Prepared for Exclusive Use by:

Sample Inspection with IR SCAN SMITH

Address of Inspected Property:

123 MAIN STREET
CALGARY AB

Inspection Date:

23/02/2016

Inspector and Company:

Richard Golumbia

Golumbia Solar Structures Ltd. o/a HouseMaster

#75103, 216 Stewart Green SW, Calgary, AB. T3H 3M1
Phone: (403) 244-3034 Fax: (866) 867-6290
e-mail: housemaster@telus.net

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INSPECTION INFORMATION

CLIENT:
Sample Inspection with IR SCAN SMITH

PROPERTY ADDRESS:
123 MAIN STREET
CALGARY AB

INSPECTION DATE/TIME:
23/02/2016 - 02:00 PM

INSPECTOR:
Richard Golumbia Home Inspection Business #332370

INSPECTION COMPANY:
Golumbia Solar Structures Ltd. o/a HouseMaster #75103, 216 Stewart Green SW, Calgary, AB. T3H 3M1
Phone: (403) 244-3034 Fax: (866) 867-6290
e-mail: housemaster@telus.net

INSPECTION DETAILS

APPROXIMATE AGE:
41 YEARS

DESCRIPTION:
2 Story

TYPE OF INSPECTION:
Standard Home Inspection

STATUS OF HOME:
Occupied

WEATHER:
Sunny

PEOPLE PRESENT:
Client(s) and their agent

APPROXIMATE TEMPERATURE:
0-10C

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

BUILDING PERMITS / CODE INSPECTIONS - A home inspection is not a code compliance inspection. To obtain information/documentation regarding the issuing of permits and/or code compliance inspections related to the original construction or subsequent renovations or repairs, the local/municipal building inspection department should be contacted.

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COST OF REPAIRS - HouseMaster will not provide cost of repair information on defects noted to our Clients. ***IF COST OF REPAIR MAY AFFECT YOUR PURCHASE DECISION, SEVERAL CONTRACTOR QUOTATIONS SHOULD BE OBTAINED PRIOR TO MAKING SUCH DECISIONS.*** Costs can vary depending on the time of the year, reputation and skill of tradesmen/contractors.

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EXTRA PICTURES - If other pictures of the property were taken by the inspector and not included in the report, they were either destroyed or not included because they were poor quality, redundant, or superfluous images, or were provided to the client for their general information only as a separate attachment.

INACCESSIBLE ELEMENTS - If any area of the home is inaccessible and/or elements were concealed or otherwise obstructed from the view, then an inspection of that area/element could not be performed. The seller should be questioned about any concerns that may exist related to inaccessible or hidden areas prior to closing. If possible, access should be provided or limiting factors should be removed to allow an inspection prior to closing by the home inspector or appropriate specialist.

MECHANICAL SYSTEM UPGRADES - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements, contact your local City/Town or Municipal District HVAC Inspection Department.

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MOLD ASSESSMENTS - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

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PICTURES IN REPORT - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

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PRODUCT NOTICES - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

REINSPECTIONS - Re-inspections are only performed on items not accessible or where utilities were turned off at the time of the original inspection and at an additional cost to the client. Should repairs be necessary and to avoid additional charges, we recommend that they be performed by qualified professionals and in compliance with all local regulations and manufacturer instructions. After repairs are complete, obtain a written statement from seller indicating the date and extent of repairs, receipts for materials, and contractor invoices prior to any final request for a reinspection of work. Also obtain verification of permits and final inspections by the applicable local governmental agency.

REMEDIAL WORK/RENOVATIONS - A home inspection is an evaluation of the condition of certain elements of a property as they exist at the time of inspection. There are many issues associated with the need or desire to repair, replace, renovate, or upgrade house components, including product options, quality of materials, compatibility with existing or adjacent materials, building codes and local ordinances, demolition and disposal requirements, and installation methods. Any or all of these factors, as well as others not listed, may significantly affect the cost of remedial work or renovations, including the need for related alterations or the upgrading of new or existing components. These factors may also affect the ability or feasibility of completing the intended work.

REPAIR REINSPECTION - The Inspection Company assumes no responsibility or liability to any party for damages which may result from defects that exist or develop related to elements reportedly repaired that have been inspected by the Company. (Inspection Company) specifically disclaims any liability for the quality of work performed, consequential or collateral damages or other conditions that may result from the failure or malfunction of inspected elements. (Inspection Company) does not warrant any repair company's work quality. Obtain any and all warranty information from the repair contractor or company.

REMOTE CONTROLS - Numerous devices in homes today are operated with remote controls. Assessment of these controls/devices is not within the scope of a standard home inspection. For a list of and information about these devices, contact the seller. Some of these devices have changeable codes that should be reset for your use or safety. Refer to the manufacturer instructions for further information and warnings.

SEASONAL / WEATHER FACTORS - Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

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UNINSPECTED ELEMENTS - Please review this report closely to determine if any item or component was not inspected due to incomplete work, unconnected or shutdown utilities, or other factors; arrange for an inspection of these components prior to closing.

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ALBERTA FLOOD MITIGATION - August 15, 2013 06-BCB-009R1 **DISASTER RECOVERY PROGRAM FLOOD MITIGATION MEASURES**

PURPOSE

To outline alternative solutions for minimum flood mitigation measures when building owners apply for Disaster Recovery Program (DRP) funding to perform repairs on their property.

DISCUSSION

The scale of damage and obstacles to recovery as a result of the 2013 flooding in Southern Alberta has resulted in the decision by the Government of Alberta to appoint an advisory panel on community flood mitigation, to provide direct input on the latest flood prevention technology from around the world. In the interim period, flood mitigation measures have been established and revised through consultation with municipalities, industry and owners to provide minimum impact to the building structure and systems. The measures include locating electrical equipment above the flood level and the selection of building materials and finishes which are less likely to be damaged by flood water or easier to restore. These measures are consistent with the recognized disaster recovery mitigation measures under the Government of Canada's Disaster Financial Assistance Arrangements (DFFA) Guidelines and the U.S. Federal Emergency Management Agency (FEMA).

All flood mitigation measures are to be included under one flood mitigation permit form (see attached form) issued by the DRP and certified by a safety codes officer employed by the municipality or an accredited agency. The municipality or accredited agency will include all measures under the flood mitigation permit form and perform necessary inspections by the appropriate safety codes officers. The flood mitigation permit form certifies compliance with flood mitigation measures when signed and dated by a safety codes officer.

GENERAL REQUIREMENTS

Homeowners and small businesses located in the flood fringe must take the minimum flood mitigation measures identified below to satisfy conditions for DRP funding in the flood fringe. The following measures are referred to as "wet flood-protection", which are intended only to minimize damage and to speed restoration in the event of a flood. This is accomplished in four primary ways:

1. Basements. The objective is to minimize moisture damage or facilitate disposal of materials and restoration.

Alternative solutions require moisture resistant flooring and include but are not limited to:

- The choice to leave the basement unfinished and use minimal materials;
- The choice to use cleanable and moisture resistant materials;
- The choice to use disposable materials allowing for easy restoration.

Unless stated otherwise, all Code references in this STANDATA are to Division B of the Alberta Building Code 2006. Issue of this STANDATA is authorized by the Chief Administrators in Building, Electrical and Plumbing and Gas. Alberta Municipal Affairs – Safety Services, 16th Floor, 10155-102 Street, Edmonton, Alberta, Canada, T5J 4L4 Safety Codes Council, Suite 1000, 10665 Jasper Avenue, Edmonton, Alberta, Canada, T5J 3S9

2. Electrical equipment: The objective is to minimize the risk to life safety by providing a safe means to de-energize and re-energize the building. This allows for the de-energization of electrical equipment without having to access the basement and stand in flood water. Another consideration is being able to supply power for restoration services while being able to isolate electrical equipment damaged or made unsafe from flood waters.

Alternative solutions include but are not limited to:

• Re-locate the main electrical panel out of the basement and isolate circuits feeding electrical outlets and equipment in the basement so that power can be restored quickly in the event of a flood.

• Installing a weather proof service disconnect switch on the outside of the building between the meter socket and the existing panel in the basement. This switch would have provisions for disconnection of the existing panel.

• Installing a service panel in the garage if one exists, and feeding the house as a sub-panel. Receptacles within the garage could supply power for restoration, while the house remains de-energized.

The Canadian Electrical Code rules regarding location and clearances for electrical panels would still apply in all cases. Other installation methods may be acceptable. Contact the Authority Having Jurisdiction (municipality or accredited agency) in your area for clarification.

3. Penetrations: The objective is to minimize water seepage into the building.

Alternative solutions include but are not limited to:

• Seal piping, wiring, conduit penetrations at basement walls.

• More extensive sealing of penetrations such as windows and other exterior measures may have unintended consequences (i.e. the prevention of emergency window egress) and therefore should be undertaken on the advice of a professional.

4. The objective is to protect plumbing fixtures/equipment located in basements from backflow from the public sewers.

• Solution: Backflow prevention devices are required under the National Plumbing Code as adopted by regulation in Alberta. All backflow prevention devices shall be installed in accordance with manufacturer's recommendations and the Plumbing Regulations.

• Plumbing fixtures/equipment located in basements shall be protected from backflow from the public sewers. All backflow prevention devices shall be installed in accordance with manufacturer's recommendations and the Plumbing Regulations.

Questions regarding this bulletin may be directed to the Safety Services Branch.

Toll free telephone number: 1-866-421-6929.

Harry Li
Acting Chief Building Administrator

Sidney Manning
Chief Plumbing and Gas Administrator

INFRARED SCAN - An Infrared Scan (Scan) involves the use of non-invasive thermal imaging equipment (IR camera) capable of measuring temperatures and identifying temperature patterns or variation on solid surfaces. If included in this report, the comments represent the findings of a limited time/scope Scan of certain areas of the Dwelling performed in conjunction with a standard home inspection solely to identify temperature patterns possibly indicative of energy loss, leaks or other moisture-related concerns, or other temperature-related conditions. This scan is not part of a Standard Home Inspection and is provided at no charge by the Inspector/Inspection Company. Further evaluation may be necessary.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein;**elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

DESCRIPTION:
Moderate Slope

MATERIAL - ROOFING #1:
Asphalt Shingle

ESTIMATED AGE - ROOFING #1:
0 to 5 years

DESIGN LIFE ROOFING #1:
15 to 20 years
WITH MAINTENANCE

LOCATION - ROOFING #1:
House & Garage

INSPECTION METHOD:
Walked On

CHIMNEY/VENT #1:
Masonry
Upper Roof
Central

CHIMNEY/VENT #2:
Metal Flue Pipe
w/Enclosure
Upper Roof
Right Side

CHIMNEY/VENT #3:
Metal Flue Pipe
Direct Vent
Right Wall
Basement Level

CHIMNEY/VENT #4:
Metal Flue Pipe
Garage

SPECIAL LIMITATIONS:
Snow Cover
10% not inspected

S	F	P	NA	NI	
●	●				**1.0 ROOFING #1** ASPHALT MATERIAL SHOWS NO CONCERNS WHERE VISIBLE. Maintain by checking regularly once or twice per year and sealing exposed nail heads, flashings etc. Repair or replace any missing or damaged material as required specifically after storms or high winds. Cut back overhanging branches that are currently sweeping the roof.
		●			**1.1 CHIMNEYS / VENTS #1** Mortar cap shows cracks&/or damage. Repair or replace as needed COUNTER FLASHING TO SEAL AND SECURE ON BOTH SIDES TO PREVENT WATER INTRUSION DURING A DRIVING RAIN.
		●			**1.2 CHIMNEYS / VENTS #2** Rain collar missing - add and seal properly. A rain collar is like a small skirt that fits tightly around the flue and overlaps the roof flashing or chase cap. These collars are typically available at a store like RONA or Home Depot...CONDITIONS BELOW NOT DETERMNED. CHASE CAP WOULD HAVE TO BE FULLY REMOVED. I SUGGEST THIS BE DONE TO ASSESS FOR POSSIBLE WATER DAMAGE BELOW. SEE NOTES AT FIREPLACE AT UPPER FLOOR. DAMPER WILL NOT OPEN. THIS COULD BE DUE TO WATER DAMAGE/CORROSION FROM THIS MISSING COLLAR. IT APPEARS TO HAVE BEEN LIKE THIS SINCE FIREPLACE WAS INSTALLED - LIKELY 41 YEARS AGO. MISSING TRIM PIECE WITH WHAT APPEARS TO BE WOODPECKER DAMAGE TO SHEATHING... CORRECT AS NEEDED.
●					**1.3 CHIMNEYS / VENTS #3**
●					**1.4 EXPOSED FLASHING** COUNTER FLASHING
	●				**1.5 SKYLIGHT(S)** NO COUNTER FLASHING OTHER THAN THE ACTUAL SKYLIGHT FRAME... I SUGGEST REMOVAL OF ALUMINUM/SKYLIGHT AND ADDING A PROPER "COUNTER FLASHING" OVER CURB. CONSIDER REPLACING SKYLIGHT WITH NEW ACRYLIC OR GLASS UNIT WITH BETTER CLARITY. THIS ONE SHOWS SOME AGE DETERIORATION. AS A BATHROOM RENOVATION IS BEING CONSIDERED - CONSIDER THE "VELUX" BRAND OF SKYLIGHTS.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

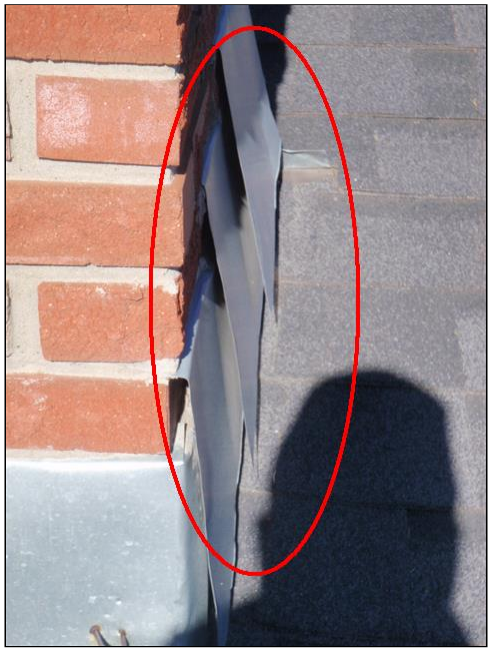
S	F	P	NA	NI	
					SOME DRYWALL DETERIORATION BELOW AT PERIMETER OF OPENING... ALL DRY TODAY. MONITOR AND BUDGET FOR REPAIR.
●					**1.6 VENTILATION COVERS**
●					**1.7 PLUMBING STACKS**
●					**1.8 RAIN GUTTERS / EAVETROUGHS**
	●				**1.9 DOWNSPOUTS / ROOF DRAINS** Downspouts should be extended to lead water well away from building and past areas of negative grade. This will reduce chance of future basement seepage and/or settlement.
		●			**1.10 FASCIA / SOFFITS** WHERE SOFFITS MEET ROOFING, THERE IS ENOUGH SPACE IN MULTIPLE AREAS THAT SQUIRRELS OR OTHER RODENTS MAY BE ABLE TO ENTER... CORRECT AS NEEDED. ATTIC INSULATION SHOWS A LOT OF DISTURBANCE. THIS MAY BE RELATED TO SQUIRRELS OR JUST POOR FINISHING AFTER PREVIOUS RENOVATIONS.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

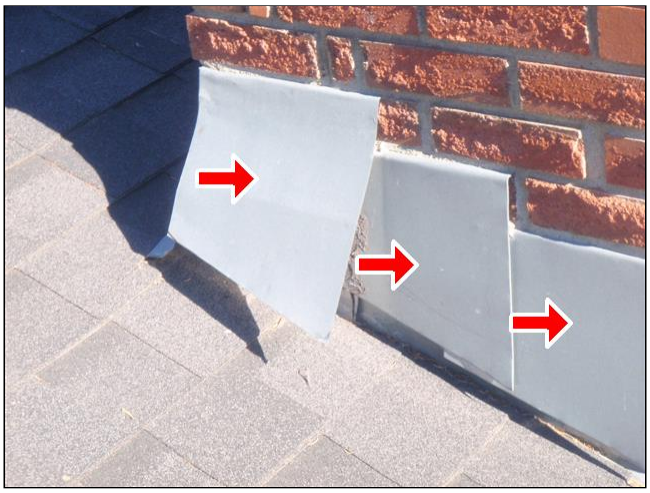
1.0 ROOFING #1 Item 1(Picture)

1.1 CHIMNEYS / VENTS #1 Item 1(Picture)

1.1 CHIMNEYS / VENTS #1 Item 2(Picture)

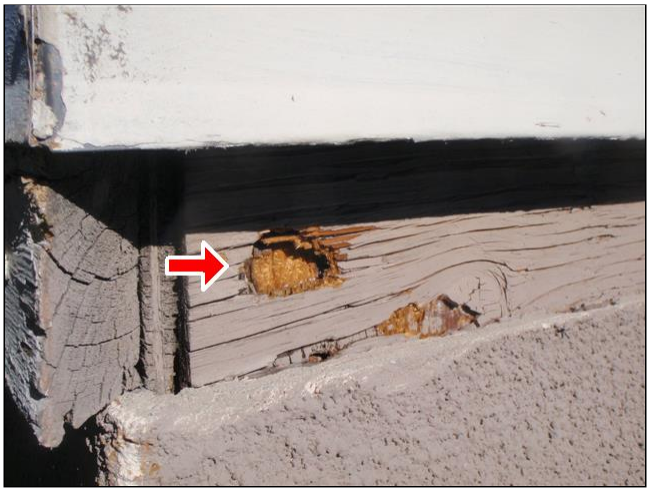


1.1 CHIMNEYS / VENTS #1 Item 3(Picture)



1.1 CHIMNEYS / VENTS #1 Item 4(Picture)

1.2 CHIMNEYS / VENTS #2 Item 1(Picture)



1.2 CHIMNEYS / VENTS #2 Item 2(Picture)

1.2 CHIMNEYS / VENTS #2 Item 3(Picture)

1.5 SKYLIGHT(S) Item 1(Picture)

1.5 SKYLIGHT(S) Item 2(Picture)

1.9 DOWNSPOUTS / ROOF DRAINS Item 1(Picture)

1.10 FASCIA / SOFFITS Item 1(Picture)

1.10 FASCIA / SOFFITS Item 2(Picture)

1.10 FASCIA / SOFFITS Item 3(Picture)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Systems - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Chimney Inspections - The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply with current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level I through Level III - with a Level III inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician.

Chimney Interior - The internal elements of chimney (flues, liners, etc.) are not readily accessible for a visual inspection and fall outside the scope of a standard home inspection. Hidden internal defects and/or fire hazards may be present in any chimney but are more common with older chimneys. Chimney

inspection services, including the use of special video equipment for internal investigations, are available from qualified chimney specialists and should be considered prior to closing, particularly with older chimneys or when external concerns have been identified.

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

Discharge to Roof - A downspout arrangement that allows water to discharge onto lower roofs can lead to premature roof wear and/or leakage. The existing arrangement should be corrected by extending downspouts termination points to ground level or a lower gutter to reduce the potential for recurring rainwater drainage problems and damage.

Flat Roofs/Membranes - Due to the low or minimal slope of flat roofs, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection.

Eave Protection - The generally accepted approach to minimizing ice dam concerns and/or backup at eaves is to provide adequate attic ventilation and insulation and eave protection, either a special membrane or flashing. Eave protection should always be used in cold climates prone to ice dam problems. Eave barriers should be placed under the roofing at the eave areas and extend a suitable distance up the roof and inside the exterior wall line. The presence and effectiveness of eave protection cannot be observed in most completed installations.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Hail Insurance - If there is hail damage coverage under a homeowner insurance policy, replacement will be subject to the terms of the policy. As a precautionary measure, prior to closing, the seller/homeowner and local building officials should be questioned for information on any known storms that may have passed through this immediate area and insurance claims that may have been filed or denied. Your insurance company may also be able to provide information on roof claims or roof replacements. Obtain a roofer's opinion of roof conditions if it is reported or suspected that the roof may have been exposed to a hail storm or damaged.

Hail Storms - Hail storms (occasionally/regularly) occur in this area. A roof inspection is limited to an assessment of visible conditions on the day of inspection and is not a determination of a roof’s prior exposure to hail or other adverse conditions or a specific assessment of the presence or extent of hail damage. Hail can cause minor to significant damage to a roof depending on the length of the storm, size of hail, type and age of the roofing and other factors. The effects of a hail storm may be imperceptible in many cases -- and the evidence or extent of the damage may not become apparent until some time in the future. While the service life of roofing exposed to a hail storm may be less than normally expected, the need for replacement will depend on the extent of damage, probability of premature wear, and other factors. If the roof has been affected by hail, as the roof ages it may exhibit signs of premature wear or other damage.

Hail Storm Potential - Hail storms occasionally occur in this area. A roof inspection is limited to an assessment of visible conditions on the day of inspection and is not a determination of a roof's prior exposure to hail or other adverse conditions or a specific assessment of the presence or extent of hail damage. Hail can cause minor to significant damage to a roof depending on the length of the storm, size of hail, type and age of the roofing and other factors. The effects of a hail storm may be imperceptible in many cases -- and the evidence or extent of the damage may not become apparent until some time in the future. While the service life of roofing exposed to a hail storm may be less than normally expected, the need for replacement will depend on the extent of damage, probability of premature wear, and other factors. If the roof has been affected by hail, as the roof ages it may exhibit signs of premature wear or other damage.

Ice Dams - Ice/snow accumulation at the roof edge can cause leaks and consequential damage. The occurrence of ice dams is usually unpredictable and may only occur with certain roof designs or weather conditions.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Slate/Tile/Cement Roofs - The key to the watertightness and longevity for these types of roofs is annual inspection and repair of any loose, missing or damaged shingles. In many cases, repairs will provide reasonable serviceability; however, replacement may be needed based on cost factors. Some of the cementitious roofs are asbestos-containing. If left intact, there is usual minimal concern; if damaged or removed, fibers may be released; proper precautions must be followed and additional costs should be anticipated to address this concern.

Roof Staining/Algae - Minor amounts of algae often occur on certain type roofs and/or on roofs in heavily wooded or shaded areas. Minor conditions generally affect the roofs appearance only; however, heavy build-up can result in the lifting of shingles, or other damage, and subsequent leakage. Heavy buildup should be removed using a commercially available cleaning agent. Some homeowner insurance companies may decline coverage due to potential leakage concerns when there are algae or other growths on the roof; but may offer coverage once the growths have been removed.

Roof Underlayment - Manufacturers typically specify the use of a roof underlayment (base). In some areas, however, roofing may be installed without the use of an underlayment due to local practice or for other reasons. Its absence does not necessarily affect the service life of the roofing; however, the lack of an underlayment means there is no secondary barrier should water or ice backup occur, or if the roofing itself is damaged or missing.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Chimney Cap/Mortarwork - The mortar work or concrete cap at the top of masonry chimneys must be maintained to prevent leakage or subsequent damage. Seemingly minor damage can quickly escalate into a major project. A qualified specialist should inspect inaccessible or damaged chimney tops to confirm extent of remedial needs prior to closing.

Flue/Rain Guard - Chimney flue/rain guards are often required to prevent the entry of water, debris or pests. Repair or maintain as necessary for proper function and to ensure the exhausting of flue gases is not restricted.

Skylights - Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. It is not possible to readily determine the cause of a skylight/sky window leakage. Properly assess conditions before undertaking repair.

Spark Arrestor - Spark arresters are generally required with wood roofing or in areas with a high fire hazard risk. Add and/or maintain an arrestor to minimize fire concerns and/or flue blockage problems.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein;**elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING #1:
STUCCO

SIDING #2:
Brick/Veneer

INSPECTION METHOD:
Visually from the ground
Visually from porches, decks and balconies

WINDOWS:
Wood Frame
Casement/Awning

PORCH/DECK #1:
Masonry/Concrete
Porch
Front Entry

PORCH/DECK #2:
Wood Frame
Deck
Rear

PORCH/DECK #3:
Wood Frame
Balcony
Rear
Upper Level
Vinyl Covering

STAIR(s):
Wood/Wood Products

ELECTRICAL SERVICE:
Underground

FOUNDATION:
Concrete

SPECIAL LIMITATIONS:
Under-Structure Inaccessible
Decks and Porches limit access to siding&/or foundation surfaces
25% not inspected

S	F	P	NA	NI	
	●				**2.0 SIDING #1** Stucco shows cracks, in multiple areas. Repair ASAP. SOME DAMAGE NOTED FROM WATER AT RIGHT SIDE WALL FAUCET. Inadequate Clearance from grade to siding/wall frame. Frame walls should be at least 6" above grade if covered with products other than wood and at least 8" above grade if covered with wood siding. Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked.
●	●			●	**2.1 SIDING #2** I COULD NOT SEE A FULL TRANSITION FLASHING OVER THE TOP OF BRICK AT FRONT WALL OF HOME... ADD AS NEEDED IF NOT PRESENT.... THERE IS A NEARBY ROOF OVERHANG.
	●	●			**2.2 WINDOWS** Window general maintenance needed. This to include removal of loose paint, re-caulk and re-paint... SCREENS MISSING IN PLACES. NO DRIP FLASHING BETWEEN STUCCO AND WINDOW TRIM AT RIGHT SIDE OF HOME AT BASEMENT WINDOWS THAT WERE ADDED AFTER ORIGINAL CONSTRUCTION... CORRECT AS NEEDED.
●					**2.3 ENTRY DOORS**
		●			**2.4 STAIRS** AT REAR DECK, DETERIORATION/ROT NOTED.. BUDGET TO REPLACE.
●					**2.5 PORCH(ES) / DECK(S) #1**
		●			**2.6 PORCH(ES) / DECK(S) #2** Deck surface damaged, shows deterioration. Repair as required. Non treated lumber used; anticipate repair/replacement of material as deterioration progresses.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					NO ACCESS UNDER due to deck design. No assessment made understructure. Decking material is rotten in places. Repair ASAP and check for damage to joists.
	●				**2.7 PORCH(ES) / DECK(S) #3** OLD VINYL COVERING ON BALCONY AT REAR OF UPPER FLOOR.... NO CUTS NOTED.. BUDGET FOR REPLACEMENT DUE TO AGE.
●					**2.8 RAILINGS**
●					**2.9 FOUNDATION SURFACE**
●		●			**2.10 ELECTRICAL/GFCI** Grounded outlets present with no GFCI. While this may have been standard installation at the time of original construction, GFCI is recommended for maximum safety on all exterior electrical outlets. Add ASAP for the safety of family, friends and/or anyone using the electrical outlets on the Exterior of this home. **UNGROUNDED OUTLET AT FRONT ENTRY.. UNSAFE AS IS... GROUND WIRE MAY BE DISCONNECTED.**
				●	**2.11 COMBUSTION/FRESH AIR INTAKE(S) / EXHAUST HOODS** THERE APPEARS TO BE A FRESH AIR INTAKE AT REAR DECK.. I COULD NOT INSPECT DUE TO PROXIMITY OF DECK... NO COMBUSTION AIR NOTED AT FURNACES..... WHEN REPLACING FURNACES, BE SURE TO TAKE BOTH COMBUSTION AND FRESH AIR INTO CONSIDERATION.
●				●	**2.12 LAWN FAUCETS / HOSE BIBS** ONE ON AT REAR. ONE OFF AT RIGHT WALL.

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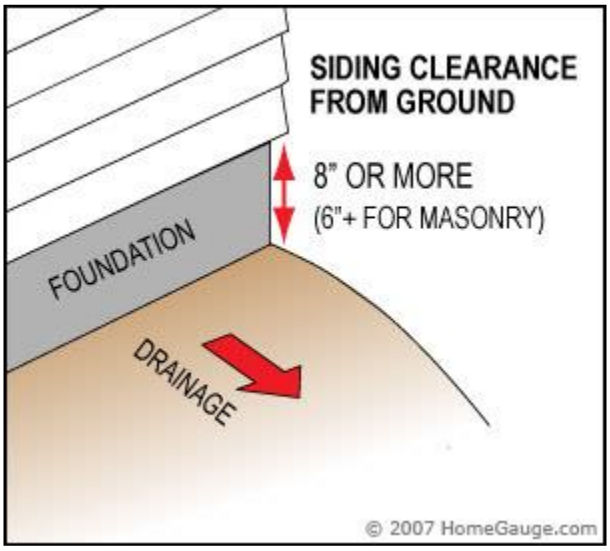
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



2.0 SIDING #1 Item 1(Picture)


2.0 SIDING #1 Item 2(Picture)

2.0 SIDING #1 Item 3(Picture)

2.1 SIDING #2 Item 1(Picture)

2.2 WINDOWS Item 1(Picture)

2.2 WINDOWS Item 2(Picture)

2.4 STAIRS Item 1(Picture)

2.6 PORCH(ES) / DECK(S) #2 Item 1(Picture)

2.6 PORCH(ES) / DECK(S) #2 Item 2(Picture)

2.7 PORCH(ES) / DECK(S) #3 Item 1(Picture)

2.10 ELECTRICAL/GFCI Item 1(Picture)

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Cementitious Products - Cementitious products are generally durable and have a relatively long service life; however, some products contain asbestos (e.g., asbestos cement shingles). While exposure to the material its normal rigid form is generally not a concern; however, it may become hazardous if it is damaged or during repair or removal. Proper abatement procedures must be followed when any remedial work or removal is required.

Hardboard/Composition - Many hardboard or other composite sidings are subject to rapid deterioration due to improper installation, finishing or maintenance. Monitor conditions and/or perform any required remedial work promptly to maximize the service life. If significant deterioration is allowed to occur, repair may not be feasible. Product identification in the field is generally not possible. Contact the manufacturer or installer for repair or warranty information, when possible. There may be some recourse for certain repair needs under class-action settlement.

Lead-Based Paints - Exterior surfaces may be covered with lead-based paint, particularly in pre-1978 homes. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Supports/Foundation - Damaged or irregular supports for decks/porches or other attachments should be corrected to provide a suitable stable base.

Wood Decay/Insects - Conditions conducive to decay also are conducive to infestation with wood destroying insects. Any damage should be corrected/ addressed properly to minimize consequential damage or further infestation.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected.**Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

PATIO(S): *Concrete*

PATIO LOCATION: *Rear*

WALKWAY: *Concrete*

DRIVEWAY: *Concrete*

SPECIAL LIMITATIONS: *DECK(S) LIMITS VIEW OF GRADE IN PLACES*

S	F	P	NA	NI	
	●				**3.0 PATIO(S)** Patio shows typical shrinkage and settlement cracks.
	●				**3.1 WALKWAYS** Normal cracking noted. Walkways drain toward home in one or more locations. Reset for proper drainage away from foundations... I.E. AT LEFT REAR CORNER.
	●				**3.2 DRIVEWAY** TYPICAL CRACKING noted. Monitor and repair as needed.
●	●				**3.3 WINDOW WELLS** Window wells have no visible drains at bottom.
	●	●			**3.4 GROUND SLOPE AT FOUNDATION** Negative or flat grading is noted in various areas around house. Grade should be filled so all surface +/or roof water drains away from home to reduce chance of future basement seepage +/or settlement... I.E. AT LEFT REAR CORNER....
	●				**3.5 SITE GRADING** Grade is to high relative to home. Inadequate clearance exists between grade and floor / wall framing. Consult landscape specialist for remedial needs / costs. If condition is left as is, frame wall deterioration may occur. Also continuous wetting of siding& frame will reduce life expectancy. Foundation must extend 6" - 8" above grade to give proper separation of wood products from soil as per good building practice.
				●	**3.6 POOL/SPA** Spa inspections are not part of a standard home inspection. When provided as an ancillary service, the inspection of spas is limited to readily visible and accessible elements as listed herein. Elements below the water line or otherwise concealed from view cannot be inspected.
				●	**3.7 IRRIGATION SYSTEM** The Underground Lawn Sprinkler/Irrigation System is not operated or assessed in any way as part of a Standard Home Inspection. HouseMaster recommends that this system be checked for normal function prior to the transfer of title. Contact the appropriate specialist.
				●	**3.8 FENCE** Fence(s) and their elements are not assessed as part of a Standard Home Inspection.

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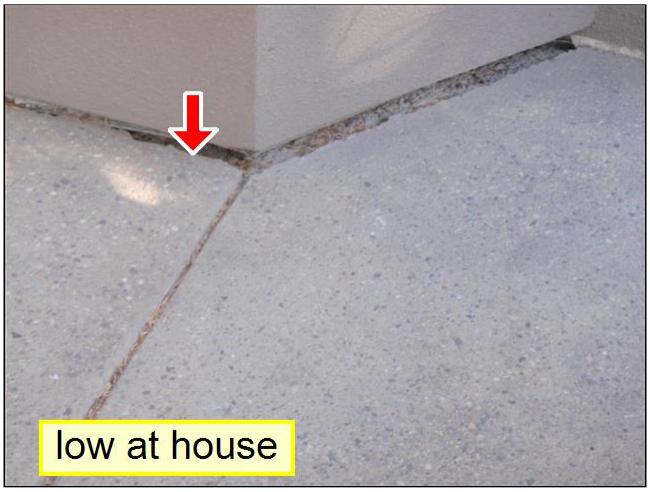

3.1 WALKWAYS Item 1(Picture)

3.4 GROUND SLOPE AT FOUNDATION Item 1(Picture)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other sil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Salt Deterioration on Walks & Drive - Concrete is a very durable product, but its condition and service life is affected by many things including the quality of the original mix and pour, conditions during the curing period, use of additives, tree roots, vehicle traffic, and weather conditions, such as freeze-thaw cycles. The use of salts to prevent icing is a major contributing factor to the premature deterioration of concrete. Initially the damage may only be to the surface, but eventually this damage can leads to deterioration of the concrete and steel reinforcement. De-icers agents containing salt should not be used on concrete surfaces.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Grading Provisions - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regarding may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Spalling & Cracking - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Lawn Irrigation - Lawn Irrigation systems are not inspected within the scope of a standard home inspection. Advise evaluation prior to closing by a qualified contractor. Buried lines are subject to hidden damage or leakage. Seasonal maintenance will be required. Chronic spray from lawn sprinklers onto the house may cause structural damage, insect infestation or other problems. Entire system should be checked and corrected for orientation and spray pattern.

Pool/Spa - The inspection of pools/spas, including the integrity and watertightness of the shell/structure, is not part of a standard home inspection. Advise independent evaluation by a pool/spa specialist prior to closing.

Window Wells/Areaways - Window wells can help minimize soil/water seepage into sub-grade areas; however, drains, if present, must be kept clear. Covers may help prevent rainwater accumulation and should be installed where warranted. Should the drain at the sub-grade area entry become blocked or clogged, water may accumulate and eventually seep into the interior. All drains should be checked and cleaned out on a regular basis. Adding a cover may help prevent accumulation in some situations.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house,**garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:
Multiple Car
Wood Frame

ROOF DESCRIPTION:
Moderate Slope

ROOF MATERIAL:
AS ON MAIN ROOF OF HOUSE... SEE ABOVE.
Asphalt Shingles

INSULATION:
Mineral Wool
Varying thickness / depth

HOUSE/GARAGE SEPARATION:
Covered Framing/Masonry
Solid Core Door

VAPOR RETARDER:
Observed; Extent Indeterminate

GARAGE ATTIC INSPECTION METHOD:
From Entry

SPECIAL LIMITATIONS:
Storage/Belongings
CHECK ALL AT CLOSING WHEN EMPTY.
FURNACE NOT FUNCTIONAL

S	F	P	NA	NI	
●					**4.0 ROOFING**
●					**4.1 EXPOSED FRAMING**
	●				**4.2 FLOOR SLAB** Typical cracking noted.
●					**4.3 FOUNDATION**
		●			**4.4 ATTIC VENTILATION** Increase soffit venting... OVERFILLED INSULATION APPEARS TO BE BLOCKING AIR FLOW... NO INSULATION STOPS ARE VISIBLE.
		●			**4.5 WALLS / CEILINGS** DAMAGE NOTED BETWEEN VEHICLE DOORS.. REPAIR AS NEEDED.
	●	●			**4.6 ATTIC HATCH, INSULATION, VAPOR BARRIER ETC.** ADD PROPER SEAL TO PREVENT MOIST AIR FROM ENTERING ATTIC SPACE. INSULATION IS SUBSTANTIALLY DISTURBED... CORREC/LEVEL AS NEEDED AND ADD PROPER INSULATION STOPS AT SOFFIT AREAS TO IMPROVE AIR FLOW.... FOR LONGER ROOFING LIFE. VIEW OF ATTIC BLOCKED BY STORED INSULATION BUNDLES.. AT LEAST 3 OR 4... ENSURE FURNACE FLUE HAS PROPER CLEARANCE TO COMBUSTIBLES BEFORE ATTEMPTING TO LIGHT... A FLUE/INSULATION COLLAR MAY NEED TO BE INSTALLED.
	●				**4.7 SIDING** SEE NOTES AT EXTERIOR ELEMENTS PAGE.
		●			**4.8 SOFFIT & FASCIA** SEE NOTES AT MAIN ROOFING SECTION RE: POSSILBLE RODENT INTRUSION.
	●				**4.9 VEHICLE DOOR(S)** AGE RELATED NORMAL DETERIORATION NOTED.... PLEASE KEEP IN MIND THESE DOORS ARE UNINSULATED IN WHAT APPEARS TO BE A HEATED GARAGE.. BUDGET TO REPLACE WITH NEW INSULATED DOORS TO MINIMIZE ENERGY CONSUMPTION. Door does not seal fully at floor... RIGHT SIDE DOOR.
	●				**4.10 DOOR OPERATOR(S)** In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					LEFT DOOR did not reverse at obstruction. Consult owner's manual or have checked by a qualified technician. CORRECT ASAP... EXCESS SLACK IN DRIVE CHAIN.
●		●			**4.11 ELECTRIC / GFCI** SURFACE WIRING TO BE CORRECTED.. ADD PROTECTION/CHANGE WIRE TYPE/REMOVE AS NEEDED.. HAVE CORRECTED BY AN ELECTRICIAN.
	●				**4.12 DOOR TO HOUSE** Garage / house door has no automatic closer installed. Add for safety....CLOSER WAS NOT REQUIRED AT ORIGINAL CONSTRUCTION.
				●	**4.13 UNIT HEATER/FURNACE** UNIT WAS NOT LIT.... APPEARS TO BE AT ROUGHLY 20 YEARS OLD.... DUE TO AGE AND SELLERS STATEMENT THAT IT IS BEING SOLD AS IS, I SUGGEST YOU BUDGET FOR REPLACEMENT WITH AN OVERHEAD "UNIT HEATER" OF HIGHER EFFICIENCY IF POSSIBLE. INSPECTORS WILL NOT ATTEMPT TO LIGHT UNLIT GAS APPLIACES AS WE CANNOT KNOW WHY THEY ARE OFF.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

4.5 WALLS / CEILINGS Item 1(Picture)

4.5 WALLS / CEILINGS Item 2(Picture)

4.9 VEHICLE DOOR(S) Item 1(Picture)

4.10 DOOR OPERATOR(S) Item 1(Picture)

4.10 DOOR OPERATOR(S) Item 2(Picture)

4.11 ELECTRIC / GFCI Item 1(Picture)

4.12 DOOR TO HOUSE Item 1(Picture)

4.13 UNIT HEATER/FURNACE Item 1(Picture)

4.13 UNIT HEATER/FURNACE Item 2(Picture)

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Garage Door Security - Most remote controls for automatic garage door operation have changeable codes. These should be reset for your safe and secure use upon occupancy. Refer to the manufacturer instructions for further information and warnings. Remote controls devices are not inspected as part of a standard home inspection. Have the seller demonstrate operation of the garage door operator and controls.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Overhead Door Operator - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

Wall/Ceiling Construction - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials.

Door Hardware/Mechanism - Damaged tracks, springs and cables may cause door operation malfunction but also represent potential safety hazards. A qualified specialist should inspect and repair any defective or missing components.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

Finished Room Over Garage - It is common practice in many areas to finish the area over the garage for living space. Due to the location, the use of appropriate insulation and fire rated assemblies is particularly important. A home inspection does not include evaluation of such design and construction issues. Confirm all renovation work meets with approval of local authorities.

Insulation/Vapor Retarders - Any exposed insulation backings or certain material, such as foam, are combustible and should not be exposed in the garage. A suitable cover should be provided. To be effective, vapor retarders should be complete and installed on the heated side of the house.

Heating/Hot Water Equipment Protection - Heating systems or other equipment should be separated from vehicle contact with a suitable barrier. Also, the ignition point or combustion chamber of water heaters and heating equipment generally is required to be positioned 18 inches above the floor as a safety measure if in the garage or with direct access from the garage.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insects. Whenever possible, at least six (6) inches of clearance should be provided above the soil. Foam insulations or other foundation covers also increase the potential for damage. Hidden damage may exist and should be addressed accordingly.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc.,**many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:
Exposed Framing
Scuttle/Hatch
Multiple Areas

INSPECTION METHOD:
From Entry

FRAMING:
Wood Frame
Rafters
Not Determined

SHEATHING:
Plywood

INSULATION:
Loose Fill
Mineral wool
IRREGULAR DEPTH - DISTURBED

VAPOR RETARDER:
Observed; Extent Indeterminate

ATTIC HATCH:
UNINSULATED
POORLY INSULATED
No Airseal
Poor Airseal

SPECIAL LIMITATIONS:
Height/No Walkway
Design
Not Inspected
75%

S	F	P	NA	NI	
●				●	**5.0 ROOF FRAMING**
					5.1 ROOF DECK / SHEATHING
		●			**5.2 VENTILATION PROVISIONS** Soffit vents are blocked with insulation. Remove offending material to allow air to flow easily into attic space. OVERFILLED insulation appears to be blocking air flow at EAVES. Remove offending material to facilitate good air flow, cooler attic, etc. UPPER FAMILY ROOM HAS VAULTED CEILING. I COULD NOT SEE INTO THAT SPACE. WHILE THERE WERE MULTIPLE ROOF VENTS NEAR RIDGE IN THAT AREA, A CONTINUOUS RIDGE VENT MAY HAVE BEEN BETTER DESIGN.. CONSULT WITH A ROOFING/INSULATION SPECIALIST AS ASAP.
		●			**5.3 INSULATION** INSULATION IS SUBSTANTIALLY DISTURBED... CORREC/LEVEL AS NEEDED AND ADD PROPER INSULATION STOPS AT SOFFIT AREAS TO IMPROVE AIR FLOW.... FOR LONGER ROOFING LIFE... MAY HAVE BEEN DISTURBED BY RODENTS OR WAS NOT REPLACED AFTER LAST RENOVATION.. CORRECT ALL AS NEEDED AND ATTEND TO SOFFIT CONCERNS.
		●			**5.4 FLUE(S)** TWO BATHROOM VENT FANS ARE DUMPING INTO ATTIC SPACE. THIS NOTED FROM ATTIC HATCH IN MASTER BEDROOM CLOSET. PLUMBING VENT HAS BEEN CUT AND NOT TAKEN THROUGH THE ROOF - THIS NOTED FROM ATTIC HATCH AT UPPER HALLWAY.
		●			**5.5 ATTIC HATCH** Attic hatch has little or no insulation. Add to reduce heat loss and ensure hatch seals well to support frame. Hatch(S) do not seal well to the support frame. Correct as needed to reduce heat loss.

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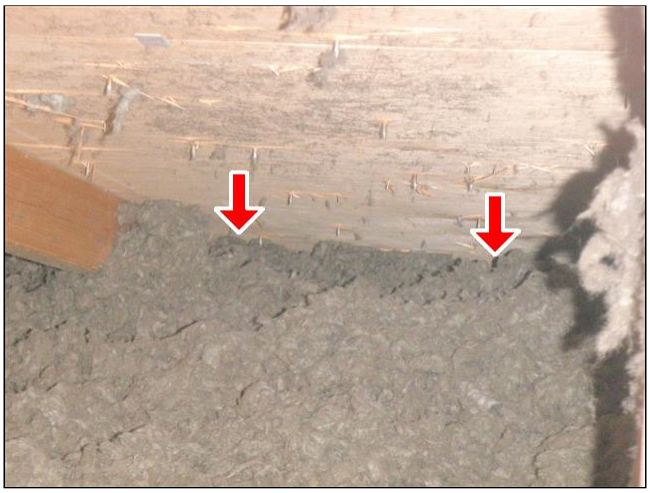

5.2 VENTILATION PROVISIONS Item 1(Picture)

5.3 INSULATION Item 1(Picture)

5.4 FLUE(S) Item 1(Picture)

5.4 FLUE(S) Item 2(Picture)

5.4 FLUE(S) Item 3(Picture)

5.5 ATTIC HATCH Item 1(Picture)

5.5 ATTIC HATCH Item 2(Picture)

5.5 ATTIC HATCH Item 3(Picture)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/ obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Insulation at Fixtures -

A minimum 2-6 inch clearance is required around recessed ceiling light fixtures unless the fixture is thermally protected, rated for insulation contact (IC), or other clearance is specified by the manufacturer.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Mold Assessment - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

Concealed Framing - Installation of wall and/or ceiling finishes in attic areas conceals the condition of the framing, as well as insulation and ventilation provisions. Roof leakage and/or the improper installation of insulation or ventilation provisions can lead to moisture entrapment and subsequent damage, decay and or mold. It is not possible to inspect these concealed components as part of a home inspection or without opening up surfaces. It would be prudent, however, to gain access to an area to ascertain whether any detrimental conditions exist.

Electric/Wiring - Wires should be spliced only in covered junction boxes. Wiring near the attic entry or storage areas should be protected from physical damage.

Rafter Insulation - Insulation placed between rafters may restrict airflow and allow moisture/heat buildup and subsequent sheathing/roof damage. Where feasible, reposition and/or monitor for concerns.

Ventilation Provisions - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

6(A) . BATHROOM #1

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Ensuite Bath
Master

LOCATION:
Top Floor

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
PLUMBING NOT ALL VISIBLE 95 %
STEAM UNIT INOPERABLE/DEFECTIVE

S	F	P	NA	NI	
	●				**6.0.A SINK(S)** Drain is slow; clear as required. Reason not determined.
		●			**6.1.A TOILET** Elevated moisture reading in flooring at toilet base. This usually indicates seal failure. Reset toilet on new seal ASAP... TILE FLOOR COVERING IS CRACKED IN THIS AREA.. MAY BE RELATED TO WATER FROM TOILET SEAL AND SUBFLOOR SWELLING.
	●	●			**6.2.A JETTED/BUBBLE BATHTUB** Jet system is dirty. Have cleaned for improved hygiene and clean on a regular basis depending on usage... I FOUND NO ACCESS TO PUMP/MOTOR AS IS REQUIRED BY REGULATION... CHECK WITH SELLER.
●					**6.3.A STALL SHOWER**
	●				**6.4.A WALL TILE** RENEW CAULKING ... I.E. AT FLOOR/WALL JOINT.
●					**6.5.A SURROUNDS / ENCLOSURES**
		●			**6.6.A FLOOR(ING)** CRACKED CERAMIC TILE NOTED.. REASON NOT DETERMINED BUT FLOOR DEFLECTION WILL CAUSE SUCH DAMAGE.... PLAN FOR REPAIR/IMPROVEMENT AT RENOVATIONS.
	●				**6.7.A WALLS / CEILING** POCKET DOOR TO CLOSET TO BE SERVICED/REPAIRED.. CATCHES ON SOMETHING WHEN OPENED/CLOSED... DRYWALL IRREGULARITIES AROUND SKYLIGHT.. DRY TODAY... SEE NOTES AT ROOFING SECTION RE: COUNTER FLASHING.
		●			**6.8.A VENTILATION** 2 EXHAUST FANS DUMP INTO ATTIC SPACE AND SHOULD RUN TO ROOF EXTERIOR. ONE FAN FROM AREA OF SHOWER HAS NO INSULATION ON EXHAUST DUCTING.. ADD AS PER GOOD BUILDING PRACTICE.
●					**6.9.A ELECTRIC / GFCI** GFCI outlet tripped properly at test. As this device operates in a humid environment, it is recommended that test for proper tripping be done at least once per month to maximize safety. When TEST button is pushed, power should turn off at the outlet. When RESET button is pushed, power should be restored at the outlet.
		●		●	**6.10.A STEAM SHOWER** DID NOT RESPOND TO CONTROLS.. HAVE SELLERS MAKE FUNCTIONAL AT/BY CLOSING....REASON FOR NON FUNCTION NOT DETERMINED. I DID NOT FIND THE STEAM UNIT.

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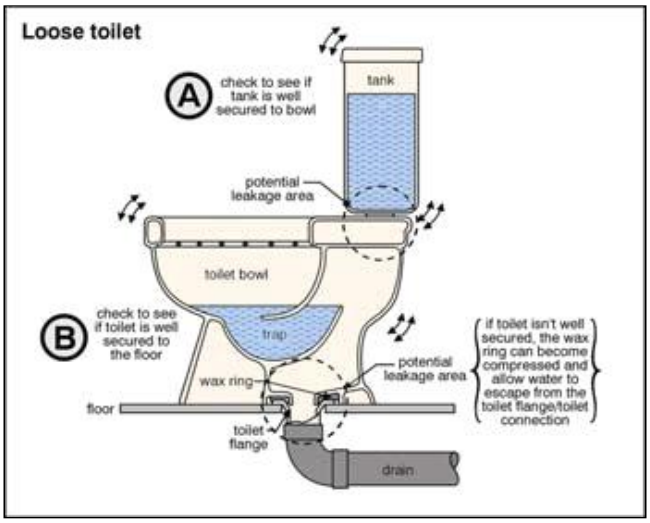
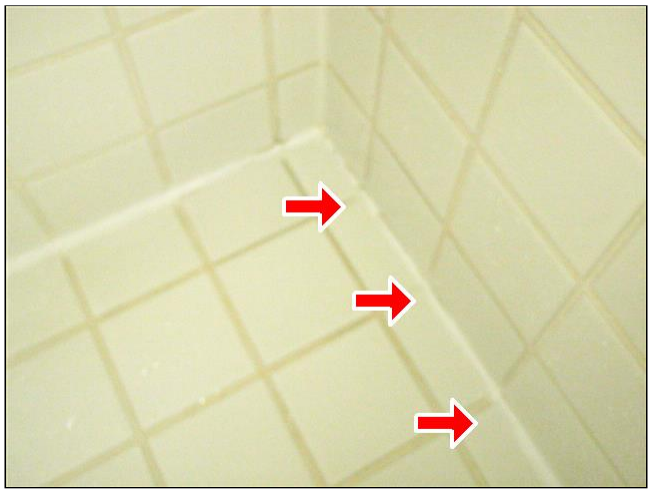


6.1.A TOILET Item 1(Picture)



6.4.A WALL TILE Item 1(Picture)

6.10.A STEAM SHOWER Item 1(Picture)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Ancillary Systems - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Jetted Bathtubs - Inspection of jetted bath is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Moisture/Mold Conditions - Chronic water leakage/seepage promote conditions promote the growth of mold and mildew. Some mold/mildew spores can be harmful. Any potential mold or mildew conditions should be addressed immediately. A certified technician/laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Fixture Drainage - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

Toilet Seal/Tank - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

Ventilator Discharge - The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend adding an extension to a suitable discharge point or correcting the current arrangement as conditions warrant.

6(B) . BATHROOM #2

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Main Bath

LOCATION:
Top Floor

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
PLUMBING NOT ALL VISIBLE 95 %

S	F	P	NA	NI	
●					**6.0.B SINK(S)**
		●			**6.1.B TOILET** Toilet loose on/at floor with elevated moisture readings in flooring that was detected with IR CAMERA. Toilet should be removed, flooring/floor should be repaired as needed, and flange made secure to subfloor. When all has been repaired, toilet can be reset on a new seal and secured.
●					**6.2.B BATHTUB**
●					**6.3.B WALL TILE**
●					**6.4.B FLOOR(ING)**
	●				**6.5.B WALLS / CEILING** STAIN NOTED AT FAN MAY BE RELATED TO IMPROPER USE...CHECK FOR BLOCKAGE IN EXHAUST DUCT AND PROPER ROUTING. ALSO BE SURE TO LET FAN RUN FOR AT LEAST 15 MINUTES AFTER THE END OF SHOWERING/BATHING TO AVOID MOISTURE BUILDUP IN DUCT.
●					**6.6.B VENTILATION**
●					**6.7.B ELECTRIC / GFCI** GFCI outlet tripped properly at test. As this device operates in a humid environment, it is recommended that test for proper tripping be done at least once per month to maximize safety. When TEST button is pushed, power should turn off at the outlet. When RESET button is pushed, power should be restored at the outlet.

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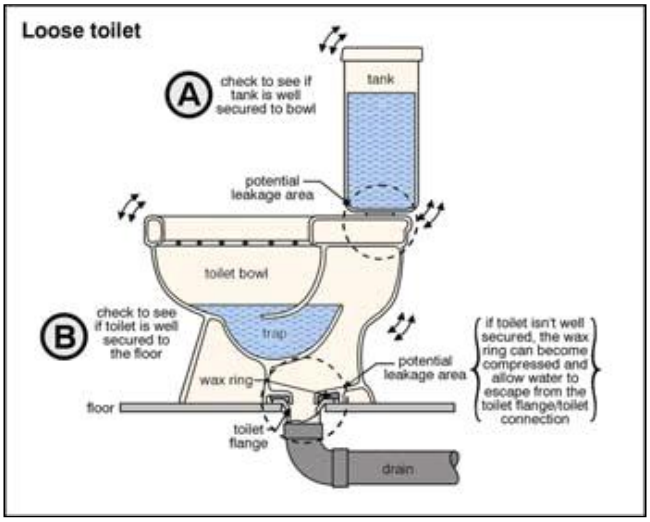


6.1.B TOILET Item 1(Picture)

6.1.B TOILET Item 2(Picture)

6.1.B TOILET Item 3(Picture)

6.5.B WALLS / CEILING Item 1(Picture)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Ancillary Systems - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Jetted Bathtubs - Inspection of jetted bath is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Moisture/Mold Conditions - Chronic water leakage/seepage promote conditions promote the growth of mold and mildew. Some mold/mildew spores can be harmful. Any potential mold or mildew conditions should be addressed immediately. A certified technician/laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

6(C) . BATHROOM #3

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Main Bath

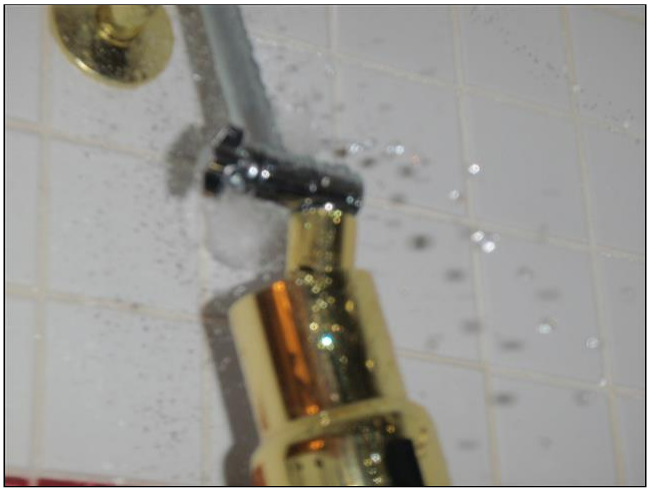
LOCATION:
Main Floor

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
PLUMBING NOT ALL VISIBLE 95 %

S	F	P	NA	NI	
●					**6.0.C SINK(S)**
●					**6.1.C TOILET**
		●			**6.2.C STALL SHOWER** SHOWER HEAD SQUIRTS TO WALL OUTSIDE OF SHOWER.. CORRECT AS NEEDED.
●					**6.3.C WALL TILE**
●					**6.4.C SURROUNDS / ENCLOSURES**
●					**6.5.C FLOOR(ING)**
●					**6.6.C WALLS / CEILING**
●					**6.7.C VENTILATION**
●					**6.8.C ELECTRIC / GFCI** GFCI present and trips properly at test.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.2.C STALL SHOWER Item 1(Picture)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Ancillary Systems - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal

usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Jetted Bathtubs - Inspection of jetted bath is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Moisture/Mold Conditions - Chronic water leakage/seepage promote conditions promote the growth of mold and mildew. Some mold/mildew spores can be harmful. Any potential mold or mildew conditions should be addressed immediately. A certified technician/laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included.**The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

LOCATION:
Main Floor

CABINET(S) & COUNTERTOP(S):
Wood/Wood Products Cabinets(s)
Stone/Granite/Compostion Countertop(s)

VENTILATOR:
Exhaust Fan

COUNTERTOP RANGE:
Estimated Age: 0 to 5 years
Electric

WALL OVEN:
Estimated Age: 0 to 5 years
Electric

DISHWASHER:
Estimated Age: 0 to 5 years

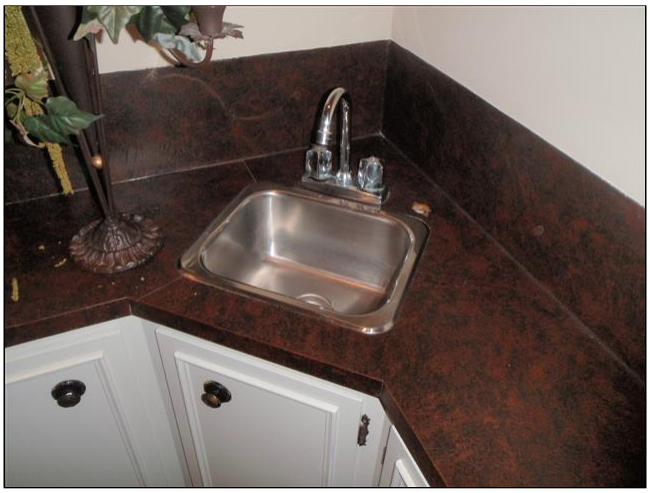
DISPOSAL:
Estimated Age: 0 to 5 years

REFRIGERATOR:
NOT INSPECTED / NOT PART OF STANDARD INSPECTION.

SPECIAL LIMITATIONS:
Storage/Obstructions in/on Cabinets/ Countertop 50%

S	F	P	NA	NI	
●		●			**7.0 PLUMBING / SINK** BAR SINK ON 2ND FLOOR TURNED OFF/NOT FUNCTIONAL.. HAVE SELLERS MAKE FUNCTIONAL BY CLOSING.
●					**7.1 FLOOR(ING)**
●					**7.2 WALLS / CEILING**
●	●				**7.3 ELECTRIC / GFCI** NO GFCI USED AT OUTLETS NEAR SINKS.. ADD FOR SAFETY
●					**7.4 COOKING UNIT #1**
●					**7.5 COOKING UNIT #2**
●					**7.6 DISHWASHER(S)**
●	●				**7.7 DISPOSAL** DISPOSAL AT SMALL SINK HAS NON FUNTIONAL AIR SWITCH.. REPLACE AS NEEDED.
●					**7.8 VENTILATOR**
●					**7.9 CABINETRY**
●					**7.10 COUNTERTOP**
	●			●	**7.11 FRIDGE** FRIDGE NOT INSPECTED AS PART OF A STANDARD HOME INSPECTION.. WHILE UNIT MAY BE FUNCTIONAL AT THE TIME OF INSPECTION, NO DETERMINATION WAS MADE OF ADEQUACY, MAINTENANCE OR FUTURE LIFE.....GENERALLY UNITS BEYOND 10 YEARS OF AGE SHOULD BE CONSIDERED FOR REPLACEMENT. HUMMING NOISE/VIBRATION NOTED.. CORRECT AS NEEDED. I COULD NOT DETERMINE SOURCE... SEEMS TO STOP WHEN DOOR IS OPENED.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



7.0 PLUMBING / SINK Item 1(Picture)

7.4 COOKING UNIT #1 Item 1(Picture)

7.4 COOKING UNIT #1 Item 2(Picture)

7.7 DISPOSAL Item 1(Picture)

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/ structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review WATER TEMPERATURE comments and Bathroom Section.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cabinetry/Countertop - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Carbon Monoxide - Gas burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if bas-burning equipment is present.

Compactors - Due to keyed control and potential damage concerns, these often cannot be operated at the time of inspection.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dryer Venting - Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic flex duct is generally considered unacceptable. Advise the use of metal ducts and regular cleaning of all ducts.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

Microwaves - Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Ventilator Discharge - Due to the fire hazard that exists if grease-laden exhaust vents into an enclosed space, such as an attic, all exhaust type ventilators should discharge directly to the exterior. Recirculating type units can be vented into the kitchen; however, exterior venting is advisable.

Ventilation Provisions - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

Radon in Granite Products - Radon gas in soils is the principal source of elevated radon levels in homes. In a small number of cases, the building materials installed in a home, (for example, granite countertops and tile and certain concrete products) can give off radon. It is rare, however, for the radon from these building products to contribute significantly to radon levels in a home. In addition to the recommended testing of the lowest livable areas in a home for radon, if there is a granite countertop or other building product that may be a concern as a source of radon, additional testing can be performed. Contact our office or a qualified radon testing firm for additional information or to schedule testing.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein.**Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:
Drywall

PREDOMINANT WALLS:
Drywall

PREDOMINANT FLOORS:
Wood Frame with floor coverings

INTERIOR DOORS:
Hollow Core

PREDOMINANT WINDOWS:
Wood Frame
Casement
w/Double (Thermal) Glazing

SMOKE DETECTOR(S)/ALARM(S):
Hard-Wired

SMOKE DETECTOR/ALARM LOCATION(S):
Ceiling
Top Level
Basement

SPECIAL LIMITATIONS:
Normal Funishings and Storage
20% approx.

FIREPLACE #1:
Metal
Wood Burning Fireplace
with Metal Liner
Top Floor

FIREPLACE #2:
Wood Burning Fireplace
with Firebrick liner
Main Floor

FIREPLACE #3:
Metal
Gas Burning Fireplace
Basement

CHIMNEY(S):
Metal
Vertical up through house to roof
Direct Vent
Not visible / Not Inspected / Not Determined
MASONRY/BRICK

S	F	P	NA	NI	
	●				**8.0 CEILINGS** SEE NOTES AT BATH #2... STAINING.
	●				**8.1 WALLS** Minor cracks noted; typical of settlement due to lumber shrinkage or minor foundation movement.
	●				**8.2 FRAMED FLOORS** IRREGULAR FLOOR SURFACE NOTED AT LEFT SIDE REAR ROOM.. APPEARS RELATED TO DIMENSION LUMBER FLOOR JOISTS.. I COULD SEE NO ISSUES FROM CRAWL SPACE ENTRY. FLOOR FEELS SOLID.
●					**8.3 STAIRS**
●					**8.4 RAILINGS**
	●				**8.5 WINDOWS** Rated FAIR due to age. General maintenance needed... SCREENS MISSING/TORN IN PLACES.
●		●			**8.6 ROOM DOORS** DEN DOORS OPEN ONTO STAIR - THIS IS A TRIP/FALL HAZARD... MODIFY AS NEEDED.
●					**8.7 PATIO / DECK DOORS(S)**
	●				**8.8 SMOKE DETECTOR TEST** RATED FAIR DUE TO AGE. ALARMS AT TEST BUT UNIT(S) ARE OLD / ORIGINAL. BUDGET TO REPLACE FOR MAXIMUM SAFETY OF OCCUPANTS. NEW UNITS MAY ALSO CONTAIN CO DETECTOR. CHECK WITH CITY OF CALGARY OR ELECTRICIAN ON CURRENT CODES FOR MAXIMUM SAFETY. ALARM SYSTEM detector(s) were not assessed - not part of a standard inspection. **Alarm/Security Systems:** A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.
		●			**8.9 FIREPLACE #1** TOP FLOOR FIREPLACE.. FLUE DAMPER WOULD NOT OPEN.. SEE NOTES AT CHIMNEY #2 AT ROOFING SECTION.... PAST LEAKAGE MAY BE THE REASON... HAVE ALL REPAIRED AS NEEDED... .CONDITIONS WITHIN FLUE CHASE COULD NOT BE ASSESSED. DO NOT ATTEMPT TO LIGHT FIRE UNTIL ALL HAS BEEN CORRECTED/REPAIRED. SOME WARPAGE NOTED ON SIDE REFRACTORY WALLS... Warped metal refractories noted at side walls of firebox. Prior to any use, have this unit assessed by a fireplace specialist... CONSIDER CALLING FOR A "WETT INSPECTION". FIREPLACE IS ORIGINAL AND RATED FAIR DUE TO AGE. ONCE FLUE IS ASSESSED/REPAIRED, KEEP FIRES SMALL AND NO LONGER THAN 3 HOURS. CONSIDER ONLY THE USE OF SMALL 3 HOUR FIRELOGS.
	●	●			**8.10 FIREPLACE #2** All solid fuel units should be cleaned regularly (before heavy soot or creosote buildup occurs). Do not use any unit with significant buildup; heavier buildup may exist in areas not observable. Creosote on flue liner; have cleaned and rechecked by qualified chimney sweep. GLASS DOORS WILL NOT FULLY CLOSE.. REPAIR AS NEEDED.
●					**8.11 FIREPLACE #3**
●			●		**8.12 FIREPLACE GAS BURNERS** NO LOG LIGHTER AT FIREPLACE #1.
				●	**8.13 WASHER/DRYER**

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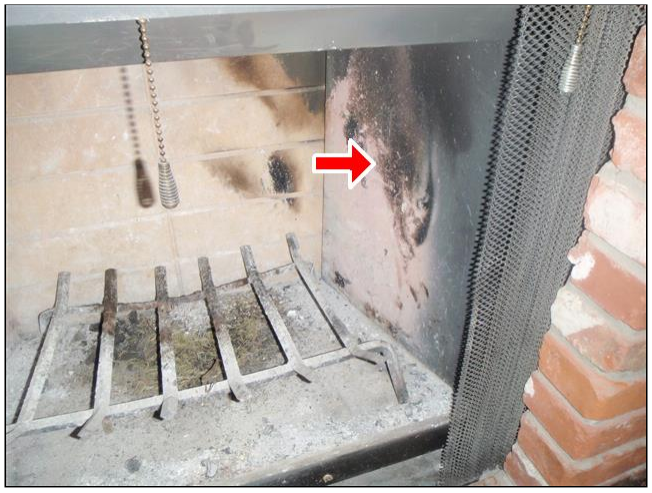
8.1 WALLS Item 1(Picture)


8.5 WINDOWS Item 1(Picture)

8.6 ROOM DOORS Item 1(Picture)

8.8 SMOKE DETECTOR TEST Item 1(Picture)

8.8 SMOKE DETECTOR TEST Item 2(Picture)



8.9 FIREPLACE #1 Item 1(Picture)

8.10 FIREPLACE #2 Item 1(Picture)

8.10 FIREPLACE #2 Item 2(Picture)

8.11 FIREPLACE #3 Item 1(Picture)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basic.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Bed Bugs - Infestations by bed bugs, a centuries-old problem, have increased significantly in recent years. Bed bugs are small, oval, wingless insects that reach about 1/4 inch in length. They feed on blood from humans or animals, mostly at night, leading to itchy, swollen skin. While sanitation is a factor, a bed bug infestation can be found in any home. Mattresses, box springs and other upholstered furniture are prime targets, but they can be found even in places like televisions sets, computer keyboards and electric switches. Bed bugs are efficient hitchhikers and move from one building into another in many ways. Bed bug infestations may be unavoidable, but before moving into a new home, it would be prudent to assess whether your furnishings are currently infested, or whether the new home you'll be moving to is. A home inspection does not include an assessment of insect or pest infestations; however, an exterminator can be hired to inspect the home. You can also look for evidence yourself. Check for fecal stains, egg cases, and shed skins in crevices and cracks on or near where beds or furniture is or previously was positioned. You should also look at other areas such as under the edges of lifted wallpaper, behind picture frames, in couches and other furniture, in bed springs, and even in articles of clothing. While fecal stains and skin casts suggest that bed bugs have been present, these do not confirm an active infestation. Observing the bed bugs themselves is usually a clear sign; however you may require professional assistance to confirm a problem and determine the best treatment. Many do-it-yourself efforts to get rid of bugs do not work. The service of a qualified exterminator is usually needed for significant infestations. But even with professional help, elimination may be difficult. The key is to try and prevent them from moving in.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 homes, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

House Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Lead-Based Paints - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

Mold Assessment - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Safety Glass Breakage - Tempered glass, often used in the home in entry doors, oven doors, fireplace doors, bathtub and shower doors or enclosures, and in other products and areas of homes where impact or otherwise accidental breakage is likely to occur, is subject to spontaneous breakage. While generally random and relatively rare, this breakage cannot be predicted and can occur in an explosive manner without any recognizable precursor or warning. This type of glass has been, and continues to be used in the manufacturing process. Identification or verification of the presence of, or the absence of, tempered glass is generally not within the scope of a standard home inspection. If any concerns or questions exist about the suitability of glazing in any area of the house, it should be inspected by a qualified specialist.

Security/Safety Systems - Alarm/Security Systems: A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Detectors - Smoke Detectors/Alarms. The inspection of smoke detectors was limited to observation of general unit location and test of the built-in test feature only. Since these units are subject to removal or relocation, as well as the removal or failure of batteries or unit malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally recommended that at least one smoke detector be placed on each floor level and in each sleeping areas. All smoke detectors should be tested at least twice annually. Most smoke detectors have a finite life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, it may be prudent to replace all detectors before occupancy. While not tested as part of this inspection, similar warnings and testing recommendations apply for carbon monoxide detectors/alarms.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Hydrogen Gas - When a house has been vacant or the plumbing system has not been used for an extended period of time, it is possible for hydrogen gas to build up in the plumbing system. This gas formation can be the result of chemical reactions that take place in a water heater or during the charging of some types of batteries, such as the kind used in motor vehicles, golf carts and for sump pump backup power. While it is very rare occurrence, when a sufficient percent of the air contains hydrogen and is exposed to an ignition source, an explosion can occur under certain conditions. To avoid any risk of this problem, when a house has been vacant or the plumbing system has not been used for several weeks, it is advisable to run the hot-water faucets throughout the hose for several minutes and open the dishwasher door before using a match, electric devices, or anything else that could ignite the gas. Any area where a battery for a car, golf cart, sump pump backup, etc, takes place should be well vented.

Floor Structure - Any significant floor movement, deflection or vibrations should be assessed by an engineer or qualified contractor to determine if any remedial work is required. In some cases, the situation may not represent an imminent structural concern; in such cases remedial work may be discretionary. If the condition is ongoing and/or significant problems are confirmed, immediate correction is recommended.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior. If no direct supply to the fireplace is present, it is advisable to open a nearby window a small amount to allow combustion air to enter the room. Remember to close when all embers are extinguished.

Creosote/Cleaning - All solid fuel units should be cleaned regularly (before heavy soot or creosote buildup occurs). Do not use any unit with significant buildup; heavier buildup may exist in areas not observable.

Fireplace/Stove Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/ fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Gas Burner - All gas burners should be approved by a listed testing agency and should only be installed in a fireplace with a permanently opened vent or damper secured in the open position.

Gas Ignitor - Gas igniters are not intended for continued burning. The valve should be controllable by a key positioned outside the firebox. The key should be removable to prevent misuse

Stove and Inserts - Fireplace inserts and free-standing stoves have specific installation requirements based on manufacturer recommendations, unit design and local regulations. It is not possible to fully evaluate these units as part of a standard inspection. Regular cleaning is recommended. Obtain additional information from the manufacturer and local authorities on requirements or approvals.

Stove as Primary Heat - When used as a primary heat source, a stove will require more frequent cleaning. Typically, heat supply will be uneven. Advise full evaluation by a qualified specialist.

Ash Pit/Clean-out - Burning embers or excessive ash/debris buildup in the ash pit are potential hazards. Use with caution and clean regularly.

Damper Operation - Loose, damaged or rusted components or debris at the smoke chamber area can prevent proper and safe operation of damper or unit.

Firebox Conditions - The integrity of the firebox area must be maintained at all times. Damage or deterioration of liners, mortar, brickwork or any gaps should be corrected prior to use.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

9. INFRARED SCAN - GENERAL PURPOSE

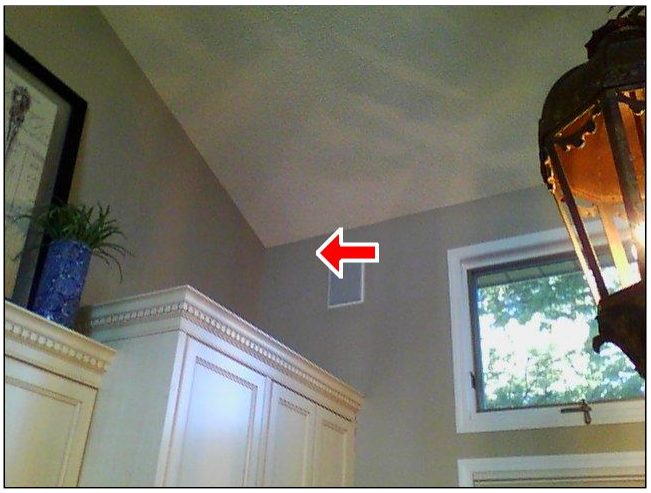
An Infrared Scan (Scan) involves the use of non-invasive thermal imaging equipment (IR camera) capable of measuring temperatures and identifying temperature patterns or variation on solid surfaces. If included in this report, the comments represent the findings of a limited time/scope Scan of certain areas of the Dwelling performed in conjunction with a standard home inspection solely to identify temperature patterns possibly indicative of energy loss, leaks or other moisture-related concerns, or other temperature-related conditions. This scan is not part of a Standard Home Inspection and is provided at no charge by the Inspector/Inspection Company. Further evaluation may be necessary.

S	F	P	NA	NI	
●		●		●	**9.0 CEILINGS (MAIN LEVEL & ABOVE)** No concerns evident. NORMAL HEAT LOSS AREAS NOTED. SEE NOTES AT ATTIC - INSULATION AND HAVE ALL INSULATION CORRECTED/LEVELLED/ CHECKED FOR CONCERNS.
	●	●			**9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE)** A thermal imager (infrared camera) scan of interior walls of this home indicated temperature patterns that may be indicative of elevated moisture or excessive heat loss/gain. Further investigation by the appropriate qualified contractor or specialist for possible causes, concerns or any required remedial action is recommended... I.E. AT SIDE WALL BEHIND UPPER FLOOR "BAR". IT APPEARS SOME INSULATION MAY BE MISSING... SEE PHOTO. OTHERWISE NORMAL IRREGULAR HEAT LOSS NOTED.
●					**9.2 EXTERIOR WINDOWS AND DOORS** NORMAL HEAT LOSS NOTED.
●					**9.3 BASEMENT CEILING**
	●				**9.4 BASEMENT WALLS** BASEMENT WALLS IN MECHANICAL HAVE NO VISIBLE INSULATION... BUDGET FOR ADDING AS PER CURRENT STANDARDS... WAS NOT REQUIRED AT TIME OF ORIGINAL CONSTRUCTION. CRAWL SPACE WALLS ARE MOSTLY INSULATED WITH VISIBLE VAPOR BARRIER... CONDITIONS BEHIND VAPOR BARRIER NOT ASSESSED.
			●	●	**9.5 IN SLAB (Hydronic) HEATING**

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

9.0 CEILINGS (MAIN LEVEL & ABOVE) Item 1(Picture)



9.0 CEILINGS (MAIN LEVEL & ABOVE) Item 2(Picture)

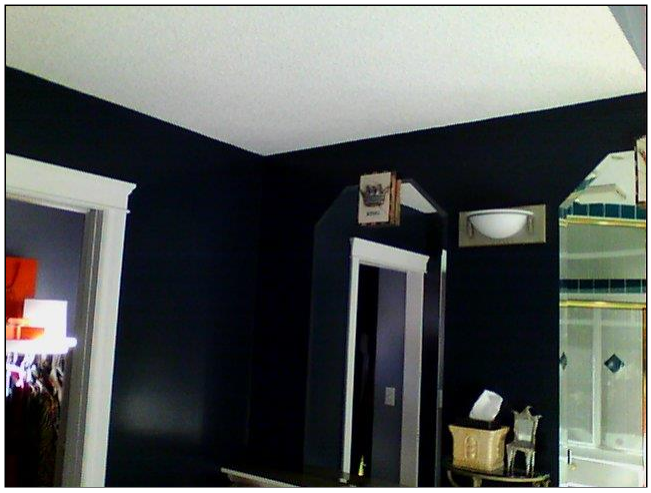
9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 1(Picture)

9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 2(Picture)

9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 3(Picture)

9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 4(Picture)

9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 5(Picture)



9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 6(Picture)

9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 7(Picture)

9.1 INTERIOR WALLS (MAIN LEVEL & ABOVE) Item 8(Picture)

Note: The scope of the Scan was limited to the visible and readily accessible areas of the Dwelling as listed in the report. Infrared imaging equipment does not and cannot "see" through or register temperatures behind any surface or verify any conditions or concerns within walls or ceilings, under floors or in similar areas. Furthermore, Scan findings are subject to the weather, surface temperatures, indoor/outdoor temperature variances and other conditions present at the time of the Scan.

A recorded FAIR or POOR indicates a condition that may require further evaluation to determine the reason for temperature variances or irregular patterns and/or whether remedial action is warranted. A recorded SATISFACTORY however, is not definitive confirmation that there is no water leakage, intrusion, or other moisture-related concerns (energy loss, heat buildup) or other detrimental conditions present. The findings of another scan at a different time or under different conditions may result in different findings. A recorded “N/A” generally indicates the listed item was not present or was not scanned. Further investigation by the appropriate qualified contractor or specialist to determine possible causes, concerns, and the required repair or remedial action is recommended.

Image Key: For the thermal images used in this report: the lighter the color the warmer the temperature. For example, viewing an interior wall where there is a temperature differential between a heated interior room and the siding on the exterior, the thermal image may reveal a uniform light color with localized dark patches. The dark patches may be interpreted as voids in the insulation. If the conditions are reversed, such as when it is hot outside with and air conditioned interior, the same image may show uniform dark color with lighter color patches.

THIS SCAN IS NEITHER A FULL INFRARED EVALUATION OF THE DWELLING NOR A STANDARD COMPONENT OF A HOME INSPECTION. IT IS PROVIDED AT NO CHARGE BY THE INSPECTOR/INSPECTION COMPANY FOR YOUR ADDITIONAL INFORMATION. ANY INDICATION OF CONCERN SHOULD BE FOLLOWED UP IMMEDIATELY WITH THE APPROPRIATE CONTRACTOR/SPECIALIST.

10. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified.**Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

BASEMENT:
Partial

CRAWLSPACE:
PARTIAL

FOUNDATION WALLS/PIERS:
Concrete
w/Curtain (Veneer) Wall

HOUSE FLOOR STRUCTURE:
Wood Frame
LumberJoist

INSULATION:
Not Determined
Blankett/Batt
Incomplete Coverage

VAPOR RETARDER:
Incomplete
Not Determined

SPECIAL LIMITATIONS:
Storage/Belongings
Finish Materials
Suspended/Drop Ceiling
Insulation

S	F	P	NA	NI	
●				●	**10.0 CRAWL SPACE** VIEWED FROM ACCESS IN MECHANICAL ROOM. REPAIR/REPLACE VAPOR BARRIER COVERING INSULATION AS NEEDED.
●				●	**10.1 FOUNDATION WALLS** Could see little or none of interior of foundation walls. See comments on Exterior... NO INSULATION PRESENT ON MECH. ROOM WALLS.
●					**10.2 PIERS / COLUMNS / BEARING WALLS** NO CONCERNS NOTED WHERE VISIBLE.
●				●	**10.3 FLOOR FRAMING** MOST FLOOR FRAMING WAS NOT VISIBLE DUE TO BASEMENT FINISH. HOWEVER, FLOORING FEELS SOLID WHERE WALKED WITH NO OBVIOUS CONCERNS - I.E. NO UNUSUAL DRYWALL CRACKS OR SAGGING NOTED... SEE NOTES AT INTERIOR SECTION RE: LEFT SIDE ADDITION.
●				●	**10.4 MAIN BEAM(S)** MOST BEAMS WERE NOT VISIBLE DUE TO BASEMENT FINISH.
●				●	**10.5 BASEMENT FLOOR (SLAB)** Typical cracking noted. MOST OF SLAB AREA WAS NOT VISIBLE DUE TO CARPET/FLOORING COVER. SLAB FEELS SOLID WHERE WALKED WITH NO UNUSUAL HEIGHT VARIATIONS.
●					**10.6 STAIRS / RAILINGS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

10.0 CRAWL SPACE Item 1(Picture)

10.1 FOUNDATION WALLS Item 1(Picture)

10.3 FLOOR FRAMING Item 1(Picture)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Crawlspaces - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

Curtain (Veneer) Walls - The exterior walls in this type construction are intended as filler walls or veneers only; should structural members be supported by these walls, load transfer/stability may not be adequate.

Dryer Vents - Dryer Vents. Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic flex duct is generally considered unacceptable. Advise the use of metal ducts and regular cleaning of all ducts.

Finished Areas - Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments are made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress, and clearance issues.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Insulation/Vapor Retarders - Assessment of the presence of a vapor retarder (barrier) is often restricted by insulation or finish materials. In colder climates, a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If not installed or installed improperly, it should be corrected or conditions monitored for moisture concerns.

Manufactured Homes - Should any questions exist or develop regarding the design or construction requirement for manufactured homes, the manufacturer should be contacted. This report does not include any evaluation of design or construction methods including adequacy of tie-down.

Screw Jacks/Adjustable Columns - In Alberta, the use of various columns know as "tele-posts" or Engineered adjustable columns is common. Any column should either be set on a footing that may not be visible due to the restrictions of the concrete slab and should be fully secured to the beam or floor structure at the top with adequate lag bolts. Some municipal inspectors allow nails as adequate attachment. Should column defects exist or develop, replacement may be necessary. Never remove a structural column or bearing wall without an assessment by a Structural Engineer.

Seismic Considerations - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

Structural Analysis - An engineering analysis of a building's structure and the strength and adequacy of structural components generally can only be provided by a licensed structural engineer, often with the use of special equipment, measurements, and calculations. Such engineering evaluations are beyond the scope of a home inspection. If an engineering evaluation of the house is desired, contacted a licensed engineer.

Wood Foundations - Wood foundation systems require critical adherence to design and construction specifications to minimize structural or water penetration concerns. Typically, most components are covered and not readily visible. Any signs of moisture, decay or substandard work dictate that a full evaluation be performed by a specialist (such as a Structural Engineer) before closing.

Mold Assessment - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

11. FOUNDATION AREA WATER PENETRATION

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection;**it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

DESCRIPTION:
Basement & Crawl Space(s)

SUMP PUMP(S):
Not Observed
Not Applicable

INDICATIONS OF PRIOR REMEDIAL WORK:
Indeterminate

SPECIAL LIMITATIONS:
FINISH MATERIALS
Storage
Inaccessible Areas
Coated/Painted Walls or Surfaces

S	F	P	NA	NI	
		●			**11.0 EXTERIOR FEATURES** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation movement and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Report comments are based on conditions observable at the time of inspection; it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns. A negative grade slope toward the foundation allows water runoff and ponding. This condition can causes structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems. Negative grade noted at areas around the house; correct as needed.
●					**11.1 INTERIOR CONDITIONS** If there are indications of prior remedial work, documentation should be obtained from the owner and contactor on the reasons for the work and related issues.
			●	●	**11.2 SUMP PUMP(S)**
	●				**11.3 DETAILS** Additional information related to water infiltration issues and concerns may be found under many other headings in this report, including the ATTIC, SITE ELEMENTS, INTERIOR ELEMENTS, and SUBSTRUCTURE- FOUNDATIONS sections. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regarding along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. See prior recommendations at Gutters and Downspouts and/or grading. Attend to grade and/or downspout issues noted at"site element" page.
	●				**11.4 POTENTIAL FOR FUTURE SEEPAGE** If there are indications of prior remedial work, documentation should be obtained from the owner and contactor on the reasons for the work and related issues.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Soil factors are also not addressed as part of a standard home inspection. Most houses have the potential for surface or subsurface water penetration; regardless of current conditions, no representations can be made regarding future conditions. It is recommended that the homeowner be contacted for details about the extent of prior and current water penetration and moisture-related conditions. Due to conditions observed on the exterior of this home such as negative grade in various areas and short downspouts, I feel that the potential for water penetration is MODERATE. Correct all irregularities NOW to prevent future penetration events.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Drainage Systems - Any perimeter drainage system that may have been installed with the original construction or added at a later date should help minimize water seepage concerns. These systems, however, can collapse, become clogged, or be overburdened; consequently, monitoring of conditions and a periodic check of flow is advised.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Grading/Roof Drains - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/ inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Sump Pump - A sump pump may be added out of necessity or as a precautionary measure. Regardless, if present, it should be regularly checked for proper operation and discharge and maintained accordingly. Pump operation may change seasonally, due to rainfall or other factors. If an ongoing concern exists, consideration should be given to having a backup generator and/or battery energy source for emergency situations. The discharge adequacy/ location of underground lines cannot be checked.

Window Wells/Areaways - Window wells can help minimize soil/water seepage into sub-grade areas; however, drains, if present, must be kept clear. Covers may help prevent rainwater accumulation and should be installed where warranted. Should the drain at the sub-grade area entry become blocked or clogged, water may accumulate and eventually seep into the interior. All drains should be checked and cleaned out on a regular basis. Adding a cover may help prevent accumulation in some situations.

12. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:
Underground

ENTRANCE LINE MATERIAL:
Indeterminate Material

SERVICE DISCONNECT(S):
Single Main
Location: In Distribution Panel
Estimated Amps: 100 - 220 VOLTS

DISTRIBUTION PANEL:
Circuit Breaker
w/Sub Panels
Location: Basement
Estimated Amps: 125

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):
Copper
Not Determined

HOUSEHOLD (120 VOLT) CIRCUITS:
Copper
Not Determined

GFCI:
At Receptacle(s)

AFCIs (Arc Fault Circuit Interrupters):
Not present (wiring may predate requirement)

SPECIAL LIMITATIONS:
Electrical not all visible 90%
Panel Cover screws obstructed by enclosure

S	F	P	NA	NI	
●				●	**12.0 SERVICE / ENTRANCE LINE** Service wires are underground and therefore not visible to be inspected.
●				●	**12.1 SERVICE GROUNDING PROVISIONS** Can't be fully seen to be checked. All outlets tested showed ground.
●					**12.2 MAIN DISCONNECT(S)**
●					**12.3 DISTRIBUTION PANEL**
	●			●	**12.4 SUBPANEL(S)** COVER SCREWS ON SUB PANEL ARE RESTRICTED... I DID NOT REMOVE TO ASSESS CONDITIONS/WIRING TYPE WITHIN... CORRECT RESTRICTION SO THIS CAN BE EASILY REMOVED IN THE FUTURE.
	●				**12.5 DEVICES** Missing covers on outlets, switches&/or junction boxes; replace missing covers for safety. REVERSE POLARITY OUTLET NOTED AT FRONT WALL OF "DEN" ON MAIN FLOOR NEAR FRONT ENTRY.
●				●	**12.6 WIRING / CONDUCTORS** Wiring is neat and tidy at service panel. There is no indication found of homeowner workmanship. **I COULD NOT VERIFY THAT NO ALUMINUM WIRING WAS PRESENT IN THE ORIGINAL CONSTRUCTION. HAVE THIS CHECKED BY YOUR ELECTRICIAN AND BUDGET FOR THE POSSIBILITY OF "PIGTAILING" WHEN DOING OTHER RENOVATIONS. SUB PANEL COVER SHOULD BE MODIFIED SO EASY ACCESS IS POSSIBLE.. I DID NOT INSPECT WIRING INSIDE SUB-PANEL.**
●			●		**12.7 GFCI (GROUND FAULT CIRCUIT INTERRUPTER) TEST** NO GFCI NOTED AT EXTERIOR OUTLETS... UNGROUNDED OUTLET NOTED BY FRONT ENTRY DOOR.... UNSAFE AS IS..... NO GFCI FOUND NEAR/BESIDE REAR YARD POND.. THIS SHOULD BE CORRECTED ASAP.
			●	●	**12.8 AFCI (ARC FAULT CIRCUIT INTERRUPTERS)**

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

12.3 DISTRIBUTION PANEL Item 1(Picture)

12.4 SUBPANEL(S) Item 1(Picture)

12.4 SUBPANEL(S) Item 2(Picture)

12.5 DEVICES Item 1(Picture)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

AFCI - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-fault Circuit-interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms were corded fixtures are used. AFCI's are not be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). According to a recent study performed by the Leviton Institute, an average 15% of GFCIs were inoperative when tested. Voltage surges from lightning, utility switching and other sources all take their toll on the devices, which is why Underwriters Laboratories (UL) requires that GFCIs be tested monthly.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.,) is not performed as part of a standard home inspection.

Electric System Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If HOUSEHOLD CIRCUITS are listed as aluminum wiring, review any inspector comments and ALUMINUM (120 V) WIRING comments below. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

Service Disconnects) - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

ALUMINUM Wiring - 120 V Circuits - It is generally recommended that houses with aluminum wiring on the household circuits be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. Recommended actions/methods will vary among electricians and agencies involved with electric safety. If prior remedial work is indicated, obtain documentation.

Aluminum wire is installed on 120-volt branch electrical circuits in this house. This single strand branch circuit aluminum wire was used widely during the 1960s and 1970s. According to the U.S. Consumer Product Safety Commission (CPSC), problems due to the inherent properties of aluminum wire have led to overheating and other fire/safety concerns, particularly at splices or connections between the wire and devices (such as switches and receptacles). Since a full inspection of the system is not within the scope of a home inspection, it is recommended that the electrical system be evaluated by a licensed electrician, as a precautionary measure. For further information on aluminum wiring, contact the CPSC at http://cpsc.gov.

Arc-Fault Circuit interrupters - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCIs are not be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip" it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Multiple Disconnects - Some panels are designed with multiple main disconnects; ensure proper de-energization of all service before work is done. Consider upgrade to single main.

Receptacle Polarity - Reversed polarity refers to a receptacle wired improperly (hot and neutral wires reversed). Non-polarized refers to a receptacle without provisions for accepting polarized plugs. Both of these conditions represent potential safety concerns.

Wire Splices - Wires should only be spliced together using approved wire nuts; splices should be installed in a covered junction (splice) box. Exposed/ taped splices are not proper.

13. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected.**A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

UNIT #1 MAKE:
Lennox

UNIT #2 MAKE:
Lennox

SYSTEM TYPE(S):
Forced Hot Air Natural Gas (FHANG) Furnace

CHIMNEY(S) TYPE(S):
METAL - Single & Double Wall

EXHAUST VENTING METHOD(S):
Naturally Aspiring

COMBUSTION AIR SOURCE:
No Combustion Air from exterior
NOT DETERMINED

SYSTEM LOCATION(S):
Basement
Mechanical Room

ESTIMATED AGE-UNIT #1:
40+ years

ESTIMATED AGE-UNIT #2:
40+ years

DESIGN LIFE UNIT #1:
15 to 20 years
WITH MAINTENANCE

DESIGN LIFE UNIT #2:
15 to 20 years
WITH MAINTENANCE

GENERAL DISTRIBUTION:
Central Supply
Ducted/Registers

S	F	P	NA	NI	
	●	●			**13.0 HEATING UNIT #1** Rated FAIR due to age. Unit is at or near end of normal service life. Budget to replace. Carbon monoxide (CO) detected at the warm air supply at the time of inspection; this is a potential safety hazard. Have checked to determine cause. Heat exchanger or furnace replacement may be required. **EACH OF THE TWO FURNACES SHOWED A CRACK IN AT LEAST ONE HEAT EXCHANGER CLAM. THIS IS NOT UNCOMMON FOR LENNOX FURNACES OF THIS AGE. CO LEVELS WILL CONTINUE TO RISE. DUE TO AGE OF EQUIPMENT, I SUGGEST YOU PLAN FOR IMMEDIATE REPLACEMENT OF BOTH FURNACES. WATER TEST NOT DONE DUE TO TIME LIMITATIONS.** Budget to replace furnace for substantial reduction in energy costs.
	●	●			**13.1 HEATING UNIT #2** Rated FAIR due to age. Unit is at or near end of normal service life. Budget to replace. Carbon monoxide (CO) detected at the warm air supply at the time of inspection; this is a potential safety hazard. Have checked to determine cause. Heat exchanger or furnace replacement may be required. **EACH OF THE TWO FURNACES SHOWED A CRACK IN AT LEAST ONE HEAT EXCHANGER CLAM. THIS IS NOT UNCOMMON FOR LENNOX FURNACES OF THIS AGE. CO LEVELS WILL CONTINUE TO RISE. DUE TO AGE OF EQUIPMENT, I SUGGEST YOU PLAN FOR IMMEDIATE REPLACEMENT OF BOTH FURNACES. WATER TEST NOT DONE DUE TO TIME LIMITATIONS.** Budget to replace furnace for substantial reduction in energy costs.
	●				**13.2 BURNER(S)** Rated FAIR due to AGE
●					**13.3 GAS / FUEL LINES AT UNIT(S)**
			●		**13.4 COMBUSTION/FRESH AIR PROVISIONS** No combustion air outlet is visible at this mechanical room. Install as required to ensure heating device has adequate oxygen for proper combustion.
●					**13.5 VENT CONNECTOR**
	●				**13.6 BLOWER(S)** Rated FAIR due to age.

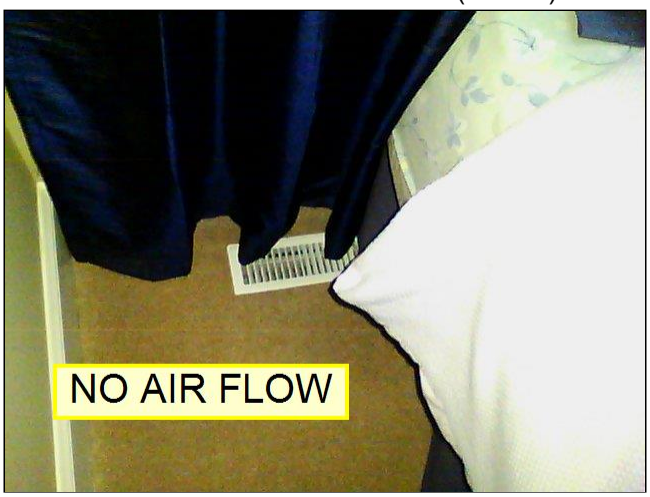
S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
		●			**13.7 DISTRIBUTION SYSTEM** AT LEAST TWO REGISTERS FOUND WITH NO AIR FLOW WHEN FURNACES RUNNING.. I.E. FRONT BEDROOM, AND TO RIGHT SIDE OF UPPER FLOOR PATIO DOOR.... OTHERS MAY BE PRESENT. CHECK ALL WHEN FURNITURE HAS BEEN REMOVED AND CORRECT AS NEEDED.
●					**13.8 THERMOSTAT(S)**
			●		**13.9 AIR CONDITIONING.** Cooling comfort will vary throughout most houses due to house or system design or other factors. A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or consideration of refrigerant acceptability. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

13.0 HEATING UNIT #1 Item 1(Picture)

13.7 DISTRIBUTION SYSTEM Item 1(Picture)



13.7 DISTRIBUTION SYSTEM Item 2(Picture)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection.

Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Air Exchange/HRV - Heat recovery ventilator units are required in some areas to maintain air quality levels, particularly in tight homes. Inspection, if performed, is limited to an operational check only; no assessment was made of air flow/quality adequacy or heat exchanger features as part of a standard inspection.

Asbestos Containing Materials - The original insulation products used with older heating systems (particularly pre-1980 models) were often made of asbestos-containing materials (ACM). No material analysis was performed; however, based on appearance and estimated age, asbestos-containing insulation materials may be present. To confirm material makeup of any suspect ACM, a sample analysis in a lab is required. Recommend arranging evaluation by a qualified asbestos abatement specialist to determine whether asbestos is present and the recommended abatement measures or options. If damage is present, asbestos abatement following accepted practices is recommended.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Blower/Filters) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior. If not present, adding asap is advised. Be sure to clean exterior screens at combustion air hood at the exterior wall. See also "Fresh Air Supply".

Fresh Air Supply - In modern homes, a fresh air supply duct is typically installed to bring fresh outside air directly into the cold air plenum of the heating system. Whenever the furnace is running, fresh air will be drawn into the heating system and will be pushed by the furnace fan throughout the home via the heating ductwork. Ensure the screen at the exterior hood is kept clean to allow maximum flow. Never block this supply in an attempt to save energy as indoor air quality may be affected and could become toxic. See also "Combustion Air".

Heat Pumps - This system is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Heating System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, air conditioning or heat pump system design, system, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new heat pump equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact www.doe.gov.

Hot Water/Steam Systems - Steam and hot water systems should have pressure relief valves. Steam boilers should also have a low water cut-off. These safety controls were not operated during the inspection; however, they should be checked regularly.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Humidifiers - Humidifiers are high maintenance items and require regular cleaning and servicing. They are beneficial for maintaining indoor humidity at a comfortable level; however, presence of a humidifier may adversely affect the life of a furnace.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Oil Heating - Regardless of the current fuel supply system/type tank, there is a possibility of a buried tank. No determination was made as part of the inspection.

Heat Distribution - Distribution irregularities can be due to system design or installation deficiencies (e.g., balancing, limited supply registers, etc.). A thorough evaluation by a qualified HVAC specialist will be required to determine corrective action required. Generally, house heating will be affected by heat stratification and house or system design factors.

Heat Exchanger - A limited assessment of the exchanger indicated signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

Heating Unit in Garage - While possibly not a requirement at the time of construction, the combustion chamber or ignition sources of mechanical equipment in garage areas should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent.

14. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly,**it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING TYPES:
Copper
Polybutylene with Copper Fittings and Crimp rings

WATER SHUT-OFF LOCATION:
At Meter
In Basement

GAS SHUT-OFF LOCATION:
Outside building

DRAIN/WASTE LINE TYPES:
ABS/Plastic
Not Determined

SEWER BACKFLOW PREVENTION VALVE:
Not found - check with sellers

SPECIAL LIMITATIONS:
PLUMBING NOT ALL VISIBLE
90%

S	F	P	NA	NI	
	●			●	**14.0 WATER PIPING** Evaluation of plumbing system was limited to permanently connected fixtures and readily visible pipes. The function and effectiveness of shutoffs, laundry standpipes, vent pipes, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, i.e. leaks may develop, water flow may drop, drains may clog, etc. The detection of sewer gases and the condition of sub-slab or in-ground piping is excluded from a standard inspection. No leaks noted in supply lines. Poly-"B" piping has been known for problems in the past if it poorly installed or if used with plastic fittings/ aluminum crimp rings. See Supplemental Comments and/or discuss with a plumber.
●					**14.1 MAIN WATER SHUT-OFF**
●					**14.2 WATER FLOW AT FIXTURES**
●		●		●	**14.3 DRAIN / WASTE PIPING** No leaks found on visible waste lines at inspection. Check carefully at closing inspection as conditions can change. See notes re seepage at toilet(s). Reset on new seals.
				●	**14.4 SEWER BACKFLOW PREVENTION VALVE** This valve is typically installed in homes or buildings that have basements, cellars, crawl spaces or area that are accessible for servicing. A backflow prevention valve can help prevent sewage in an overloaded main sewer line from backing up into your basement. Placed directly into the sewer lateral at the foot of your basement wall, the valve automatically closes if sewage backs up from the main sewer. These valves may or may not be visible during the course of a home inspection. Your insurance company may want to know if a Backwater Valve is present. Flood prevention is a topic on the minds of many Alberta homeowners in the aftermath of the floods that struck the southern part of the province in the spring of 2013. While all new and rebuilt homes lying within Alberta Flood Zones, are now required by provincial law to incorporate active flood mitigation features, it's always a good idea to install flood prevention mechanisms even if you don't have to. All homes, regardless of where they are, can be flooded through the municipal sewer system, and there's also no telling when a major rainstorm or natural disaster could send water levels spiking to extreme levels. Schematics are used to illustrate a typical valve. Some valves may look different. NO DEVICE FOUND.. CHECK WITH SELLERS.
●					**14.5 FIXTURE DRAINAGE**
●					**14.6 LAUNDRY SINK**
●				●	**14.7 GAS PIPING**

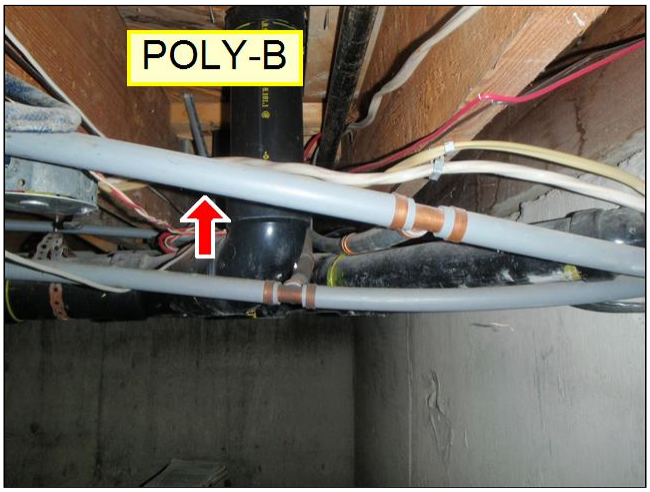
S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S F P NA NI

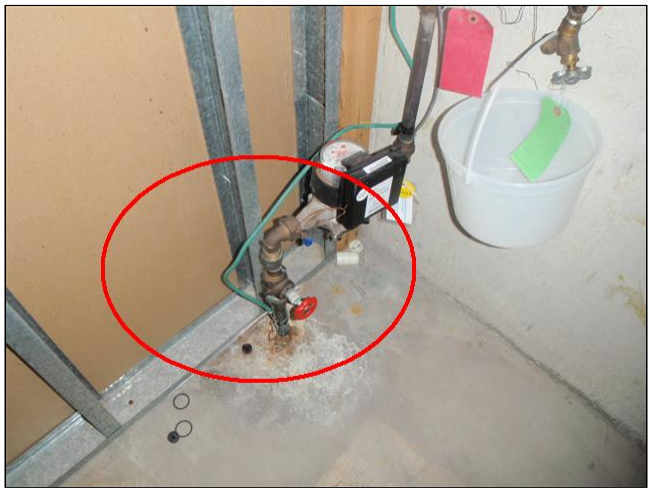
No concerns noted. All piping was not visible or easily accessible. Monitor and report all suspected leaks to Gas Company or your plumber... HAVE ALL JOINTS CHECKED DURING ANY FUTURE RENOVATION AND OR WHEN CHANGING FURNACES.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

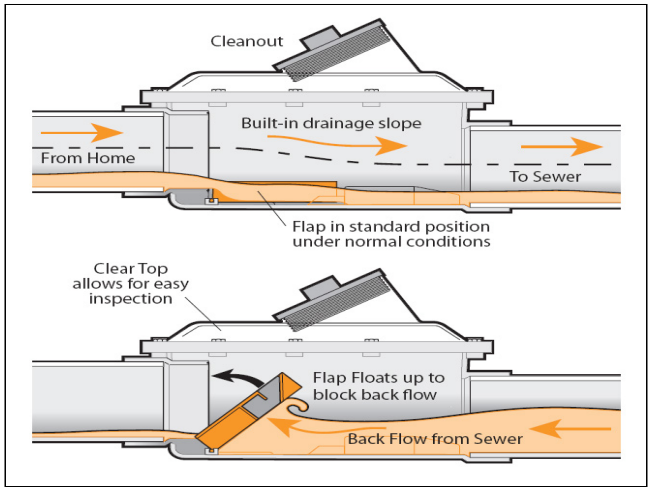


14.0 WATER PIPING Item 1(Picture)



14.1 MAIN WATER SHUT-OFF Item 1(Picture)

14.4 SEWER BACKFLOW PREVENTION VALVE Item 1(Picture)



14.4 SEWER BACKFLOW PREVENTION VALVE Item 2(Picture)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Plumbing System Maintenance - Be aware that the faucets, valves and the associated piping at plumbing fixtures and water-using appliances are subject to leakage at any time, but especially if older, and will require periodic maintenance, repair or replacement. The packing, washers and gaskets will dry out over time, particularly where fixtures or not regularly in use, such as in vacant or foreclosed homes or in seasonal/vacation homes. The potential for

leakage and need to take remedial action should be anticipated. Recommend an inspection by a qualified plumber if there is evidence of older piping or fixtures and faucets.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Gas Piping/Leakage - Any corrosion or suspected leakage of gas piping should be checked by the local utility immediately. Local restrictions may apply to the type gas piping that is acceptable.

Gas Leak Detection - A home inspection does not include a pressure test or any other means to verify the integrity and freedom of leakage of a natural gas or propane gas system. While gas detection equipment may be used as an optional means to help identify possible leakage at representative/random locations, such use does not represent a full leakage test of the gas system. Furthermore, any reference to the gas system's condition is based solely on physical condition of the piping. Leakage can occur at any time for numerous reasons, even when the physical condition of the pipe appears satisfactory. Any suspected gas leakage should be investigated immediately. In the event of significant leakage, the house should be immediately evacuated, without using any devices or equipment that could serve to ignite the gas.

Hydrogen Gas - When a house has been vacant or the plumbing system has not been used for an extended period of time, it is possible for hydrogen gas to build up in the plumbing system. This gas formation can be the result of chemical reactions that take place in a water heater or during the charging of some types of batteries, such as the kind used in motor vehicles, golf carts and for sump pump backup power. While it is very rare occurrence, when a sufficient percent of the air contains hydrogen and is exposed to an ignition source, an explosion can occur under certain conditions. To avoid any risk of this problem, when a house has been vacant or the plumbing system has not been used for several weeks, it is advisable to run the hot-water faucets throughout the hose for several minutes and open the dishwasher door before using a match, electric devices, or anything else that could ignite the gas. Any area where a battery for a car, golf cart, sump pump backup, etc, takes place should be well vented.

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

Natural Gas - Natural gas is neither poisonous nor harmful with limited exposure. Because it is lighter than air, it also quickly disperses if it is not contained within a structure. But natural gas is highly flammable, and if mixed with air it can easily ignite when exposed to an open flame or other ignition source. If there is a build-up of gas in an enclosed space, an explosion can occur. If the event of a serious leak, the home should be evacuated immediately and emergency personnel called.

Plumbing Leakage - Any identified or suspected leakage should be assessed for cause, hidden damage and remedial needs. Actual cases of any leakage cannot be verified if hidden or inconclusive. Leakage can lead to mold concerns.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Underground Piping - t is not possible to determine the condition, function, or flow of water or waste in buried or concealed piping or other components of the water supply system, sanitary or storm sewers, or septic systems within the scope of a standard home inspection. Information may be available from the homeowner, local building department, and/or water or sewage departments/utilities regarding the history of the water and sewer systems in the area and/or associated with the subject property. Pipe evaluation services which utilize special video equipment or other means are generally available to determine the condition of buried or concealed sewer lines and whether they are clear of obstructions. Arranging for such an inspection is recommended for homes in older communities, especially in areas where soil conditions or tree roots have been reported to contribute to sewer line failures or blockage, when a house has been vacant for an extended period, or in drought conditions.

Water Treatment Systems - Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or service company.

Sewer Backflow Prevention Valve - This valve is typically installed in homes or buildings that have basements, cellars, crawl spaces or area that are accessible for servicing. A backflow prevention valve can help prevent sewage in an overloaded main sewer line from backing up into your basement. Placed directly into the sewer lateral at the foot of your basement wall, the valve automatically closes if sewage backs up from the main sewer. These valves may or may not be visible during the course of a home inspection. Your insurance company may want to know if a Backwater Valve is present.

Flood prevention is a topic on the minds of many Alberta homeowners in the aftermath of the floods that struck the southern part of the province in the spring of 2013. While all new and rebuilt homes lying within Alberta Flood Zones, are now required by provincial law to incorporate active flood mitigation features, it’s always a good idea to install flood prevention mechanisms even if you don’t have to. All homes, regardless of where they are, can be flooded through the municipal sewer system, and there’s also no telling when a major rainstorm or natural disaster could send water levels spiking to extreme levels.

Schematics are used to illustrate a typical valve. Some valves may look different.

Water Valves - Main and in-line water shut-off valves may not be tested during a standard home inspection. Water valves, such as the main shut-off, is generally operated infrequently. Consequently, it is not unusual for them to become difficult to turn over time or even “frozen” in place. They may leak or fail when operation is attempted after a period of inactivity. Advise periodically checking and operating all valves to determine if repairs are needed and to ensure operation if needed in an emergency.

Clean Outs - All clean out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

Concealed Plumbing - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, most or all plumbing system components are concealed and therefore could not be inspected.

Polybutylene (Poly-B) Piping Issues - Polybutylene plumbing supply lines (PB) were noted in the house. This type piping has been used in this area for many years; however, some brands/systems installed pre-1995 were found to have a higher than normal failure (leakage) rate, with several repair programs subsequently instituted as part of class-action settlements. For further details related to pre- 1995 systems, contact 1-800-392-7591 or go to www.pbpipe.com. Greater awareness of proper installation practices and the use of metal (versus plastic) fittings in newer applications have generally reduced the associated concerns in newer systems, which are typically covered by limited manufacturer warranties. As a precautionary measure, however, it would be prudent to have the plumbing system evaluated by a licensed plumbing contractor as a full evaluation of all components is not performed as a part of a home inspection. Note: In Alberta there was an attempt made to initiate a class action law suit but it never really got off the ground. As a general rule of thumb, there does not seem to be a higher incidence of problems/leakage with this material than with any other.

15. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/ capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.**An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER #1 TYPE:
Fuel: Natural Gas
Direct-heated Tank

WATER HEATER LOCATION(S):
Basement
Mechanical Room

ESTIMATED CAPACITY-#1:
185 LITRES

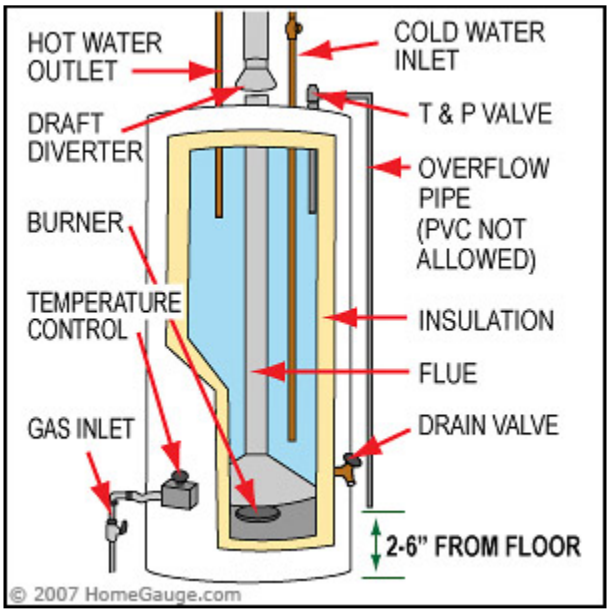
BRAND-HEATER #1:
John Wood

ESTIMATED AGE-HEATER #1:
+/- 2 YEARS

DESIGN LIFE:
7 to 10 Years
WITH MAINTENANCE.

S	F	P	NA	NI	
●					**15.0 WATER HEATER #1** The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.
●					**15.1 WATER HEATER #2**
●					**15.2 VENT CONNECTOR**
●					**15.3 GAS / FUEL LINES AT UNIT(S)**
●					**15.4 SAFETY VALVE PROVISIONS (TPRV)**

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



15.0 WATER HEATER #1 Item 1(Picture)

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Adequacy - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Hot Water Off Boiler - There is often little or no storage capacity with these systems and water temperatures and volume may be marginally acceptable, particularly as the system ages. A mixing valve is needed with some systems to temper the water temperature. Regular coil cleaning will be required. For some systems, a supplemental or separate heater is often required.

LP Water Heaters - Special precautions are necessary with this unit. Obtain information from LP supplier on unit condition, maintenance, fuel storage, etc. Tanks are often leased units.

On-Demand Systems - There is often little or no storage capacity with these systems and water temperatures and volume may be marginally acceptable, particularly as the system ages. A mixing valve is needed with some systems to temper the water temperature. Regular coil cleaning will be required. For some systems, a supplemental or separate heater is often required.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Solar Hot Water - Solar systems are not evaluated as part of a standard home inspection. Recommend inspection by a specialist.

Water Temperatures - Hot water temperature generally should not exceed approximately 120?F (48?C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

FVIR Water Heaters - This type water heater, referred to as a Flammable Vapor Ignition Resistant (FVIR) incorporates special safety features designed to prevent the ignition of flammable vapors, such as those that may occur near the unit due to the spillage of gasoline or other flammable products. This feature works by disabling the burner when sensors within the combustion chamber of the unit sense the presence of potentially hazardous flammable vapors. This burner deactivation can also occur when substances such as lint, dust, oil, block an air intake screen (also referred to as the LDO screen) or water rises above the combustion chamber in a flooded basement. Regardless of the cause, when the safety mechanism has disabled the burner, a qualified service technician should inspect the water heater. Major components or even the entire water heater may need to be replaced; in other cases, only minor component replacement may be all that is required.

FVIR Water Heater Maintenance - FVIR water heaters have unique safety features that require special attention to ensure proper operation of the unit. The LDO (lint-dust-oil) screen at the base of the unit should be checked monthly for blockage and should be cleaned as required per manufacturer instructions. If the openings of this screen become clogged with foreign matter that limits air intake, or flammable vapors build up, the gas burner is designed to automatically deactivate. Once deactivated, the unit will require inspection by a qualified service technician to assess conditions and determine whether repair or possible replacement of the water heater or components is needed.