bedroom Closet

4.2 Floors

Comments: Inspected, Repair or Replace

Multiple bathroom tubs silicone caulk along floor and tub are deteriorated. It is essential to routinely maintain the seal around the bathtubs to prevent moisture from damaging surround materials.

4.2 Figure 1(Picture) Basement Bathroom

4.2 Figure 2(Picture) Basement Tub

4.2 Figure 3(Picture) Shared Bathroom Tub

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected, Repair or Replace

Exposed nail on staircase to the basement. Exposed nails are safety hazards and should be repaired by carpet and flooring professionals.

4.3 Figure 1(Picture) Basement Staircase

4.4 Counters and Cabinets (representative number)

Comments: Inspected, Repair or Replace

(1) Shared Bathroom cabinet is attached with drywall screws only at the top. Cabinets should be installed on center of wall studs using adequate fasteners. Cabinet is not secured to the wall on the bottom.

4.4 Figure 1(Picture) Bathroom Cabinet

(2) Loose hinges in kitchen cabinets, this is common wear and tear for a home of this age. Recommend repair to prevent further damage to door components.

4.4 Figure 2(Picture) Kitchen Cabinet

4.5 Doors (representative number)

Comments: Inspected, Not Inspected, Repair or Replace

(1) Basement bathroom door top hinge is damaged, it is not adequately aligning the lock connection. Recommend a doors expert to access and repair.

4.5 Figure 1(Picture) Basement Bathroom Door

4.5 Figure 2(Picture) Basement Bathroom Door

4.5 Figure 3(Picture)

(2) Laundry room door has a lock system attached at the top. I do not recommend locking this door as access to the emergency shut off equipment.

4.5 Figure 4(Picture) Laundry Room Lock

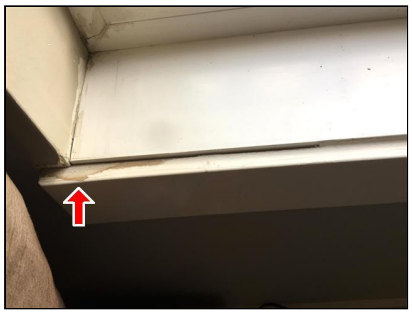
(3) Basement bedroom closet not inspected due to home owners personal belonging in the way. In addition there are no door handles on them.

4.5 Figure 5(Picture)

4.6 Windows (representative number)

Comments: Inspected, Repair or Replace

Multiple windows sills are damaged from moisture intrusion in the wood. Monitor open windows during wet seasons. Tested for moisture and came out dry at the time of inspection.



4.6 Figure 1(Picture) Master Bedroom

4.6 Figure 2(Picture) Master Bedroom

4.6 Figure 3(Picture) Wood Deterioration.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Unknown

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Armored Cable "BX"
Fabric Covered

Items

5.0 Service Entrance Conductors

Comments: Inspected

No defects at the time of inspection.

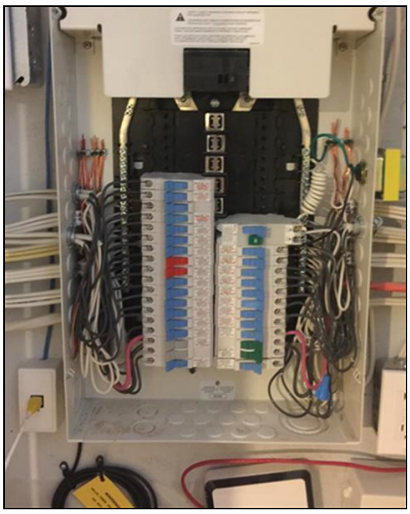
5.0 Figure 1(Picture) Electrical Meter

5.0 Figure 2(Picture) Underground Cables

5.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

Checked and wiring looks acceptable.

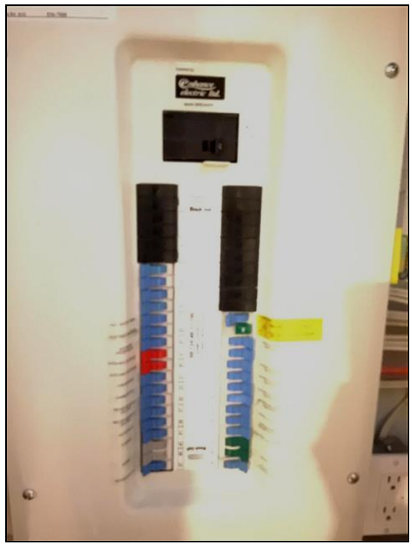


5.1 Figure 1(Picture) Distribution Panel

5.2 Location of Main and Distribution Panels

Comments: Inspected

(1) The main panel box is located in the basement bedroom. Recommend a certified electrician to confirm all the breaker tags are correct.



5.2 Figure 1(Picture) Distribution Panel

(2) The main panel box is located at the Basement Bedroom.

5.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

5.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

(1) Various Bulbs are not functional and require replacement or repair. I recommend a professional electrician to access and repair.

5.4 Figure 1(Picture) Half Bathroom

5.4 Figure 2(Picture) Kitchen Fixture

5.4 Figure 3(Picture) Shared Bathroom

5.4 Figure 4(Picture) Laundry Room

(2) Various Locations are missing covers for receptacles and switches. There are damaged covers also. Recommend qualified electrician to repair and replace damaged and missing cover plate to prevent shock, electrical damage, and potential fire hazard.

5.4 Figure 5(Picture) Laundry Room

5.4 Figure 6(Picture)

5.4 Figure 7(Picture) Basement Den

5.4 Figure 8(Picture) Laundry Room

5.4 Figure 9(Picture) Basement Bathroom

5.4 Figure 10(Picture) Furnace Room

5.4 Figure 11(Picture) Back door Light

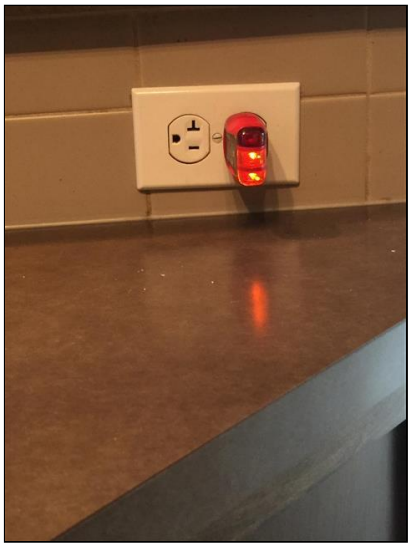
5.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

GCI receptacles should be installed in areas exposed to water sources. Using GFCI protect the users incase of shorting, or overcurrent, It is a safety upgrade and is highly recommended to have accessed by certified electricians.

5.5 Figure 1(Picture) Shared Bathroom

5.5 Figure 2(Picture)



5.5 Figure 3(Picture) Kitchen Island

5.6 Operation of GFCI (Ground Fault Circuit Interrupters)

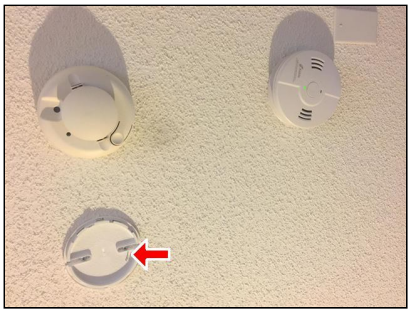
Comments: Inspected, Repair or Replace

All tested GFCI function when tested.

5.7 Smoke Detectors

Comments: Inspected

Smoke detectors are located on all levels of the home. Smoke detection system should be tested upon move in.



5.7 Figure 1(Picture) Missing Detector

5.7 Figure 2(Picture) Bedroom Closet

5.8 Carbon Monoxide Detectors

Comments: Inspected

On the top floor monoxide detector was found in the master bedroom closet and not connected. Recommend certified electrician to advise. Carbon Monoxide detectors located on all levels. Recommend testing upon move in.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Pex

Plumbing Water Distribution (inside home):
Copper
PEX

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon (1-2 people)

Manufacturer:
BRADFORD-WHITE

Water Heater Location:
Basement

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

No sign of leaks at the time of inspection. All waste water fixtures and distribution are adequate.

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

Various sinks are missing stoppers, others do not plug in when activated.

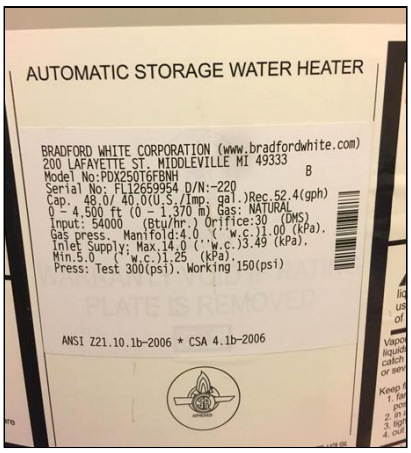
6.1 Figure 1(Picture) Half Bathroom

6.1 Figure 2(Picture) Shared Bathrrom

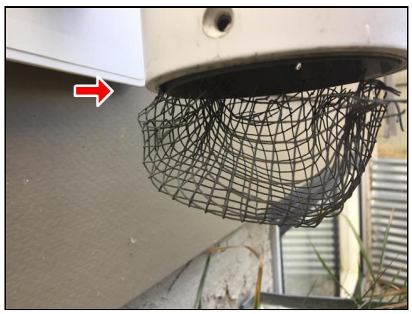
6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Insect screen on water tank exhaust pipe located on the exterior is not sealed. which can allow for unwanted life inside the pipe.



6.2 Figure 1(Picture) Water Tank Data Plate



6.2 Figure 2(Picture) Water Tank Exhaust

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Main water shut off is located in the furnace room. It is recommended to turn off main water supply when leaving the city for extended periods of time to as many insurance policies do not cover damages caused by main water supply leaks.

6.3 Figure 1(Picture) Furnace Room

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside

6.5 Figure 1(Picture) City Shut Off

6.5 Figure 2(Picture) Gas Meter

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Natural gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
TRANE

Ductwork:
Insulated
Non-insulated

Filter Type:
Disposable
(Inoperable)

Filter Size:
16x25

Types of Fireplaces:
Propane gas logs vented

Operable Fireplaces:
None

Number of Woodstoves:
None

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Central Air Manufacturer:
UNKNOWN
TRANE

Number of AC Only Units:
None

Humidifier:
Unknown
Unaccessible

Items

7.0 Heating Equipment

Comments: Inspected

Signs of corrosion in the fan chamber. This can be caused by condensation of hot air in the system. Also could be moist air passing through the air filter. I recommend a certified HVAC specialist to advise and access root cause.

7.0 Figure 1(Picture) Corrosion in Furnace.

7.1 Normal Operating Controls

Comments: Inspected

Located on Main floor

7.1 Figure 1(Picture) Furnace Control

7.2 Automatic Safety Controls

Comments: Inspected

Located next to furnace

7.2 Figure 1(Picture) Furnace Shut Off

7.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Various locations in basement are missing ventilation cover. Exposed ducts allow or debris to access system.

7.3 Figure 1(Picture) Basement Hallway

7.4 Presence of Installed Heat Source in Each Room

Comments: Inspected, Repair or Replace

No heat source or window in laundry room. Basement Bedroom heat register is located on the ceiling of the bedroom. For adequate heating within the basement it is recommended that the duct be relocated to 6 inches above the floor. Basement bedroom without window does not have a cold air return.

7.4 Figure 1(Picture) Basement Bedroom

7.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Inspected

Flue not tested due to fireplace being shut off.

7.7 Gas/LP Firelogs and Fireplaces

Comments: Inspected

Gas fireplace did not function when tested at the time of inspection. I recommend a HVAC specialist to advise.

7.7 Figure 1(Picture) Gas Fireplace

7.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

(1) Cold air return on the ceiling in the basement. Cold air return on the ceiling removes hot air from the area and cold water remains low not providing uniform distribution of air.

7.10 Figure 1(Picture) Basement Ceiling

(2) Grill damaged in mastered room.

7.10 Figure 2(Picture) Masterbedrom

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown
Fiberglass
Approximate
R-40

Ventilation:
Soffit Vents
Roof Louvers

Exhaust Fans:
Fan only

Dryer Power Source:
220 Electric

Dryer Vent:
Both
Flexible Metal
Metal

Items

8.0 Insulation in Attic

Comments: Inspected

Insulation in attic appeared uniform, at R-40 insulating value

8.0 Figure 1(Picture)

8.1 Insulation Under Floor System

Comments: Not Present

Not visible in finished areas.

8.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

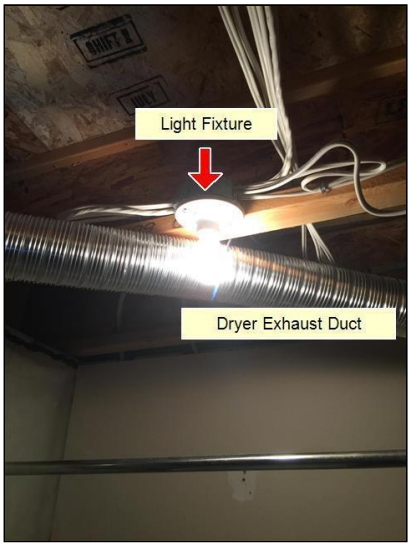
8.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

8.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Repair or Replace

Laundry Dryer duct is is unable to carry lint to the outside due to the configuration of the piping. it is highly recommended to frequently clean out the lint in the dryer duct closest to the unit. it is a fire hazard when lint accumulates and restrict a sufficient path for the hot air to escape.



8.4 Figure 1(Picture) Laundry room.

8.4 Figure 2(Picture) Extension Dryer duct

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Basement Configuration:
95% Exterior Not Visible
99% Interior Not Exposed

Floor Structure:
Engineered floor trusses

Floor Subfloor:
Plywood Sheathing

Wall Structure:
2 X 4 Wood

Columns or Piers:
Supporting walls

Ceiling Structure:
Not visible

Roof Structure:
2 X 4 Rafters
Lateral bracing
Sheathing

Roof-Type:
Gable

Method used to observe attic:
From entry

Attic info:
Attic hatch

Items

9.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Crack in foundation wall are common during the settlement process. Cracks still should be sealed with wearproof epoxy to prevent moisture to damage foundation walls from the interior. Signs of moisture near the crack. Low Point in soil conditions allow for water to pool near the foundation wall. Recommend raising grade in this location to redirect rain water.

9.0 Figure 1(Picture) Foundation Crack

9.0 Figure 2(Picture)

9.0 Figure 3(Picture) Moisture Foundation

9.1 Walls (Structural)

Comments: Inspected, Not Inspected, Not Present

Limited visibility of buildings internal structure due to finished rooms. Basement visibility of 2X4 Constructed walls.

9.2 Columns or Piers

Comments: Not Present

9.3 Floors (Structural)

Comments: Inspected

9.4 Ceilings (Structural)

Comments: Inspected

9.5 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	**Disposer Brand:**	**Exhaust/Range hood:**
Range/Oven:	**Built in Microwave:**	**Trash Compactors:**

Items

10.0 Dishwasher

Comments: Inspected

Functional when tested, do not run dry as it can damage the heating elements in the unit.

10.0 Figure 1(Picture)

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

Tested and all burners and stove are functional

10.1 Figure 1(Picture)

10.2 Range Hood (s)

Comments: Inspected

Tested for functionality and acceptable.

10.5 Microwave Cooking Equipment

Comments: Inspected

Not tested

10.5 Figure 1(Picture) Built in Microwave

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Exceptions

Items

11.0 Central Vacume System

Comments: Not Inspected

11.0 Figure 1(Picture)

11.1 Humidifer

Comments: Not Inspected

no access to humidifier. it is important to check the humidifier filter routinely in order to ensure there is adequate air flow through the unit.

11.2 Home Security System

Comments: Not Inspected

We do not inspect home security systems. It is recommended to contact a qualified electrician to access and advise about system.

11.2 Figure 1(Picture) Main Security Panel

11.2 Figure 2(Picture) Masterbed room Security