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AA

Confidential Inspection Report

64 TRE # 13
Crapaud, P.E

July 6, 2014

Prepared for: GEORGE KISS
BARRY FRASHER

<p>This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.</p>
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GENERAL INFORMATION

Client & Site Information:



GEORGE KISS & BARRY FRASHER
64 RTE # 13
CRAPAUD
PRINCE EDWARD ISLAND, CANADA.

Inspection Date:

July 6, 2014.

Inspection Time:

02:30 PM.

Client:

GEORGE KISS & BARRY
FRASHER

Inspection Site:

CIVIC # 64 TRE # 13
CRAPAUD , P.E

People Present:

Homeowner, Homeowners
spouse, Homeowners
children`

Building Characteristics:

Main Entry Faces:

Northeast.

Estimated Age:

122 Years`

Building Style & Type:

1 family.

Stories:

2.5.

Space Below Grade:

Basement.

Water Source:

Private.

Sewage Disposal:

Public.

Utilities Status:

All utilities on--propane stove
and pellet stove were NOT
turned on.

Climatic Conditions:

Weather:

Overcast.

Soil Conditions:

Dry.

Outside Temperature (f):

77 F. 25 C.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

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

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

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

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:



Driveway Type: Loose gravel-- Appeared Serviceable.

Walks:



Sidewalk type: Concrete, Paver/Tile, Cracks noted , Repair needed Surface raised/settled.

Exterior Steps / Landing



Loose Step(s) **Noted damage --suggest replacement.**

Back Porch:

Floor



Wood --this is in need of major repairs-- Cracks noted - major, Portions missing, Sloped toward building, Poor drainage noted. Flooring restricts viewing.

Structure:

Type: Same as structure, Shed roof, Deterioration noted,, Needs repair or securing.

Cover / Roof:



Same as main roof. See Roofing page..... Needs to be replaced--Rot noted.

Wrap Veranda Floor



Wood -- Cracks noted - major, Surface raised/settled--Needs repair. Portions missing.

Structure:



Type: Open design Shed roof . **Deterioration noted at base of posts, Needs repair or securing. Noted damaged trims . Structure appears over spanned/sagging/damaged.**

Cover / Roof:



Same as main roof. See Roofing page. **Needs to be replaced.**

Grading:
Site:



Gentle slope, Grade at foundation is negative in some areas and needs correction Evidence of poor drainage Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation, Extend downspouts to divert water away from the house foundation. Splash blocks can be added to eliminate unsightly holes formed by water exiting the gutter downspouts. Lower soil below siding. Grade should be 6 inches below any wood materials, Eliminate earth-to-wood contact.



Evidence of poor drainage, Lower soil below siding. Grade should be 6 inches below any wood materials, Eliminate earth-to-wood contact.

Landscaping:
Condition:



Foliage is overgrown and needs significant trimming.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:



Walls are constructed with Wood siding & Wood Shingles. . Walls are not fully visible due to plan overgrowth. Foliage or vines cover some portions of the exterior.

Cracks noted. **Damaged areas of siding are seen, A qualified trim siding contractor should be called to make further evaluation and repairs as needed.**



Damaged areas of siding are seen.

Flashing & Trim:



Wood materials. **Damage noted, Loose or deteriorated material is noted at the trims of the building. Moisture stains/damage noted under eaves, Paint/finish is needed.**



Loose or deteriorated material is noted at the front, back, left side, and right side of the building.

Exterior Doors:

Main Entry Door:



Metal, with glass. Hardware is operational
Original wood door is need of repairs.

Side Entry Door:



Metal, with glass. Hardware is operational. older unit.
A storm door is present, made of Aluminum. Damage is noted. **A replacement door will eventually be needed.**

Exterior Windows:

Predominant Type:



Wood single hung. --some have aluminum & wood storms on top.



Single Glazing.

Overall Condition:



Areas of peeling paint are seen. Windows need scraping and repainting to retard ongoing deterioration from the elements. Cracked window panes noted . Some screens are missing..

Type And Condition Of Sills:



Wood. **Wood sills have rot due to water penetration. Back porch is the worst.**

Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

Chimney Exterior:



Chimney is constructed of brick materials. Chimney needs repair of the following deficiencies: Patch cracks in chimney cap, Loose brick noted, Cracking noted, Deteriorated mortar joints are noted. Re-point to prevent further rainwater entry and ongoing deterioration.

Chimney is off set--DID NOT SEE A LINER.THIS MAY NOT BE IN USE ANY LONGER--CHECK WITH OWNER

Recommend repair and further inspection prior to use.

Flue:



The inspection is limited to the visible portions of the fireplace flue.

Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained. The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

Recommend repair and further inspection by qualified chimney specialist prior to use.

Flashing:



Appeared Serviceable

Chimney Cap:



There is no chimney cap installed. Installation of a chimney cap is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack. There is no metal spark arrestor installed. A spark arrestor, in addition to

reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

Height & Clearance:



The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

Foundation:

Materials & Condition:



Stone - Stone with masonry joints were common in homes built before 1950. Brick - Masonry walls. Bricks are made of fired clay that has been formed into rectangular blocks. Laid in horizontal rows with mortar joints to secure them. The exterior view of the foundation is limited to the portions visible above grade.

The exposed portions of the perimeter foundation walls need action as there is evidence of failure.(BACK PORCH) + RIGHT SIDE OF HOUSE- (OLD WINDOW WELL) The extent of the damage is not included as a part of this inspection. Further analysis is needed.



Repairs needed.

Recent Movement:

There is no evidence of any recent movement.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access:



Basement is fully accessible, Basement is unfinished, Stairs are serviceable, Utility grade construction, There is either no handrail installed, or it needs repair or replacement. Where stairs have no handrail, a danger of falling and resulting injury exists. The staircase is not lighted. For safety reasons, lighting should be installed.

This inspection does not cover the presence or lack of wood destroying insects.

Walls:



Walls are stone. and brick. **Damage/deterioration is noted. The interior exposed foundation walls appear to need repairs . A condition exists that calls for further investigation by a Professional Structural Engineer experienced in foundations.**

Foundation Bolts:

No - This inspection was unable to locate foundation bolts or brackets installed.

Moisture:



Yes ,normal moisture levels were noted on the exposed areas of the interior basement walls. Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture. Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.

Beams/Underfloor:



Under floor support beams are wood. The main beam is a single large dimension wood board. **Satisfactory NOTED SOME DRY ROT-** - The main beam installed appears to be in satisfactory condition.

Out side sill are not fully visible. Floor joists --Appeared Serviceable

Posts/Piers & Columns:



Support posts are wood., stone, There is soil to wood contact.

This allows a direct path for insects/moisture and should be eliminated. Cracks noted are typical.

Some piers and posts are, out of plumb or weak, The piers as installed appear to need some repair. No engineering analysis was completed. However, a simple visual inspection draws one's attention to inadequacy. Repairs are needed.

Floor:



Soil, Remove wood debris and trash from the area.
Noted old furnaces and older oil tank.

Windows:

There are basement level windows. **The windows as installed appear to need some adjustment or repair. There is evidence of leakage from at least one window. Check with the current owner for further information to determine the cause and frequency of the leakage.**

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style:



Gable, Flat/Low, Hip.

Roof Access:



Unable to fully access due to height/pitch/weather/type. Viewed from roof edge on ladder, Viewed from ground with binoculars, Viewed from window.

Roof Covering:



Composition shingles-- Metal,--- Wood shingles.

Roof Covering Condition:



Roof is at the end of its normal life expectancy. Roof covering replacement is needed. A licensed roofing contractor should be called to make further evaluation and to provide cost estimates for roof covering replacement. Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through, Shingles at the edge of the roof are no longer bonded to underlying shingles. Shingles are subject to damage from wind. This roof is the point in its life where leakage can be expected to occur .over the next few years.

Flashings:



Metal, A potential area of roof leakage is noted- The flashing where the roof intersects with a wall needs some repair or replacement. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

Valleys:



The valley(s) show deterioration that indicates replacement is needed.

Eaves - Soffits - Fascias:

Type & Condition:



Soffits and overhang materials are wood. Soffits have no venting for the attic.

Deterioration at overhangs noted. Repairs needed to prevent ongoing deterioration.

Gutters & Downspouts:

Type & Condition:



Gutters and downspout materials are plastic. galvanized steel,

Damage/Defects, Missing downspouts noted
Consider installing gutters and downspouts to help with site drainage. Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

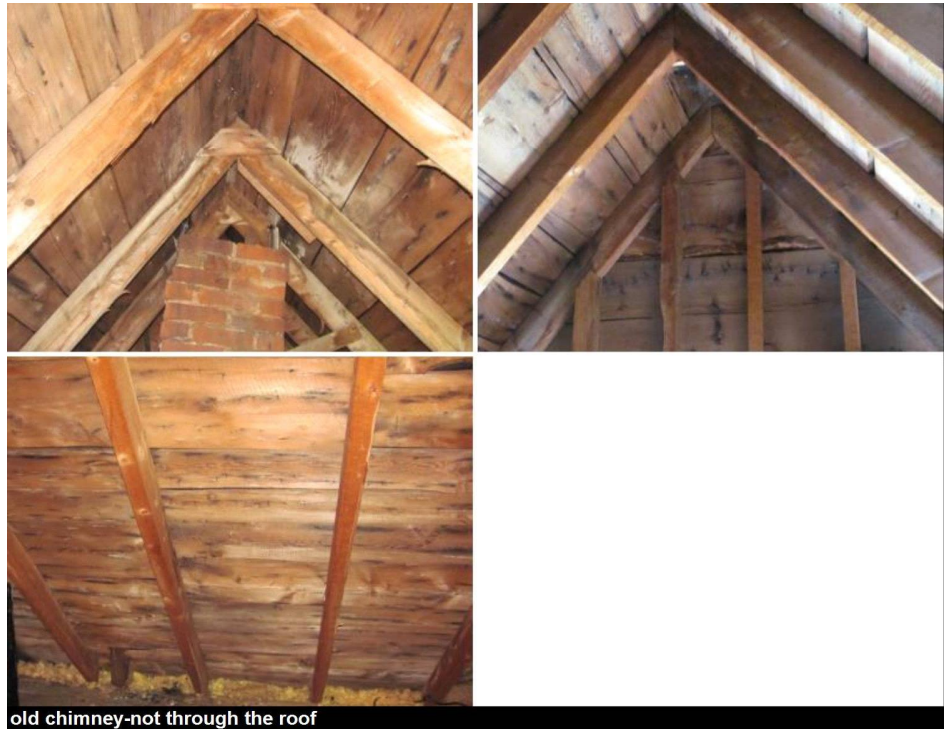
Attic & Insulation:

Access:



Attic is full size On main house--- Attic is partial over gable look-outs. Additional attic ventilation is recommended. Attic if fully floored.

Structure:



A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition. SHEATHING- The decking is made of butted one inch

nominal boards Appeared Serviceable

Insulation:



Blown in fiberglass. Insulation is installed between floor joists, There was no vapor barrier noted in the attic cavity. A vapor barrier installed under the insulation on the warm side of the insulation will prevent moisture from rising into the attic from the living space below.

Depth & R-factor:



4-5 inches, R-10 Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. **Installation of additional insulation is recommended.**

CMHC recommend a R-50 Value.

Ventilation Provisions:



There is some ventilation installed; however, the existing venting

does not allow adequate ventilation for the attic cavity. **Action is necessary to correct this shortage of ventilation. Current** industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

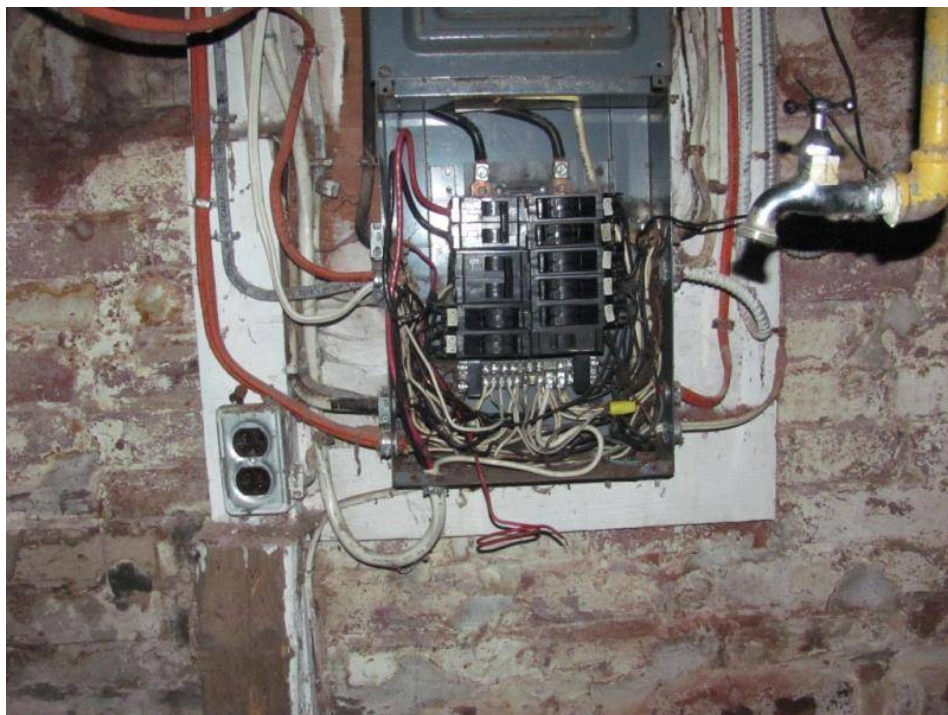
Type & Condition:



Overhead, Damage/Defects noted: **Overhead conductors are, are contacting tree limbs. Have the power company trim as needed.**

Electrical Distribution Panels:

Main Panel Location:



Basement.

Main Circuit Rating:



100 amps.

Service Disconnect Switch:



Located at the top of main panel.

Main Panel Observations:



Damage/defects noted, **Disconnected wiring is noted within the electrical distribution panel** Missing panel cover(s), **Corrosion is noted within the electrical panel. Loose terminals noted, Panels are without the benefit of complete labeling, Electrical system appears outdated by today's standards. Upgrade should be considered. Have a licensed electrician make further evaluation and corrections as needed.**

Subpanels:



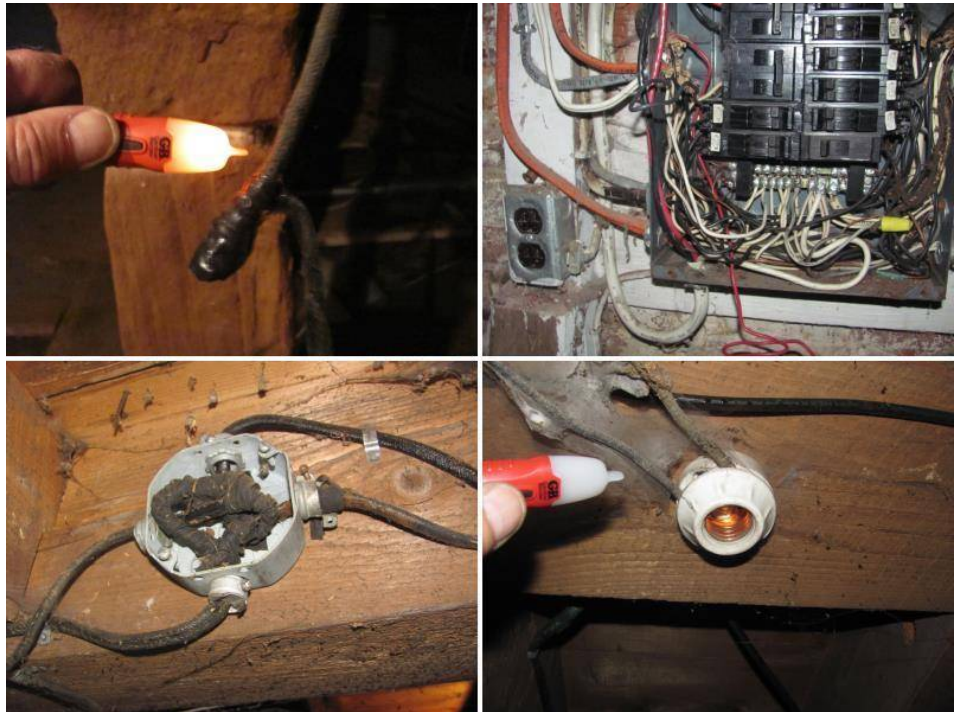
Sub panels are located at the LARGE BARN/WORK SHOP . Sub panels are described in more detail below.

Conductors:

Entrance Cables:

Cannot determine.

Branch Wiring:



Copper, Damage/Defects noted, Handyman wiring is noted in the following locations: The presence of handyman wiring is an undesirable condition which should be corrected by a licensed electrician. Wiring and connections are often installed in a haphazard manner, with an increased potential for shock, safety and fire hazards. The installer may be familiar with particular precautions which he/she has grown accustomed to taking when operating equipment powered with such wiring, but as a purchaser, you or your family may not be. One of the most common problems is the use of inappropriate wire in exterior or damp locations. Doubling up of wires on circuit breakers and incorrect routing and

attachment of wires, along with incorrect wiring of fans are other often seen occurrences. Costs for correcting wiring of this type can accumulate rapidly, as correction of one deficiency sometimes uncovers the existence of another. Every instance of handyman wiring present may not be detailed in this report. Electrical wiring junctions not contained within covered electrical junction boxes are a FIRE HAZARD, Where electrical wires join each other in areas other than within a closed electrical junction box, a fire hazard exists. Overheating at any exposed wiring junctions could cause a fire which would spread quickly throughout the house. Electrical junction boxes with covers are used to contain any overheating which may rarely occur. Each of the above areas where uncontained electrical junctions occur should have an electrical junction box and cover installed. A licensed electrician should be called out to add these boxes as needed. Cost is likely to be minimal. Improperly terminated or exposed wiring is found-
Unsafe conditions exist
Some abandoned or disconnected wiring is found.

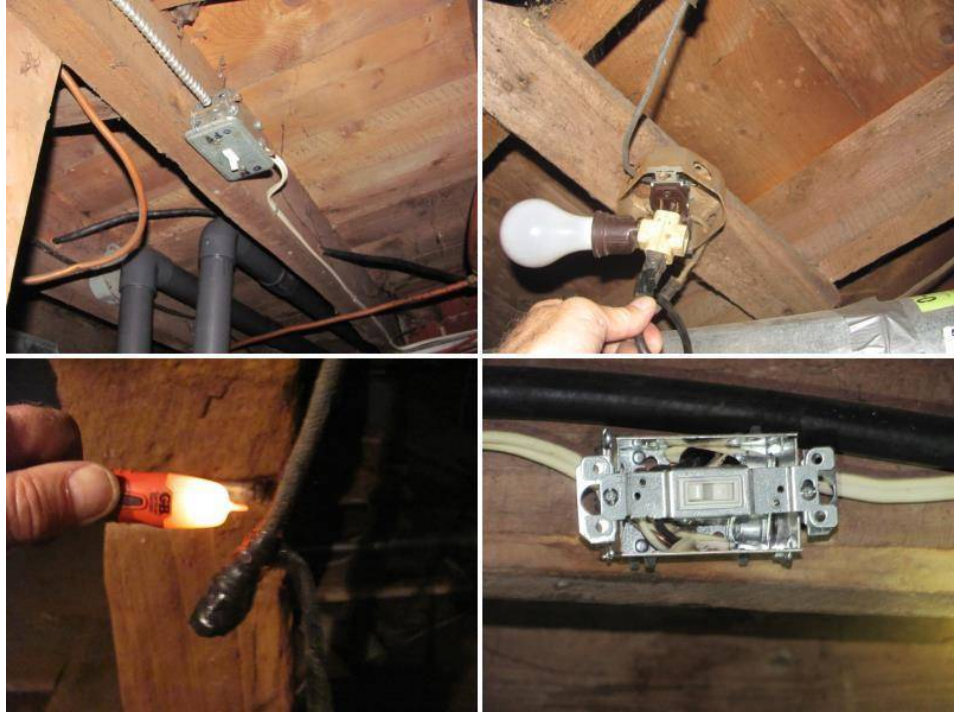
Switches & Fixtures:

General:



Improper wiring is noted, Recommend exposed wiring be properly protected, Junction box cover(s) are missing, NOTED THE PLUGS ON MAIN LIVING FLOOR WILL NEED TO BE CHECKED FOR PROPER GROUNDS.

Basement:



Stored items prevent access and testing at some outlets and switches.--- **Improper wiring is noted, Recommend exposed wiring be properly protected, Exposed splices are noted, Junction box cover(s) are missing.**

Kitchen Interior:



Stored items prevent access and testing at some outlets and switches.

Hall Bath: Downstairs

Appears serviceable.

Stored items prevent access and testing at some outlets and switches.

*Bath Between Bedrooms:
Upstairs.*

Stored items prevent access and testing at some outlets and switches.

*Other Bath: Downstairs Off
Hallway.*

Stored items prevent access and testing at some outlets and switches.

Garage Walls:



This is in need of upgrading----many exposed wires --etc..

Electrical Outlets:

General:

Loose/Damaged outlets are viewed, Stored items prevent access and testing at some outlets. Missing or damaged cover plates viewed, Recommend exposed wiring be properly protected, Junction box cover(s) are missing.

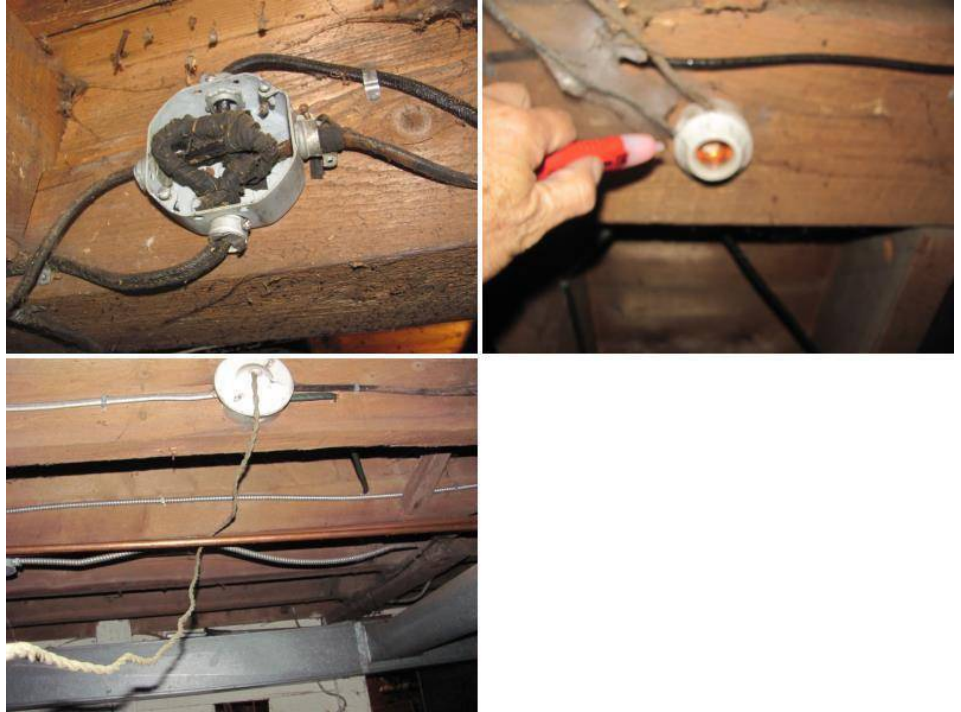
Exterior Walls:



Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.

Some grounded 3 hole outlets were not properly grounded. Inoperative electrical outlet noted, A tired outlet was noted. The outlets ability to hold the plug in place is lacking. Replacement of the outlet receptacle is needed.

Basement:



Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations. **Some outlets did not function, Stored items prevent access and testing at some outlets and switches. Missing or damaged cover plates viewed, At some time the electrical outlets have been upgraded from the original 2-prong outlets to modern 3-prong outlets without upgrading the wiring to the outlets. This presents an unsafe condition. The purpose of the third prong is grounding. It is the alternate path for the electrons to flow back to the main electrical panel. If there should be a short, the electrons do not have an alternate path back to the electrical panel without the grounding wire. There is a serious potential for electrical shock that could result in injury or death. Services of a Qualified Professional Electrician are needed. A tired outlet was noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out creating the potential for fire. Replacement of the outlet receptacle is needed.**

Kitchen Interior:



Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Stored items prevent access and testing at some outlets and switches.

Hall Bath: Downstairs



Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Bath Between Bedrooms:
Upstairs.*



Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Other Bath: Downstairs Off
Hallway.*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Attic Wiring:

Attic & Insulation:



Unable to view..

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

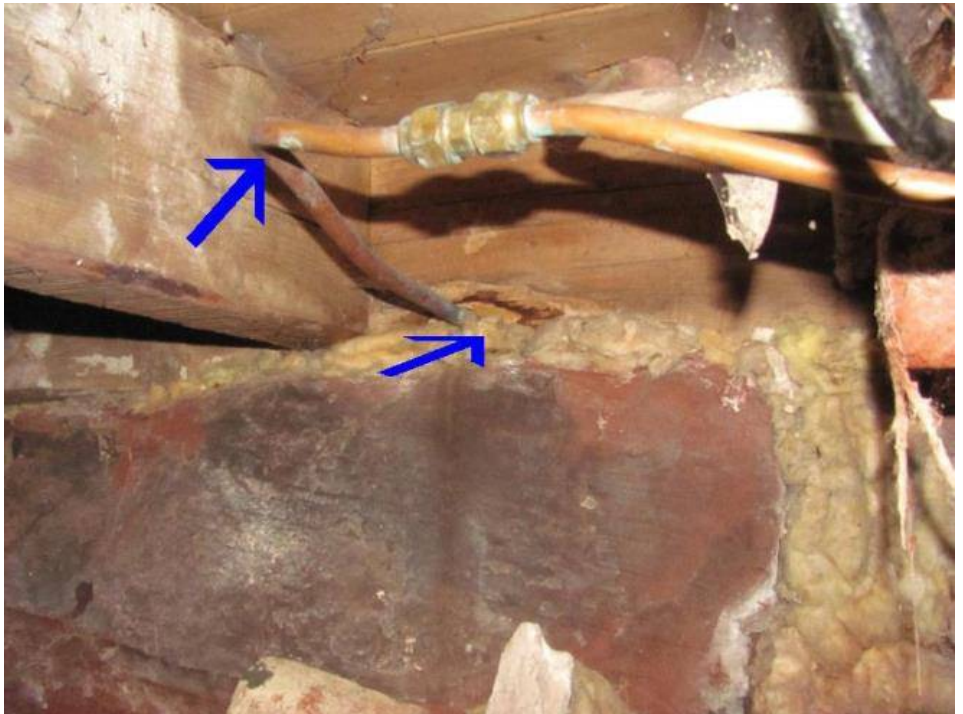


Forced Air. Location- Basement.

Fuel Source:



Propane. **Pipes are subject to damage where they enter through basement wall.**



Piping lacks adequate support, **Pipes and valves are subject to damage.**

Capacity / Approx. Age:

N/a-check with owner.

General Operation & Cabinet:

Ill fitting access panels are noted, Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

Unit was operational at the time of inspection--Appeared Serviceable

...DID NOT FIND AN EMERGENCY SWITCH ON MAIN LEVEL.

Unable to locate registers in all rooms.

Burners / Heat Exchangers:



Closed System - Unable to inspect, **System has been neglected, with no signs of recent servicing. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. Contact a licensed heating contractor for further evaluation.**

Pump / Blower Fan:

Appeared Serviceable

Combustion Air:

Appeared Serviceable

Flues, Vents, Plenum:



Plastic pipe--**CHECK TO SEE IF THIS INSTALLED BY A LICENSED INSTALLER.**

Normal Controls:



Thermostat is located in the living room.

Metal pipes AIR LEAKAGE- Re taping is needed.

Stove Propane



Appeared Serviceable

THIS WAS NOT TESTED. This should be checked by your insurance agent to make sure it is up to their codes.

Stove Wood Pellet



THIS WAS NOT TESTED. This should be checked by your insurance agent to make sure it is up to their codes.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:



Main shutoff valve is located in basement on road side.
Plastic.

Material:

Pressure:



Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure was less than 40 pounds per square inch, which is considered low. .

Supply Lines:

Material:



Combination of materials, Copper, Galvanized, Plastic-
Unable to view all lines.

Condition:



Minor corrosion is noted, No leakage is noted, but monitor in the
future, Copper/Galvanized piping contact is noted. Correction is
recommend. Defects noted.

Waste Lines:

Material:



Galvanized-- Plastic.

Condition:



Plumbing vents appear serviceable, Unable to fully view pipes.

Hose Bibs / Hookups:

General:



Not a Frost proof type. Cut off type. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater

Power Source:



Electric.

Capacity:



184 litres.

Location:

Basement.

Condition:



Damage/Defects noted, **No pressure relief valve is installed (RECOMMENDED), Thermal blanket installed - unable to fully view tank.**

Fuel System:

Meter / Tank:



Oil tank is located in Basement---**told this was not in use. Lines not corrosion proofed--outdated.**

Sump Pump:

Basement:

None installed. One should be considered for installation due to the amount of moisture noted in the crawlspace or evidence of prior moisture condition.

Septic System:

Septic Tank Location:



Front of house--on town system.

Drain Field Location:

On town system.

System Condition:



DID NOT SEE A BACK FLOW VALVE--SUGGEST ASKING OWNERS.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:



Stainless Steel, Faucet is serviceable, Heavy wear/chipped,

Dishes block access to the sink. Could not inspect, Viewing below the sink is restricted by stored items.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:



Electric, Appears serviceable.

Ventilation:

Type & Condition:



Exhaust fan is noisy.

Refrigerator:

Type & Condition:



Electric. Appears serviceable.

Dishwasher:

Condition:



Appears serviceable.
Not tested.

Kitchen Interior:

Counters & Cabinets:



Counters are Formica (plastic laminate), with moderate to heavy wear
Cabinets have some damage.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Hall Bath: Downstairs



Counters/cabinets appear serviceable.

*Bath Between Bedrooms:
Upstairs.*



Counters/cabinets appear serviceable.
Did not see a pee trap.

Toilet:

Hall Bath: Downstairs



Appears serviceable.

*Bath Between Bedrooms:
Upstairs.*



Appears serviceable.

Bath Ventilation:

Hall Bath: Downstairs



Appears serviceable.

*Other Bath: Downstairs Off
Hallway.*

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

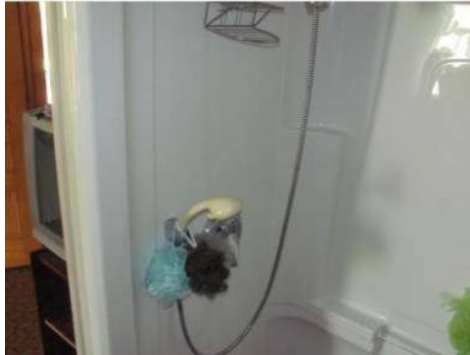
Tub/Shower Fixtures:

*Bath Between Bedrooms:
Upstairs.*



Older unit--- Shower head replacement is recommended.

*Other Bath: Downstairs Off
Hallway.*



Appears serviceable.

Tub/Shower And Walls:

*Bath Between Bedrooms:
Upstairs.*



Caulk and seal all tub and shower areas as a precaution.

*Other Bath: Downstairs Off
Hallway.*



Appears serviceable.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

General Comments:

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

Doors:

Overall Interior Door Condition:



Appears serviceable.
Some adjustments will be required.

Hall Bath: Downstairs

Appears serviceable.

Bath Between Bedrooms:

Door hardware needs some adjustment,

Upstairs.

*Other Bath: Downstairs Off
Hallway.*

Appears serviceable.

Windows:

General Type & Condition:

Wood, Single hung, Some windows are hard to operate or painted closed, Caulking/glazing compound deteriorated, Repairs/replacements will be needed.

Kitchen Interior:



Needs some repairs.

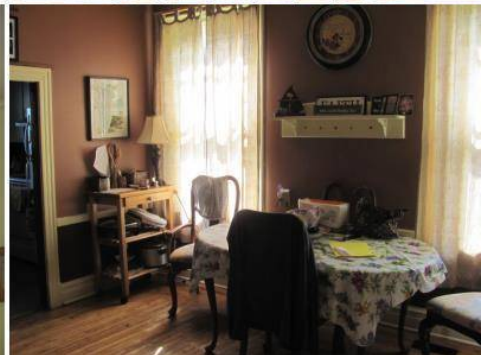
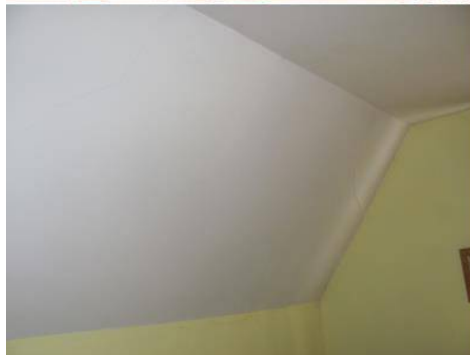
*Bath Between Bedrooms:
Upstairs.*



Needs some repairs.

Walls:

General Material & Condition:



Plaster, Drywall, Paneling, Typical cracks noted, Stored items or furnishings prevent full inspection.

Kitchen Interior:

There is minor cracking in the plaster walls. None appears to be the result of a current moisture leakage.

Hall Bath: Downstairs

There is minor cracking in the plaster walls. None appears to be

the result of a current moisture leakage.
Appears serviceable.

*Bath Between Bedrooms:
Upstairs.*

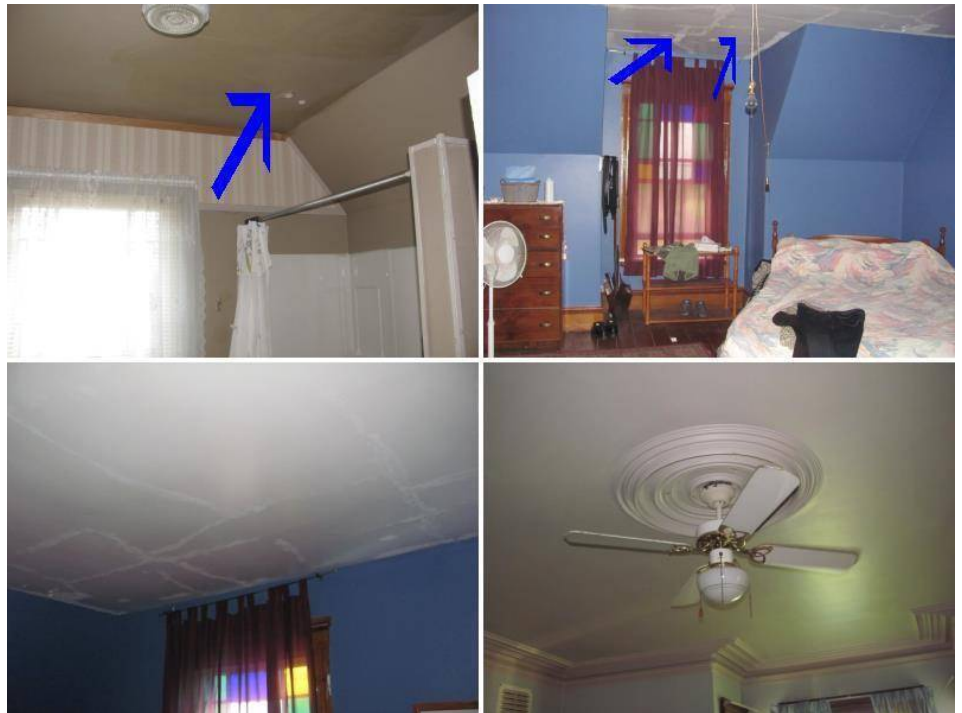
*Other Bath: Downstairs Off
Hallway.*



Appears serviceable.

Ceilings:

General Type & Condition:



Drywall, Plaster, Stains noted, Typical cracks noted.

Noted moisture in upper bathroom ceiling--suggest better exhaust venting.

Kitchen Interior:

Appears serviceable.

Hall Bath: Downstairs

Appears serviceable.

*Bath Between Bedrooms:
Upstairs.*

Appears serviceable.

*Other Bath: Downstairs Off
Hallway.*

Appears serviceable.

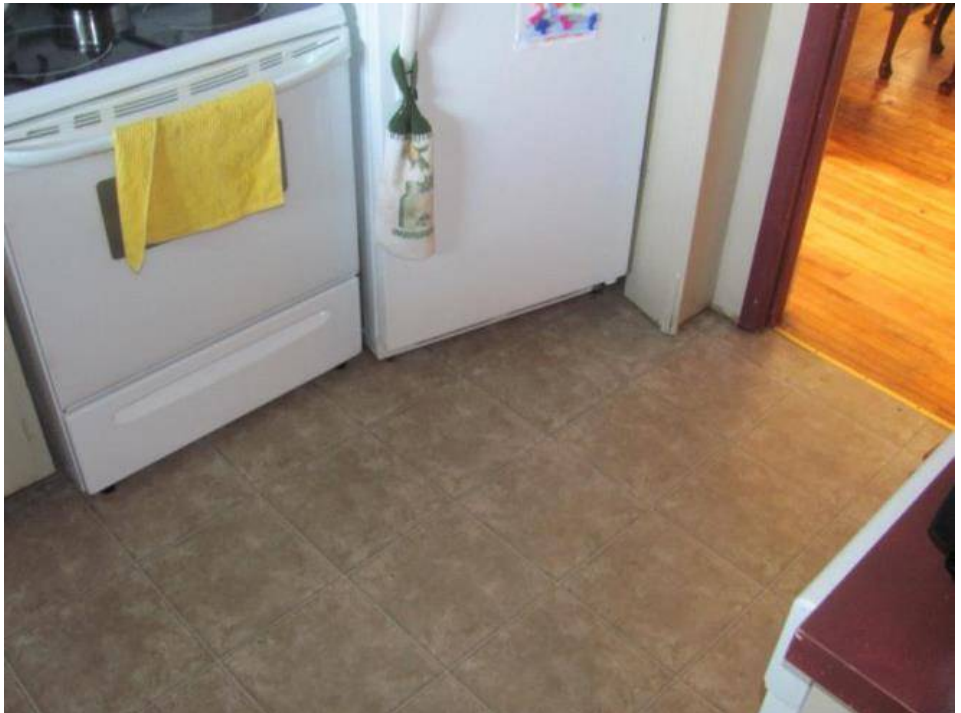
Floors:

General:



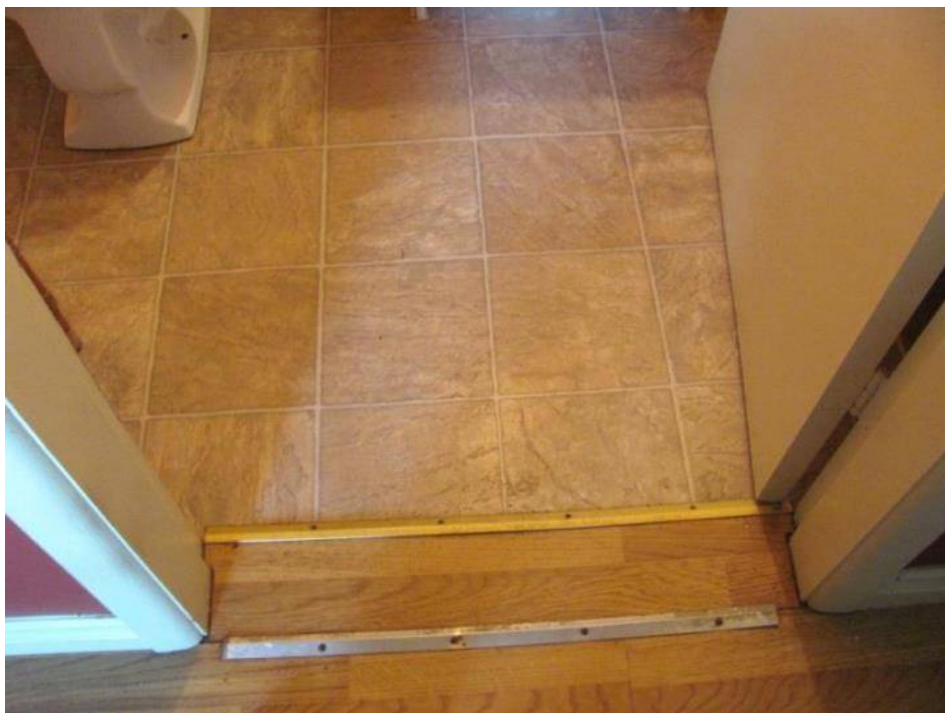
Appears serviceable. Stored items or furnishings prevent full inspection

Kitchen Interior:



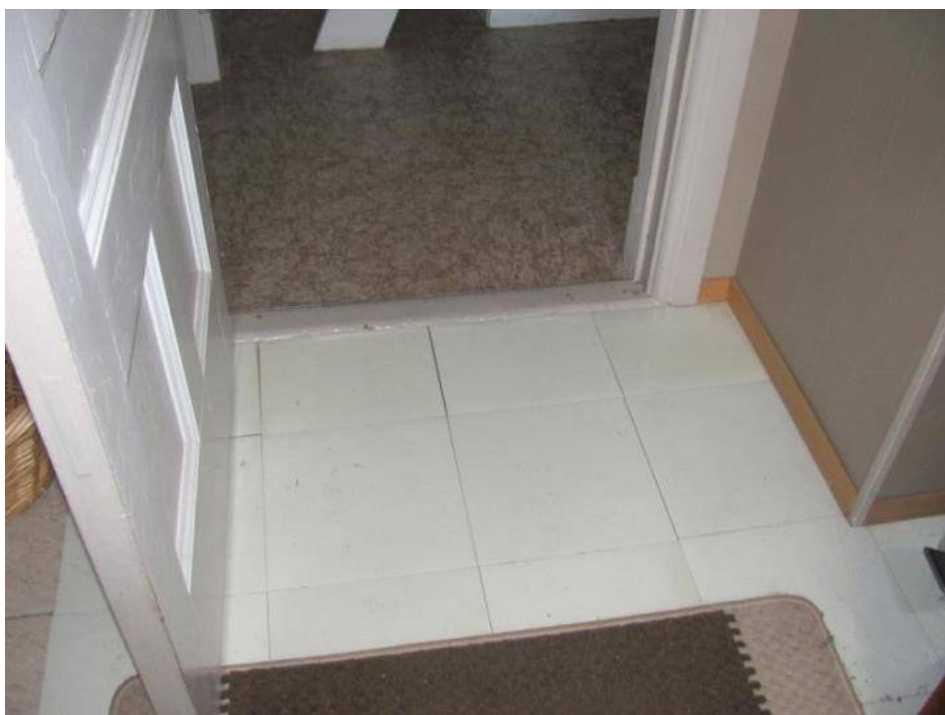
Appears serviceable.

Hall Bath: Downstairs



Appears serviceable.

*Bath Between Bedrooms:
Upstairs.*



Appears serviceable.

*Other Bath: Downstairs Off
Hallway.*

Appears serviceable.

Stairs & Handrails:

Condition:



Interior stairs serviceable, Stair handrail serviceable.

Smoke / Fire Detector:

General:

Noted, but not tested, We suggest additional smoke detectors be installed in appropriate locations.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:



??plumbing vent

Main floor --room facing road. Dryer venting is provided.

Clothes Washer:



Appears serviceable, Washer was not operated at the time of inspection. ?? **may need some plumbing--??air vent off drain pipe.**

Clothes Dryer:



Appears serviceable, Dryer was not operated at the time of inspection.

Dryer Vent:

A dryer vent is provided,

STORAGE BARN-WORKSHOP

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:



Attached.

Roof:

Condition:



Steel-- galvanized --Appears serviceable.

Ceilings:

Condition:



Appears serviceable. will need some work---keep an eye on this

Garage Door:

Material - Condition:



Damage is noted.

Windows:

Condition:

Damaged noted.

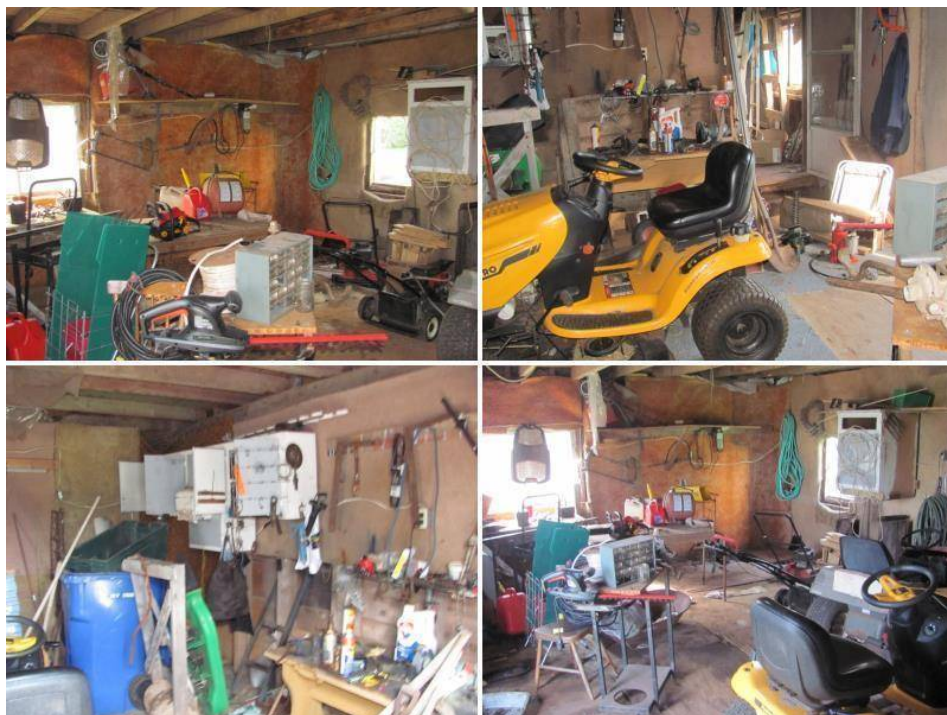
Garage Walls:

Type & Condition:

Will need some major work .
Foundation is in need of Repairs.

Floor:

Condition:



Major cracks noted, Repairs Needed, Floor is not fully visible, due to stored items.